< FOR SALE >

8.04 AC COMMERCIAL LAND

VANCOUVER, WASHINGTON



LOCATION

7008 NE 162nd Ave Vancouver, WA 98682

LAND SIZE

8.04 AC | 350,222 SF

SALE PRICE

\$7,004,440 | \$20.00/SF

TRAFFIC COUNTS

Fourth Plain Blvd - 18,324 ADT ('21) NE 162nd Ave - 23,182 ADT ('22)

HIGHLIGHTS

- Commercial development site at the NW corner of NE 162nd Ave & Fourth Plain Blvd in the Orchards trade area
- · Located at a signalized intersection with access from both streets
- Property substantially cleared of vegetation, wetlands mitigation plan in place
- Nearby retailers include Safeway, Walmart, Dollar Tree, Goodwill, McDonald's, Burgerville, Starbucks, Chipotle and more

ZONING

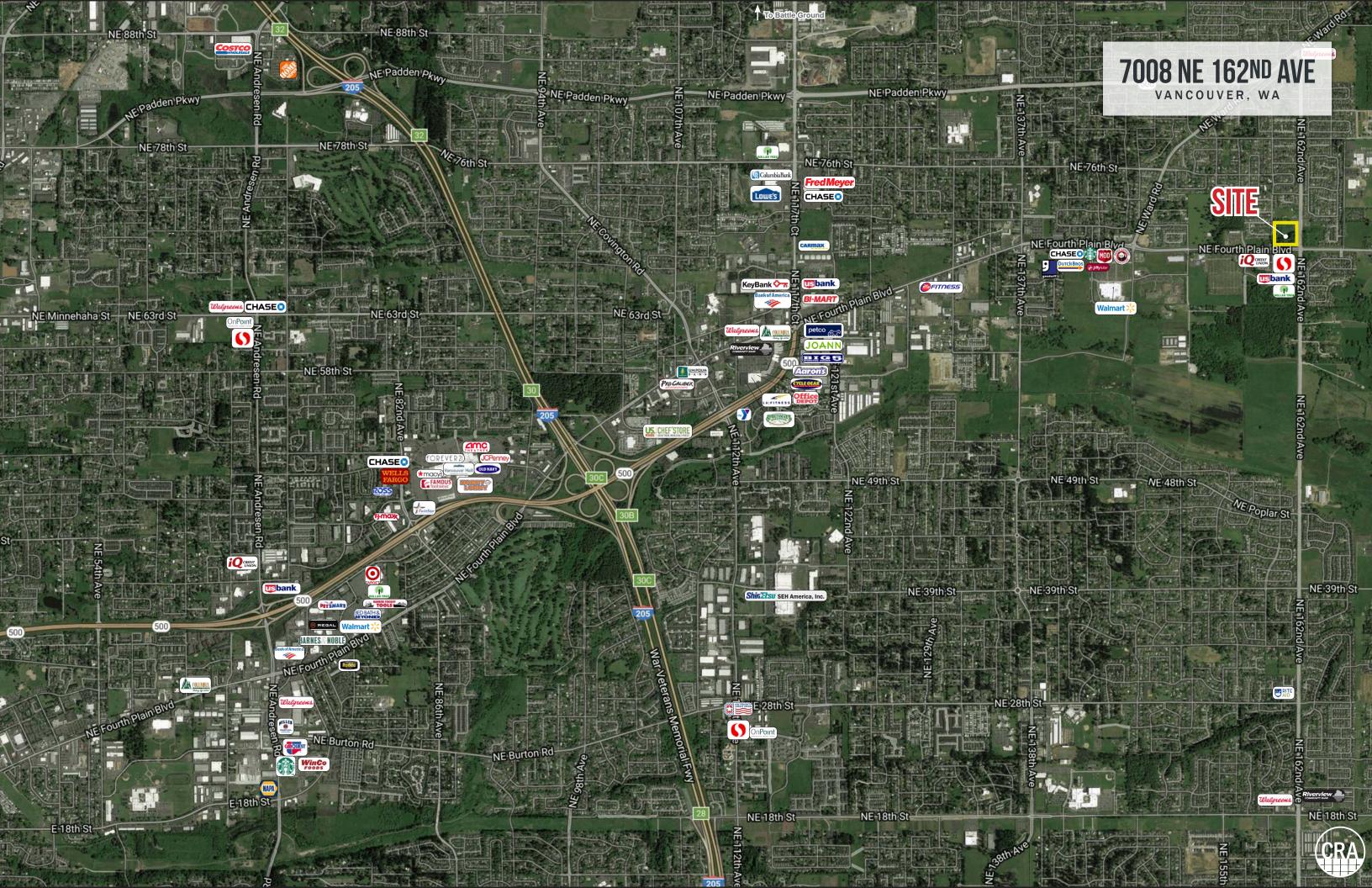
CC - Community Commercial

Zoned to provide for retail goods and services purchased regularly by residents of several nearby neighborhoods. The zone also accommodates offices, institutions, and mixed-use housing.

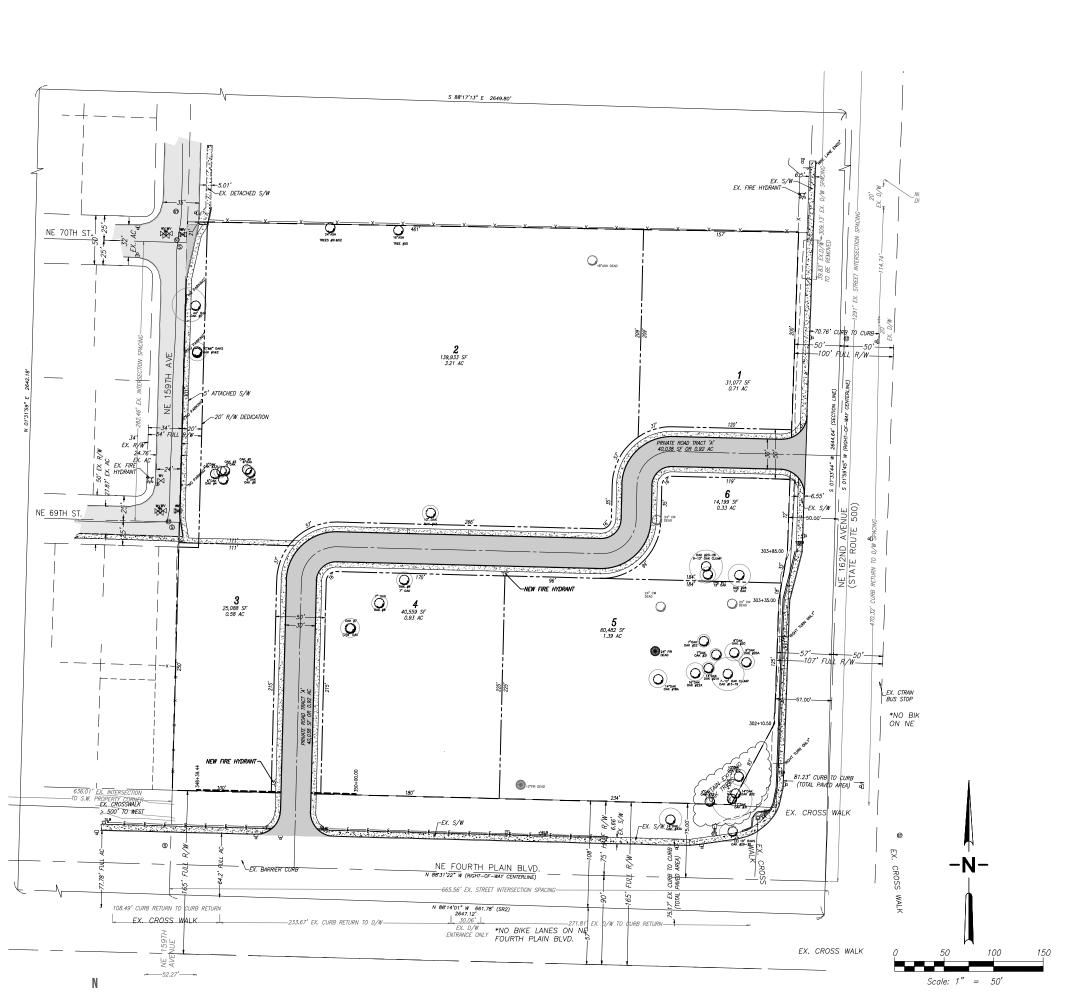


Jeff Olson 503.957.1452 | jeff@cra-nw.com **Kelli Maks** 503.680.3765 | kelli@cra-nw.com

503.274.0211 www.cra-nw.com







CLUEN CORNER

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 2
EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY APPLICATION APRIL 2022

PROPERTY OWNER:

CLUEN CORNER, LLC ATTN: GEORGE CLUEN CLUEN CORNER, LLC ATTN: GEORGE CLUEN

3340 NW 14TH AVENUE 3340 NW 14TH AVENUE

CAMAS, WA 98607 CAMAS, WA 98607

PH: 973-868-8123 EM: gcluen2002@yahoo.com

PARCEL # & PROPERTY ADDRESS: 159109-000 NO SITUS ADDRESS

CONTACT PERSON:

APPLICANT:

SGA ENGINEERING, PLLC ATTN: SCOTT TAYLOR 2005 BROADWAY STREET VANCOUVER, WA 98663 PH: 360.993.0911 FX: 360.993.0912

EM: STAYLOR@SGAENGINEERING.COM

EXISTING SITE INFORMATION EXISTING PARCEL NUMBERS

GROSS SITE AREA

CURRENT USE

ZONING DESIGNATION CC (COMMUNITY COMMERCIAL) 8.07 ACRES

159109-000

C-TRAN RUNS ALONG NE FOURTH PLAIN AND NE 162ND AVENUE. ROUTE 74. STOP #6110 IS BY THE SITE. TRANSIT ROUTES

SEWER SERVICE WILL BE PROVIDED BY CITY OF VANCOUVER, PUBLIC WATER SERVICE WILL BE PROVIDED BY CITY OF VANCOUVER. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. NO WELLS ARE KNOWN TO EXIST ON-SITE. EXISTING WATER AND SEWER

351,375 S.F.

PURSUANT TO BUFFERING AND SCREENING STANDARDS

ENVIRONMENTAL CONDITIONS

THE SITE IS KNOWN TO CONTAIN SOME SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE LACAMAS CREEK WATERSHED. THE SITE IS MAPPED AS HAVING A HIGH PROBABILITY FOR ARCHAEOLOGICAL.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY KEPT SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

PROPOSED SITE INFORMATION

PROPOSED USE

SHORT PLAT INTO 6 LOTS

DEVELOPMENT STANDARDS

MINIMUM AVERAGE LOT AREA MINIMUM LOT WIDTH MINIMUM LOT DEPTH

FRONT YARD SETBACK PURSUANT TO BUFFERING AND SCREENING STANDARDS STREET SIDE YARD SETBACK PURSUANT TO BUFFERING AND SCREENING STANDARDS

INTERIOR SIDE YARD SETBACK PURSUANT TO BUFFERING AND SCREENING STANDARDS REAR YARD SETBACK PURSUANT TO BUFFERING AND SCREENING STANDARDS

MAXIMUM LOT COVERAGE MAXIMUM BUILDING HEIGHT

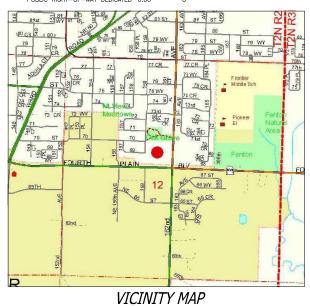
UTILITY PROVIDERS

SEWER CITY OF VANCOUVER WATER CITY OF VANCOUVER CLARK PUBLIC LITHTIES ELECTRICAL CLARK COUNTY STANDARDS STORMWATER MANAGEMENT

STORMWATER IS PROPOSED TO BE TREATED USING STORM FILTERS OR OTHER APPROVED BMP'S TREATMENT

STORMWATER WILL BE TREATED AND DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES. DISPOSAL

PROPOSED SITE AREA SUMMARY **S.F.** 351375 GROSS SITE AREA 7.15 311337 NET SITE AREA (GROSS AREA-R/W) AVERAGE LOT AREA 70,275 PUBLIC RIGHT-OF-WAY DEDICATED 0.00





CIVIL ENGINEERING ~ LAND PLANNING DEVELOPMENT SERVICES LANDSCAPE ARCHITECTURE

> 2005 BROADWAY VANCOUVER, WA 98663 PHONE (360)993-0911 FAX (360)993-0912



PRELIMINARY

REVISIONS

DESIGNED BY: SAT.SEM

SAT.SEM DRAWN BY CHECKED BY: IAI. SAT SCALE: 1" = 50

JOB NUMBER 2018

PRLL J

7008 NE 162ND AVE

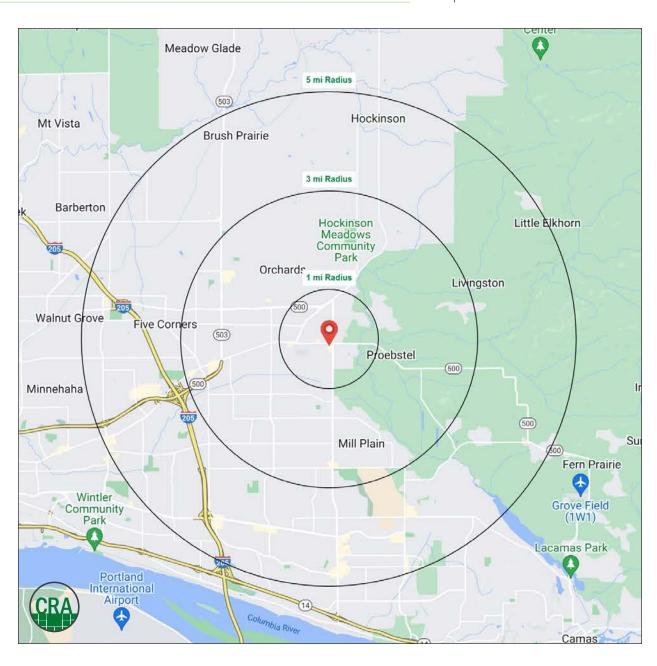
DEMOGRAPHIC SUMMARY

VANCOUVER, WA

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	9,266	82,395	205,353
Projected Population 2029	9,501	84,257	216,198
Average HH Income	\$154,434	\$130,601	\$118,378
Median HH Income	\$116,179	\$99,123	\$92,083
Median Home Value	\$525,864	\$492,162	\$505,109
Daytime Demographics 16+	4,919	41,313	125,928
Some College or Higher	67.0%	64.9%	67.1%

\$154,434
Average Household Income

37.9 Median Age



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6732/-122.5073

7008 NE 162nd Ave	1 mi	3 mi	5 mi
Vancouver, WA 98682	radius	radius	radius
Population			
2024 Estimated Population	9,266	82,395	205,353
2029 Projected Population	9,501	84,257	216,198
2020 Census Population	9,404	81,352	196,549
2010 Census Population	7,985	66,885	162,324
Projected Annual Growth 2024 to 2029	0.5%	0.5%	1.1%
Historical Annual Growth 2010 to 2024	1.1%	1.7%	1.9%
2024 Median Age	37.9	36.9	36.9
Households			
2024 Estimated Households	3,042	28,657	78,419
2029 Projected Households	3,134	29,490	83,344
2020 Census Households	2,945	27,405	72,534
2010 Census Households	2,498	22,461	59,947
Projected Annual Growth 2024 to 2029	0.6%	0.6%	1.3%
Historical Annual Growth 2010 to 2024	1.6%	2.0%	2.2%
Race and Ethnicity			
2024 Estimated White	78.8%	75.7%	77.0%
2024 Estimated Black or African American	2.3%	2.8%	2.5%
2024 Estimated Asian or Pacific Islander	6.6%	7.4%	7.0%
2024 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2024 Estimated Other Races	11.6%	13.4%	12.8%
2024 Estimated Hispanic	11.0%	12.7%	11.7%
Income			
2024 Estimated Average Household Income	\$154,434	\$130,601	\$118,378
2024 Estimated Median Household Income	\$116,179	\$99,123	\$92,083
2024 Estimated Per Capita Income	\$50,787	\$45,497	\$45,315
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.6%	3.1%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	2.8%	4.6%	4.8%
2024 Estimated High School Graduate	25.6%	27.5%	25.4%
2024 Estimated Some College	25.3%	25.4%	25.4%
2024 Estimated Associates Degree Only	11.3%	10.5%	10.7%
2024 Estimated Bachelors Degree Only	22.4%	19.0%	19.8%
2024 Estimated Graduate Degree	8.0%	9.9%	11.1%
Business			
2024 Estimated Total Businesses	282	2,325	7,338
2024 Estimated Total Employees	2,422	16,990	62,888
2024 Estimated Employee Population per Business	8.6	7.3	8.6
2024 Estimated Residential Population per Business	32.9	35.4	28.0





Licensed brokers in Oregon & Washington

