

FOR SALE

8513-8515 NE Hazel Dell Avenue

Vancouver WA 98660

Oak Place Professional Offices

Leased Investment Opportunity!

Two-Building Stabilized Office Investment
Offered as a Portfolio Sale



PORTFOLIO HIGHLIGHTS

High-visibility location along a major north-south corridor in Hazel Dell

Strong tenant mix of professional and service-based users

Stable income with upside through rent growth and renewals

Flexible ownership structure – separate parcels allow future sale or refinance individually

Attractive, well-maintained assets with professional landscaping and curb appeal

Functional suite layouts ideal for small to mid-size office tenants

Proximity to amenities – retail, dining, banking, and residential growth corridors

Easy access to I-5, Downtown Vancouver, and Portland MSA

Positioned for long-term appreciation within a supply-constrained submarket

FOR MORE INFORMATION:

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Fuller Group | 900 Washington St. Suite 850 | Vancouver | WA 98660

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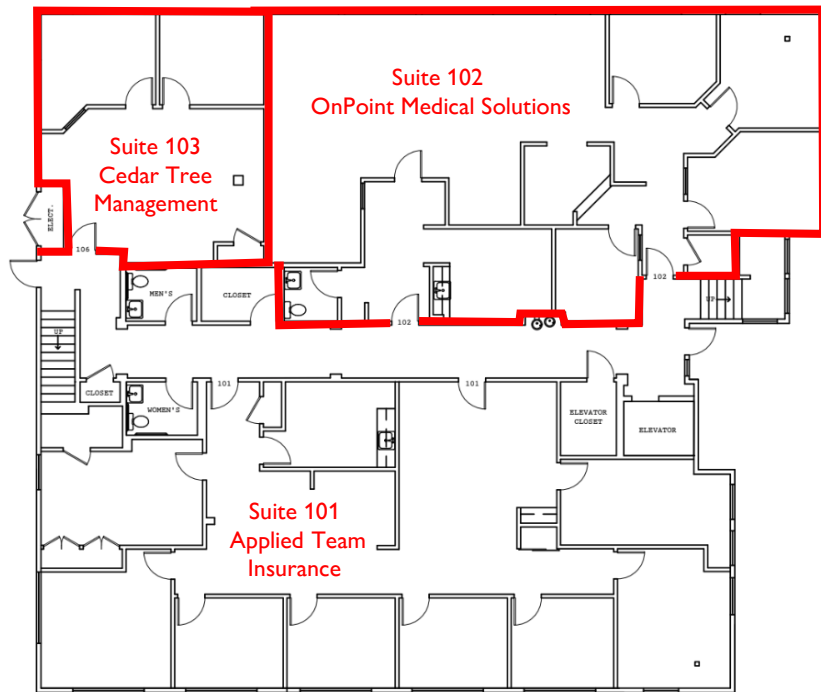
PROPERTY DETAILS

Address:	8513 & 8515 NE Hazel Dell Ave, Vancouver, WA
Building Area:	15,818 SF (12,200 SF & 3,618 SF)
Total Land Area:	Approx. 51,836 SF (1.19 AC)
Parcel Numbers:	145250000, 97976302, 97976304, 97976306
Zoning:	R-43 (Residential)
Year Built:	8513 NE Hazel Dell – 1999; 8515 NE Hazel Dell – 1880s (converted to 3-unit office condo)
Parking Ratio:	4 / 1,000 SF (non-reserved surface parking)
Public Transportation:	C-TRAN Route 31
Access:	Direct frontage along Hazel Dell Ave with easy access to I-5
Sale Price:	\$3,800,000 (\$240/SF)
NOI:	\$236,610.00
Cap Rate:	6.23%

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First Floor



8513 NE Hazel Dell BUILDING HIGHLIGHTS

12,200 SF

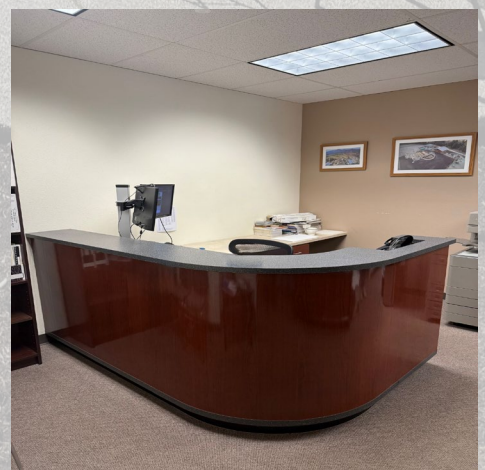
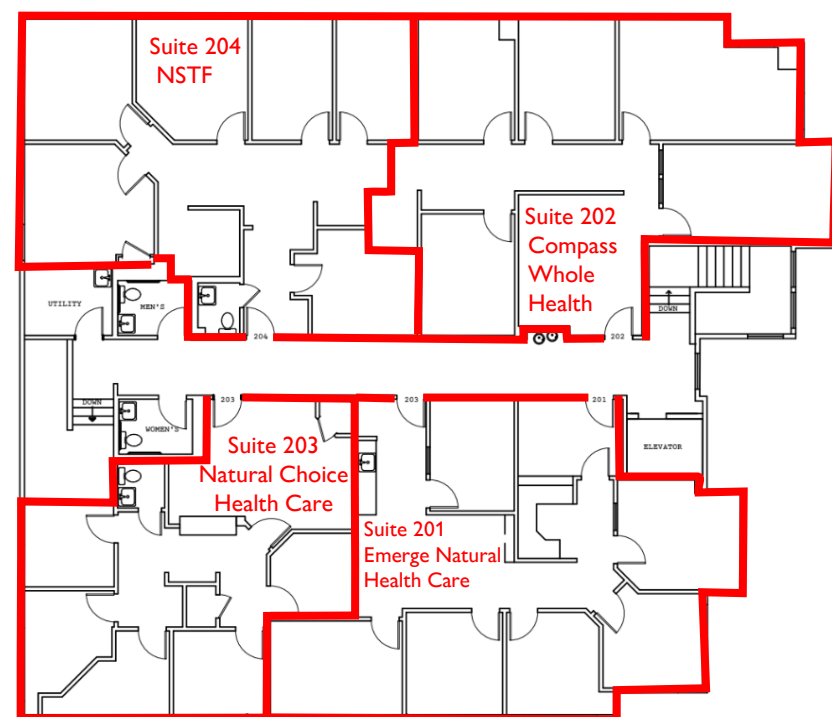
2 floors

Elevator served

100% Occupied

Updated LED lights throughout

Second Floor



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BUILDING HIGHLIGHTS

3,618 SF

2 floors

3 separate condo units leased

Each unit is a separate tax lot

100% leased

Back-up generator with full building redundancy



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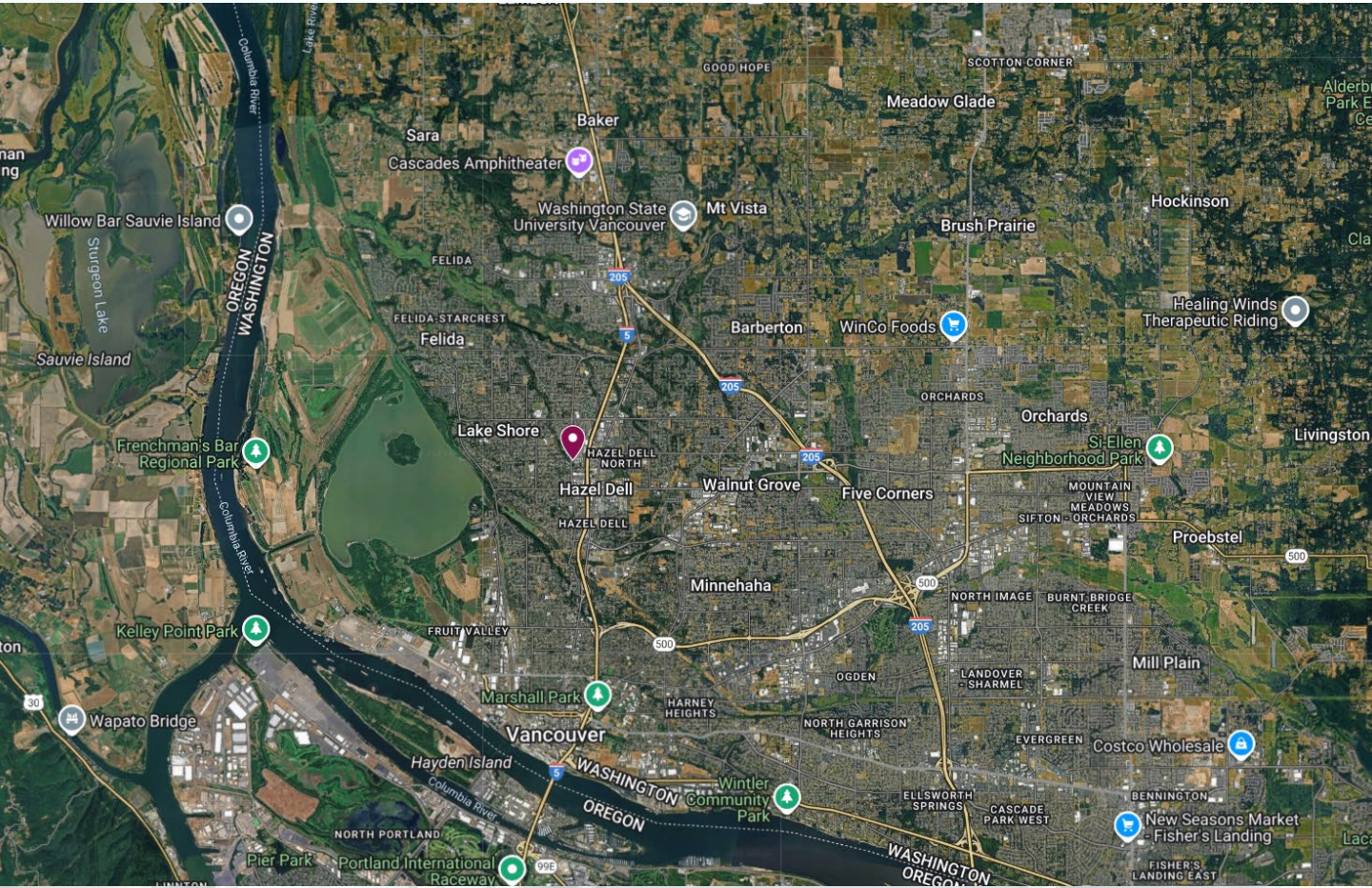
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Radius	1 mile	3 miles	5 miles
Population			
2024 Population	16,874	91,332	192,712
2029 Population Projection	18,055	97,986	207,687
Annual Growth 2024-2029	1.4%	1.5%	1.6%
Households			
2024 Households	6,910	35,367	76,689
2029 Household Projection	7,403	38,002	82,855
Annual Growth 2024-2029	1.4%	1.5%	1.6%
Employment			
Civilian Employed	8,208	45,942	97,047
Civilian Unemployed	416	2,118	4,503
Civilian Non-Labor Force	5,112	26,872	56,098
Worker Travel Time To Job			
<30 Minutes	4,967	26,049	56,768
30-60 Minutes	1,623	10,033	21,182
60+ Minutes	456	2,852	5,800



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.