



**FOR SALE  
AUTOMOTIVE  
SERVICE FACILITY  
EXCESS LAND  
\$975,000**

11214 NE HIGHWAY 99  
VANCOUVER, WA 98686





# CLARK COUNTY TRANSMISSION

11214 NE HIGHWAY 99  
VANCOUVER, WA 98686

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Presented by

**R. Tom Smith, ABR, GRI, EMS, RECS**  
Senior Advisor  
360.949.1331

12 June 2018



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# 1 PROPERTY INFORMATION

11214 NE Highway 99  
Vancouver, WA 98686

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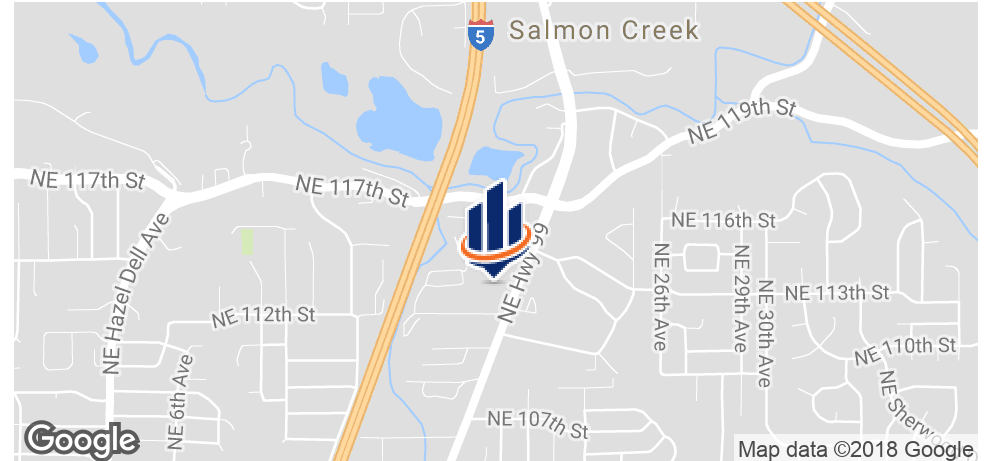
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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	1.15 Acres
Year Built:	1986
Building Size:	3,660 SF
Zoning:	GC [General Commercial]
Market:	Portland Vancouver
Submarket:	Hazel Dell/Salmon Creek
Price / SF:	\$266.39

## PROPERTY OVERVIEW

Clark County Transmission is an automotive repair facility located on Highway 99 in Vancouver, Washington. The building was constructed on the property in 1986 by the current owner and has been in continuous use since then. The property consists of three tax parcels that bring the total land area to 1.15 Acres. The improvements on the property include a 3,660 square foot concrete block building with an office and shop space. Sale price does not include the shop equipment or customer list but it is available for sale separately.

## PROPERTY HIGHLIGHTS

- In the Path of Progress.Highway 99 Exposure.
- Pylon Sign Included
- Zoned General Commercial [GC] for a variety of office, retail and other commercial uses.
- Near by Residential Housing are nearly 70 Households in a 5 mile radius from this location.
- Population within a 5 mile radius is nearly 180,000.
- Area Population Growth is 8%
- Averaged Vehicles per household is 2, making the estimated vehicle population nearly 360,000.

# Property Description



## PROPERTY OVERVIEW

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## LOCATION OVERVIEW

Clark County Transmission is an automotive repair facility located on Highway 99 in Vancouver, Washington. Located on the high exposure of Highway 99 with close access to Interstate 5, and Interstate 205.

The area is a high demographic area of Salmon Creek and Felida, with vehicle dependent residents all needing automotive repairs and servicing done with a conservative estimate of a 360,000 vehicle population within a 5 mile radius of the shop.

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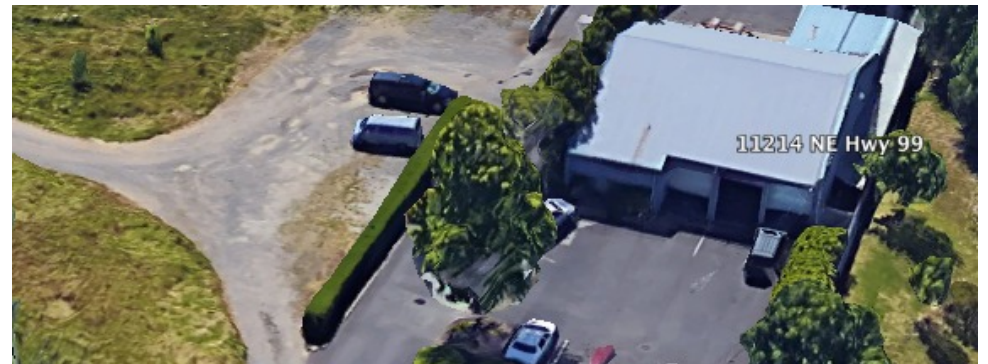
# Complete Highlights

## SALE HIGHLIGHTS

- In the Path of Progress.Highway 99 Exposure.
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- Zoned General Commercial (GC) for a variety of office, retail and other commercial uses.
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# Additional Photos



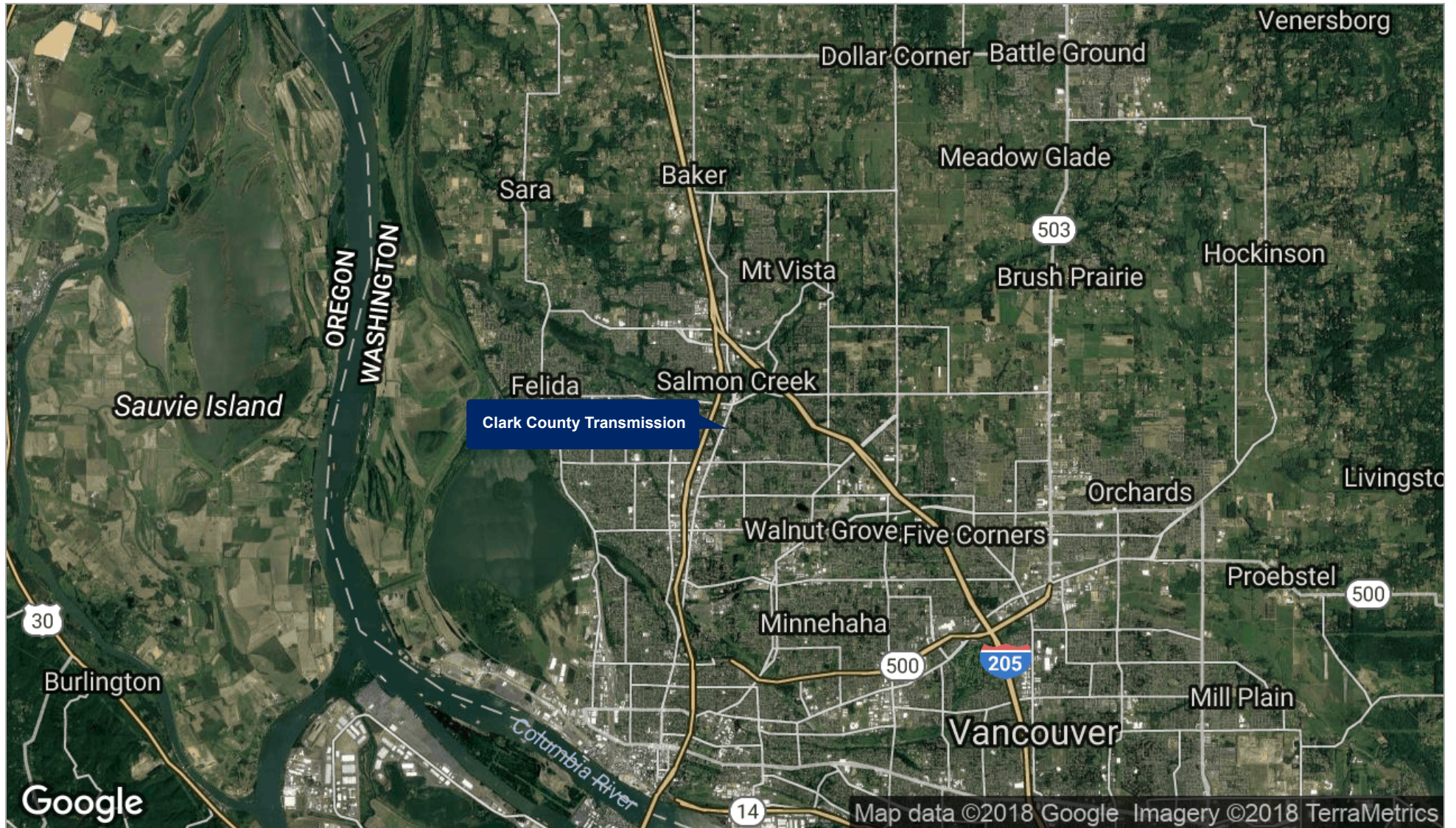




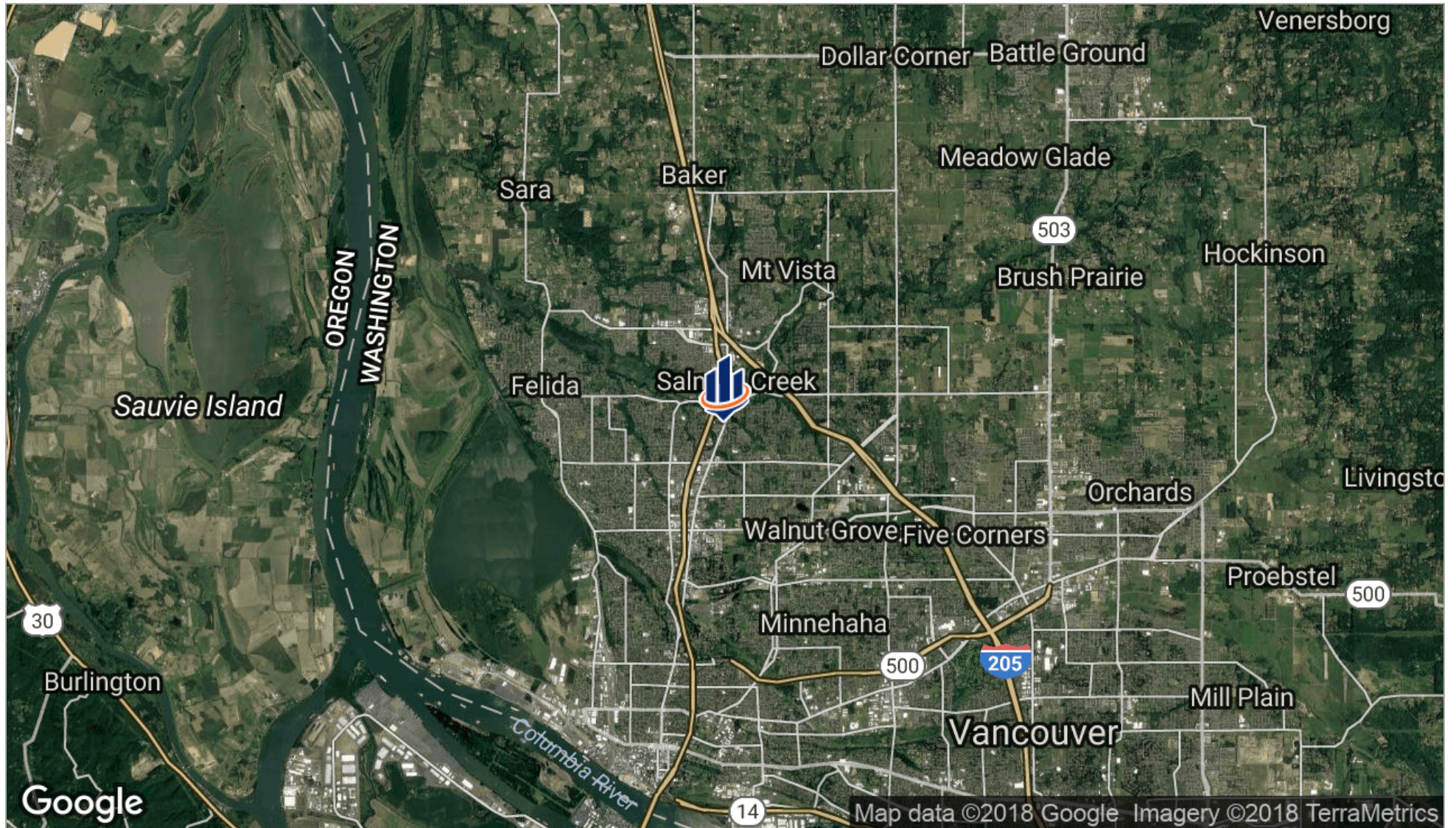
## 2 LOCATION INFORMATION

11214 NE Highway 99  
Vancouver, WA 98686

# Regional Map



# Location Maps



# Aerial Map

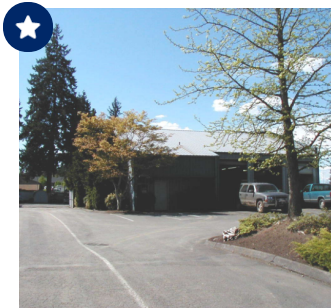


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# 3 SALE COMPARABLES

11214 NE Highway 99  
Vancouver, WA 98686

# Sale Comps



## SUBJECT PROPERTY

11214 NE Highway 99, Vancouver, WA 98686

**Sale Price:** \$975,000      **Lot Size:** 1.15 Acres      **Year Built:** 1986  
**Building SF:** 3,660 SF      **Price PSF:** \$266.39

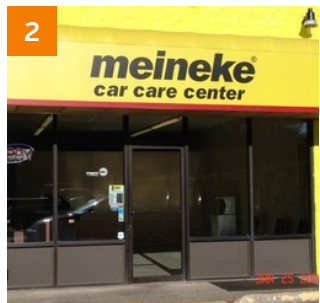
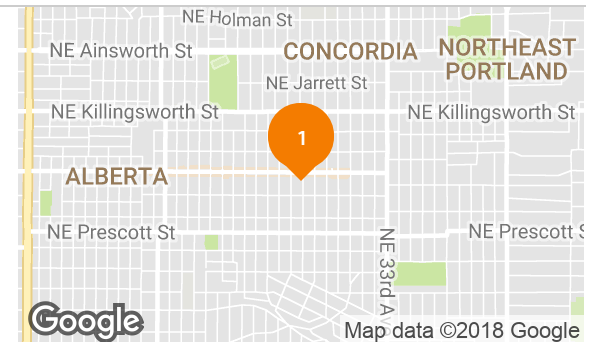


## VIANS AUTOMOTIVE

2700 NE Alberta Street | Portland, OR 97211

**Sale Price:** \$1,008,500      **Lot Size:** 0.16 Acres      **Year Built:** 1953  
**Building SF:** 3,190 SF      **Price PSF:** \$316.14      **Closed:** 09/01/2017  
**Occupancy:** 0%

Public record shows this property sold for \$1,008,500 for what appears to be redevelopment, in September 2017. The property was recently operating as an automotive. It is unclear what the buyer is planning for the site.

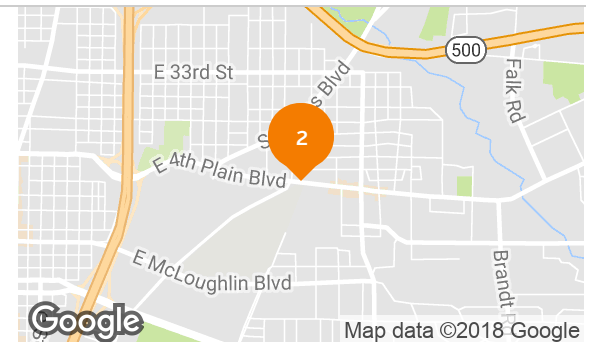


## CENTRAL VANCOUVER MEINEKE AUTO REPAIR

2300 E Fourth Plain Blvd | Vancouver, WA 98661

**Sale Price:** \$575,000      **Lot Size:** 13,504 Acres      **Year Built:** 1985  
**Building SF:** 2,880 SF      **Price PSF:** \$199.65      **CAP:** 6.78%  
**Closed:** 01/31/2017      **Occupancy:** 100%      **NOI:** \$39,000

The subject property is located at 2300 East Fourth Plain Boulevard, Vancouver, WA. Erected in 1985 of block construction, there is a 2,880 square foot building situated on a 13,504 square foot parcel, zoned community commercial and occupied by NW Performance LLC. The property has four garage doors and a smaller



# Sale Comps

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## PRECISION TUNE AUTO CARE

11214 NE Highway 99 | Vancouver, WA 98686

<b>Sale Price:</b>	\$1,575,000	<b>Lot Size:</b>	0.81 Acres	<b>Year Built:</b>	1985
<b>Building SF:</b>	6,254 SF	<b>Price PSF:</b>	\$251.84	<b>CAP:</b>	7.5%
<b>Closed:</b>	02/17/2017	<b>Occupancy:</b>	100%	<b>NOI:</b>	\$118,125

The property was sold for its asking price and had a cap rate of 7.50% at the time of sale. The escrow period was lengthy due to lease negotiations with the parties involved. No sale condition was mentioned. Kidder Mathews represented both parties on the transaction and has confirmed the information.



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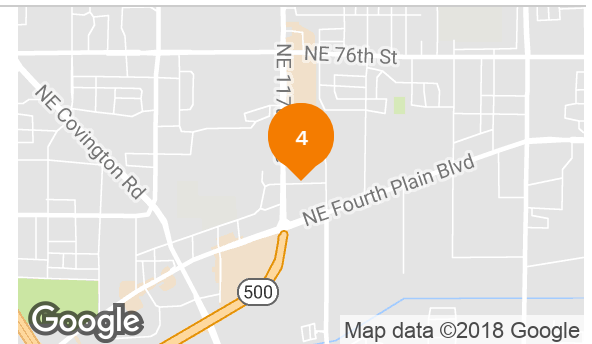


## BODY ARMOR AUTO ACCESSORIES

11800 NE 65th Street | Vancouver, WA 98662

<b>Sale Price:</b>	\$700,000	<b>Lot Size:</b>	0.66 Acres	<b>Year Built:</b>	2000
<b>Building SF:</b>	3,006 SF	<b>Price PSF:</b>	\$232.87	<b>Closed:</b>	08/30/2016
<b>Occupancy:</b>	100%	<b>NOI:</b>	\$0		

The seller reported that the sale occurred on August 30th, 2016 for \$700,000 or approximately \$233 per square foot. The buyer was renting from the seller and decided to purchase the building.



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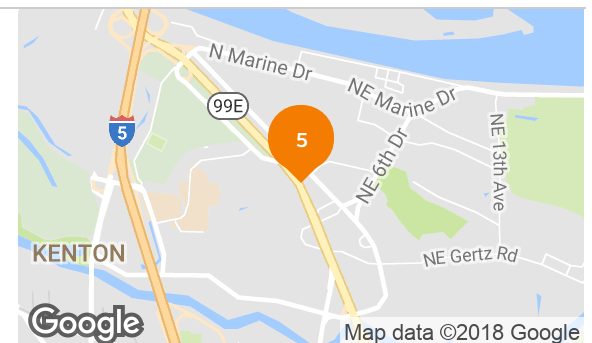


## N VANCOUVER WAY AUTOMOTIVE

10149 N. Vancouver Way | Portland, OR 97217

<b>Sale Price:</b>	\$702,150	<b>Lot Size:</b>	0.77 Acres	<b>Year Built:</b>	1954
<b>Building SF:</b>	2,784 SF	<b>Price PSF:</b>	\$252.21	<b>Closed:</b>	05/22/2016
<b>Occupancy:</b>	100%				

2,784 SF Retail Auto Repair Building Built in 1954. On 4/22/16, the retail building at 10149 N Vancouver Way sold for full value.



# Sale Comps Summary

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	
	 <b>Clark County Transmission</b> 11214 NE Highway 99 Vancouver, WA 98686	\$975,000	3,660 SF	\$266.39	-	1	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
1	 <b>Vians Automotive</b> 2700 NE Alberta Street Portland, OR 97211	\$1,008,500	3,190 SF	\$316.14	-	1	09/01/2017
2	 <b>Central Vancouver Meineke Auto Repair</b> 2300 E Fourth Plain Blvd Vancouver, WA 98661	\$575,000	2,880 SF	\$199.65	6.78%	1	01/31/2017
3	 <b>Precision Tune Auto Care</b> 11214 NE Highway 99 Vancouver, WA 98686	\$1,575,000	6,254 SF	\$251.84	7.5%	3	02/17/2017
4	 <b>Body Armor Auto Accessories</b> 11800 NE 65th Street Vancouver, WA 98662	\$700,000	3,006 SF	\$232.87	-	1	08/30/2016
5	 <b>N Vancouver Way Automotive</b> 10149 N. Vancouver Way Portland, OR 97217	\$702,150	2,784 SF	\$252.21	-	1	05/22/2016
		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
<b>Totals/Averages</b>		<b>\$912,130</b>	<b>3,623 SF</b>	<b>\$251.76</b>	<b>7.14%</b>	<b>1.4</b>	



# Sale Comps Map



## SUBJECT PROPERTY

11214 NE Highway 99, Vancouver, WA 98686

1

## VIANS AUTOMOTIVE

2700 NE Alberta Street  
Portland, OR 97211

2

## CENTRAL VANCOUVER MEINEKE AUTO REPAIR

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Portland, OR 97217

4

# DEMOGRAPHICS

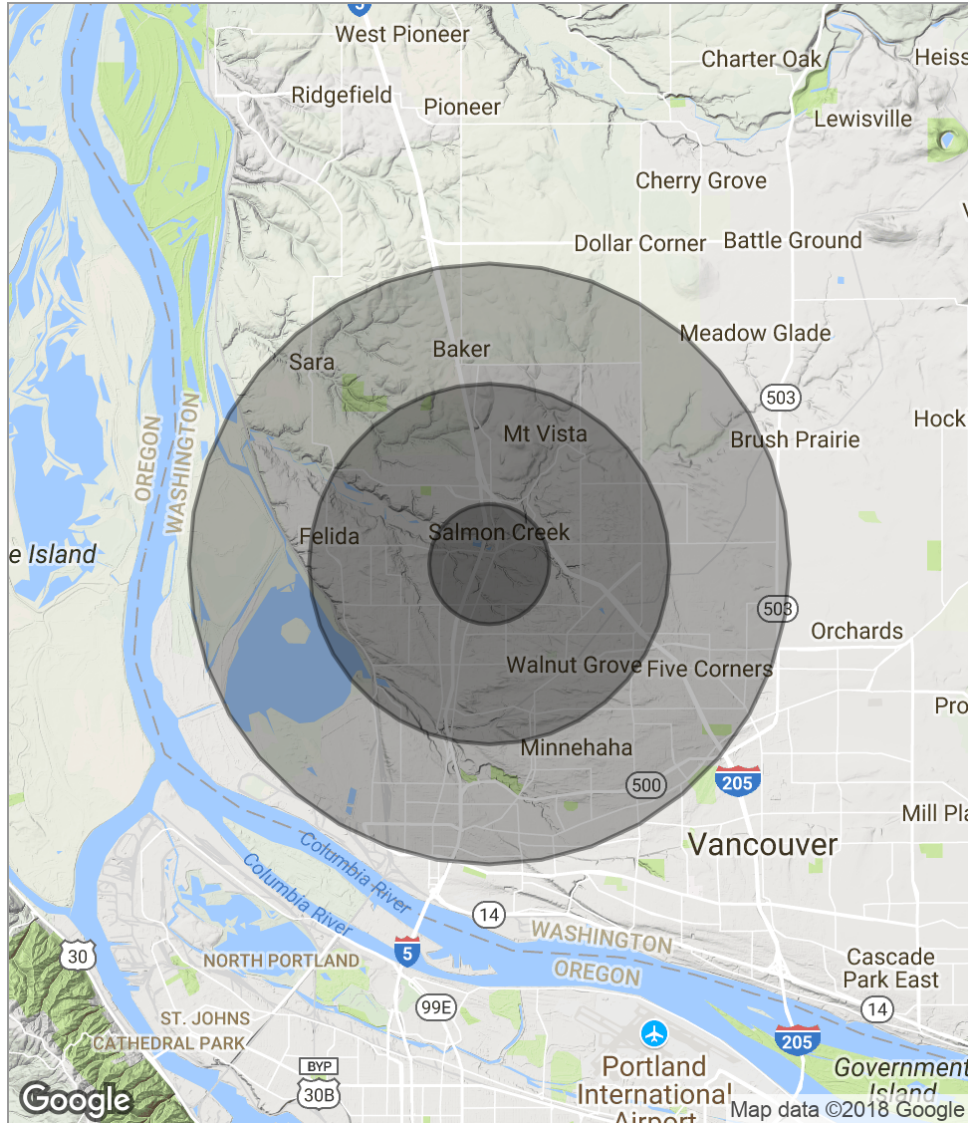
11214 NE Highway 99  
Vancouver, WA 98686

# Demographics Report

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	11,415	76,750	173,149
Median age	36.4	37.0	36.6
Median age (male)	34.9	35.5	35.5
Median age (female)	37.8	38.6	37.7
Total households	4,359	29,997	67,968
Total persons per HH	2.6	2.6	2.5
Average HH income	\$71,455	\$73,075	\$70,215
Average house value	\$285,816	\$280,938	\$281,573

*\* Demographic data derived from 2010 US Census*

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
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Median age	36.4	37.0	36.6
Median age [male]	34.9	35.5	35.5
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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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\* Demographic data derived from 2010 US Census



# 5 ADVISOR BIO

11214 NE Highway 99  
Vancouver, WA 98686

# Advisor: R. Tom Smith

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

Senior Advisor

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Portland, OR 97223  
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C 360.931.6776  
tom.smith@svn.com  
WA #23500

## 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,

# Disclaimer

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