

# Religious Facility For Sale

4700 NE Saint Johns Road  
Vancouver, WA 98661



## Property Details

Price:	\$2,100,000
Available SF:	9,126 SF
Parking	40 Spaces
Year Built:	1968
Zoning:	<u>CC</u>

**Note:** The seller has taken this property through the process to be able to remove existing buildings and build apartments/retail, mixed use. Architectural plans available.

## Property Description

Two commercial buildings, a religious facility and duplex with a combined total of 9,126 square feet, situated on a fully paved and securely fenced 1-acre lot. Zoned for Community Commercial use. The site is also shovel-ready for a mixed-use development, with potential for multi-family and retail components. Strategically positioned between St. Johns and St. James Road, the property provides excellent visibility and convenient dual access. It benefits from a high daily traffic count of approximately 20,500 vehicles (both directions), enhancing its exposure for retail or service-oriented businesses. Just 5 minutes from downtown Vancouver and 15 minutes from Portland International Airport (PDX). This location offers outstanding accessibility for both local and regional traffic.

Lyle Stratton

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## SHOVEL READY DEVELOPMENT

### ST JOHNS MIXED USE

4700 NE ST. JOHN'S ROAD  
VANCOUVER, WA 98661



3 SOUTH ELEVATION - FSD  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - FSD  
SCALE: 1/8" = 1'-0"



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## OCCUPANCY DATA

4700 NE St. John's Road - Mixed Use

### SECTION III - OCCUPANCY DATA

OCCUPANCY CLASSIFICATIONS:

COMMERCIAL SHELL:

A2/M/B/S2

**NOTES:**

THE COMMERCIAL SHELL COMPONENT IS INTENDED TO ALLOW A2, M OR B OCCUPANCIES UNDER FUTURE TENANT IMPROVEMENTS. THEY ARE DESIGNED AS NON-SEPARATED USES. THE MOST RESTRICTIVE OCCUPANCY TYPES WILL BE USED THROUGHOUT THE CODE REVIEW.

CHAPTER 10, SECTION 1004 OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT

FIRST FLOOR - RETAIL	FUNCTION	AREA	SF	OCC LOAD	NO OF LOAD	ROUND OFF
LEASE SPACE 1	M	1,221	SF	60	20.35	21
LEASE SPACE 2	M	1,427	SF	60	23.78	24
<b>TOTAL OCCUPANCY</b>						<b>45</b>

FIRST FLOOR - RESIDENTIAL	OCCUPANCY	AREA	SF	OCC LOAD	NO OF LOAD	ROUND OFF
OFFICE	B	181	SF	200	0.91	1
LOBBY (INCIDENTAL)	A2	292	SF	15	19.47	20
<b>TOTAL OCCUPANCY</b>						<b>21</b>

FIRST FLOOR - GARAGE	OCCUPANCY	AREA	SF	OCC LOAD	NO OF LOAD	ROUND OFF
GARAGE	S2	10,825	SF	200	54.12	53
DOG WASH	B	247	SF	200	1.24	2
ELECTRICAL (INCIDENTAL)	S2	247.00	SF	300	0.82	1
TRASH INCLOSURE (INCIDENTAL)	S2	528	SF	300	1.76	2
<b>TOTAL OCCUPANCY</b>						<b>58</b>

2RD-4TH FLOOR	OCCUPANCY	AREA	SF	OCC LOAD	NO OF LOAD	ROUND OFF
RESIDENTIAL	R2	15,799	SF	200	79.00	79
LOBBY (INCIDENTAL)	A2	423	SF	15	28.20	29
<b>TOTAL OCCUPANCY</b>		<b>15,799</b>				<b>108</b>

2RD-4TH FLOOR IS THE MOST RESTRICTIVE FOR RESIDENTIAL 108

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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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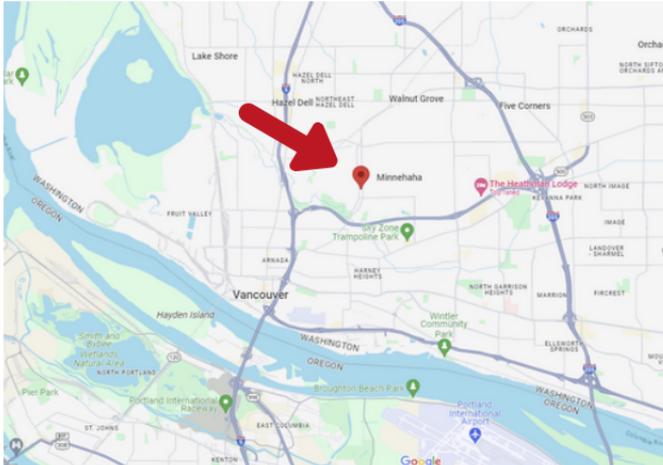
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## LOCATION MAP



## VICINITY MAP



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## REGIONAL INFORMATION

### ABOUT VANCOUVER, WASHINGTON

**Population:** 196,441

**County:** Clark County

Situated north of Portland and south of Sound, Vancouver, Washington is where being in between feels just right. The city's roots originated on the Columbia River's north shore, where the Pacific Northwest's first indigenous inhabitants started a diverse and thriving community. Now that growth presents itself in our innovative waterfront, friendly and walkable downtown, and easy access to Mount St. Helens, the Columbia River Gorge, and the Pacific Coast.

As of the 2023 census, 196,441 people, and 79,747 households in the county. The population density of approximately 4,029.7 people per square mile. The city's racial makeup was primarily White (64.6%), followed by Hispanic, Latino/a/e and Non-White (17.6%), and Two or more races (6.6%). .

The average household size was 2.39 people.

22.1% of the population were under 18, and 6.2% were under 5. 15.7% of people were older than 65. The gender makeup of the city was 50.6% female, and 49.4% male.

11.1% of the population in Vancouver, WA, was living below the poverty line. This is slightly higher than the state average of 10.6%.

For more context, the median household income in Vancouver, WA, was \$78,156 in 2023, and the per capita income was \$42,839.



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