



FOR LEASE RETAIL SPACE MARIA'S PROPERTIES

9100-9106 NE HIGHWAY 99
VANCOUVER, WA 98665

R. Tom Smith, ABR, GRI, EMS, RECS
Senior Advisor
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Executive Summary



OFFERING SUMMARY

Available SF:	706 SF
Lease Rate:	\$17.00 SF/yr (NNN)
Lot Size:	1.55 Acres
Year Built:	1978
Building Size:	18,000
Renovated:	2014
Zoning:	GC [General Commercial]
Market:	Portland Vancouver
Submarket:	Hazel Dell

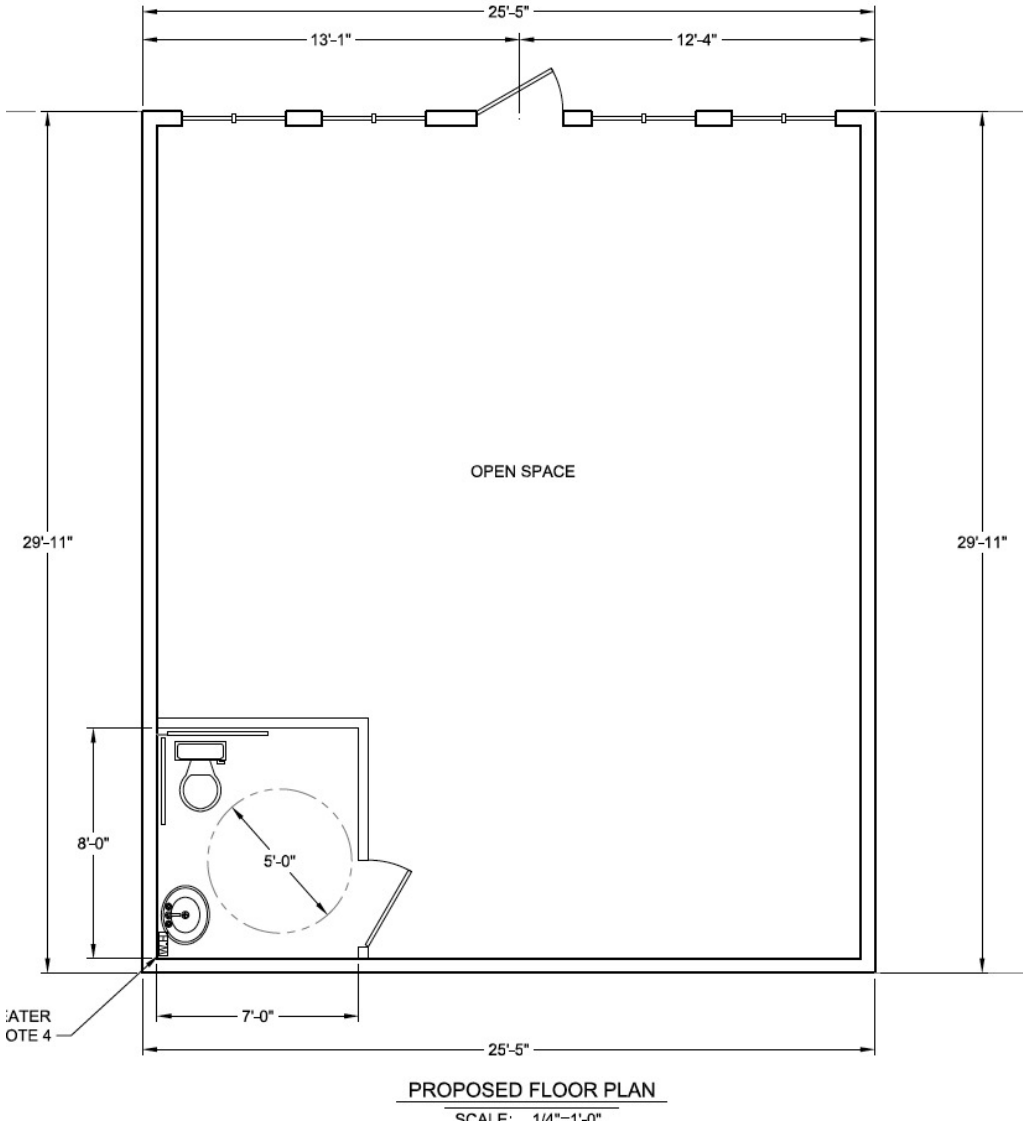
PROPERTY OVERVIEW

Last suite left in the popular Maria's Properties. To be delivered in a WVS state with ADA compliant restroom. Affordable rent close in with quick access to I-5 or SR 500. Located on Highway 99, near Winco Foods, Regal Cinemas, Walmart and much more.

PROPERTY HIGHLIGHTS

- Affordable Rent
- Well Managed Property
- 20,000 ADT on Highway 99.
- Close and Convenient Center in Hazel Dell Washington.
- Popular Maria's Properties, Retail/Office Center.
- Near Winco, Walmart, Regal Cinemas.

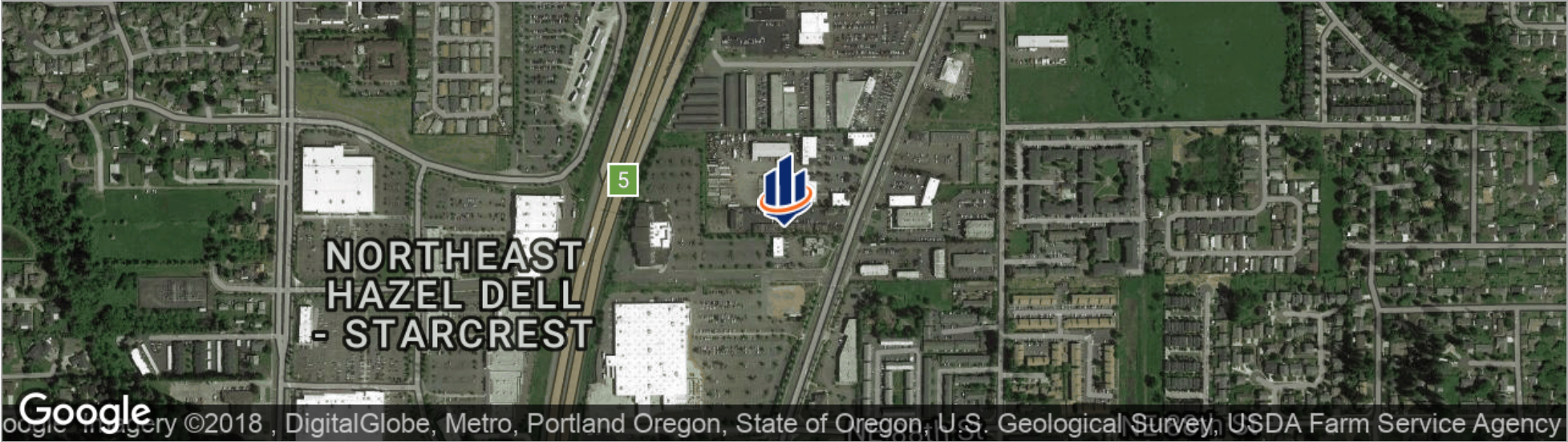
Floor Plans



Additional Photos



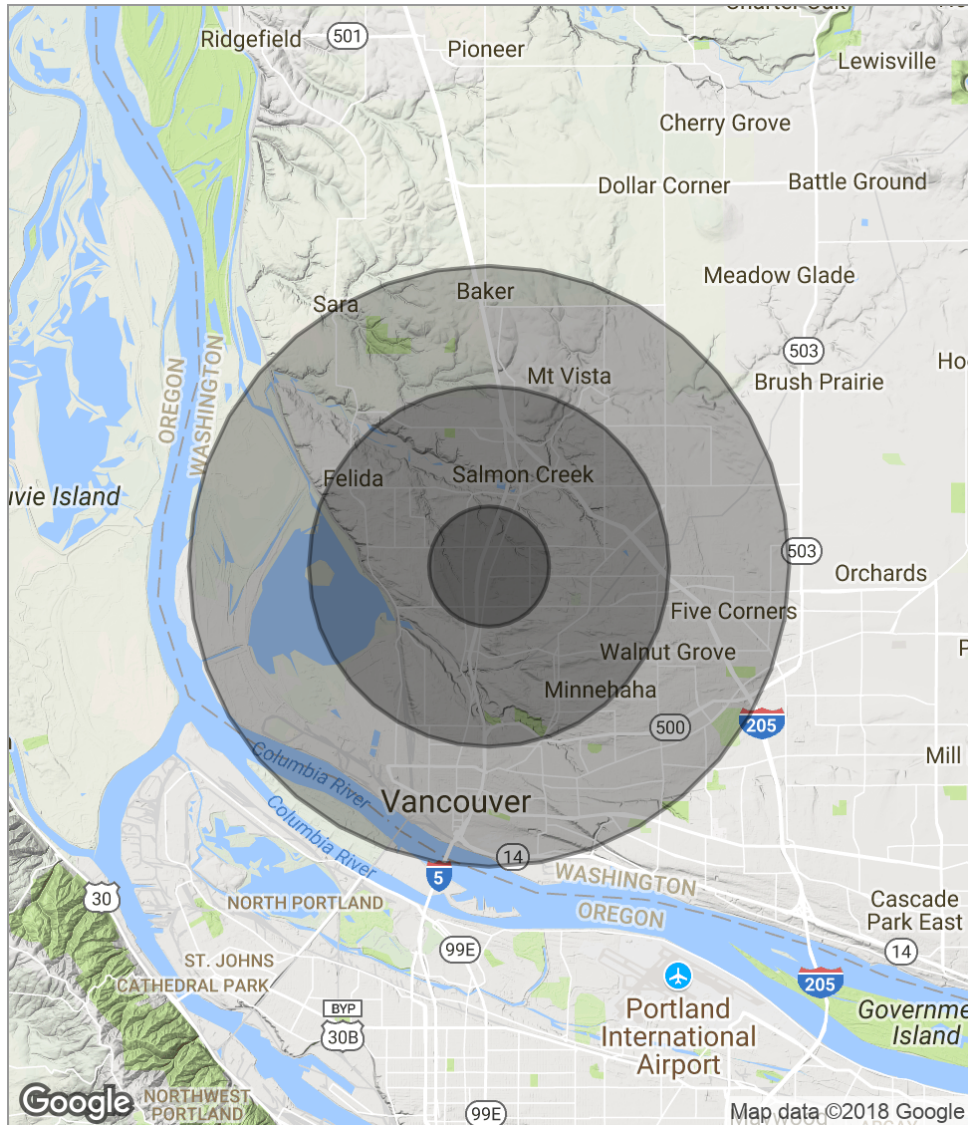
Location Maps



Retailer Map



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,289	88,217	184,272
Median age	37.1	37.2	36.4
Median age (male)	35.1	35.9	35.2
Median age (Female)	40.5	38.5	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,952	34,429	73,646
# of persons per HH	2.5	2.6	2.5
Average HH income	\$62,621	\$71,131	\$67,886
Average house value	\$242,217	\$268,830	\$281,424

* Demographic data derived from 2010 US Census

Advisor Bio

R. TOM SMITH, ABR, GRI, EMS, RECS

Senior Advisor

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PROFESSIONAL BACKGROUND

R. Tom Smith is a Senior Advisor and a managing broker at SVN Imbrie Realty for the Vancouver, Washington office.

Seventeen years in brokerage of commercial investment property including syndication of assisted living facilities, office, retail, mixed use and multifamily. Tom holds a managing broker license in Washington State and was the designated broker at CPCP, LLC. Tom has twenty-two years of commercial property and asset management for residential, office and retail property portfolio[s] experience.

Twenty-five years' experience in the automotive industry in fixed operations for retail and wholesale sides of the business: Including technical troubleshooter for a German automotive manufacturer, product liability investigator and engineer's liaison. Tom held positions as a district manager for large districts on the west coast. Sole operations support for one region, including vehicle allocation and new vehicle distribution. Tom held a corporate auditor position for a large Japanese automotive distributor, which entailed extensive travel and working with dealer principals in difficult circumstances.

Specialties: Brokerage of multi-family, office and retail properties from \$500,000.00 to \$5,000,000.00. Leasing (tenant rep./landlord rep) for retail and office products.

EDUCATION

Course work in Business Administration and Business Law at Chabot College, Hayward, California

MEMBERSHIPS & AFFILIATIONS

ICSC, CCIM, EMS, SCORE,