

# WALMART SHADOW ANCHORED PAD SITE FOR SALE

1005 NE 88TH CIRCLE  
VANCOUVER, WA 98665

R. Tom Smith, ABR, GRI, EMS, RECS  
Senior Advisor  
360.949.1331  
tom.smith@svn.com





# Property Summary



## OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	0.67 Acres
Zoning:	General Commercial [GC]
Market:	Portland Vancouver
Submarket:	Hazel Dell
Traffic Count:	18,000
Price / SF:	-

## PROPERTY OVERVIEW

Affordable Redevelopment Opportunity. Commercial lot with existing single family residence and detached garage on a 29,185 SF level lot. This site is zoned GC for a wide variety of office and retail opportunities. Shadow anchored on the south boundary of the Hazel Dell Walmart, and 250 feet from the signalized corner of NE 88th and Highway 99, this site has high visibility at a very low cost. DO NOT DISTURB THE TENANT!

## PROPERTY HIGHLIGHTS

- Affordable Redevelopment Opportunity.
- Commercial lot with existing single family residence and detached garage
- 29,185 SF level lot.
- Zoned GC for a wide variety of office and retail opportunities.
- Shadow anchored on the south boundary of the Hazel Dell Walmart.
- 250 feet from the signalized corner of NE 88th and Highway 99.

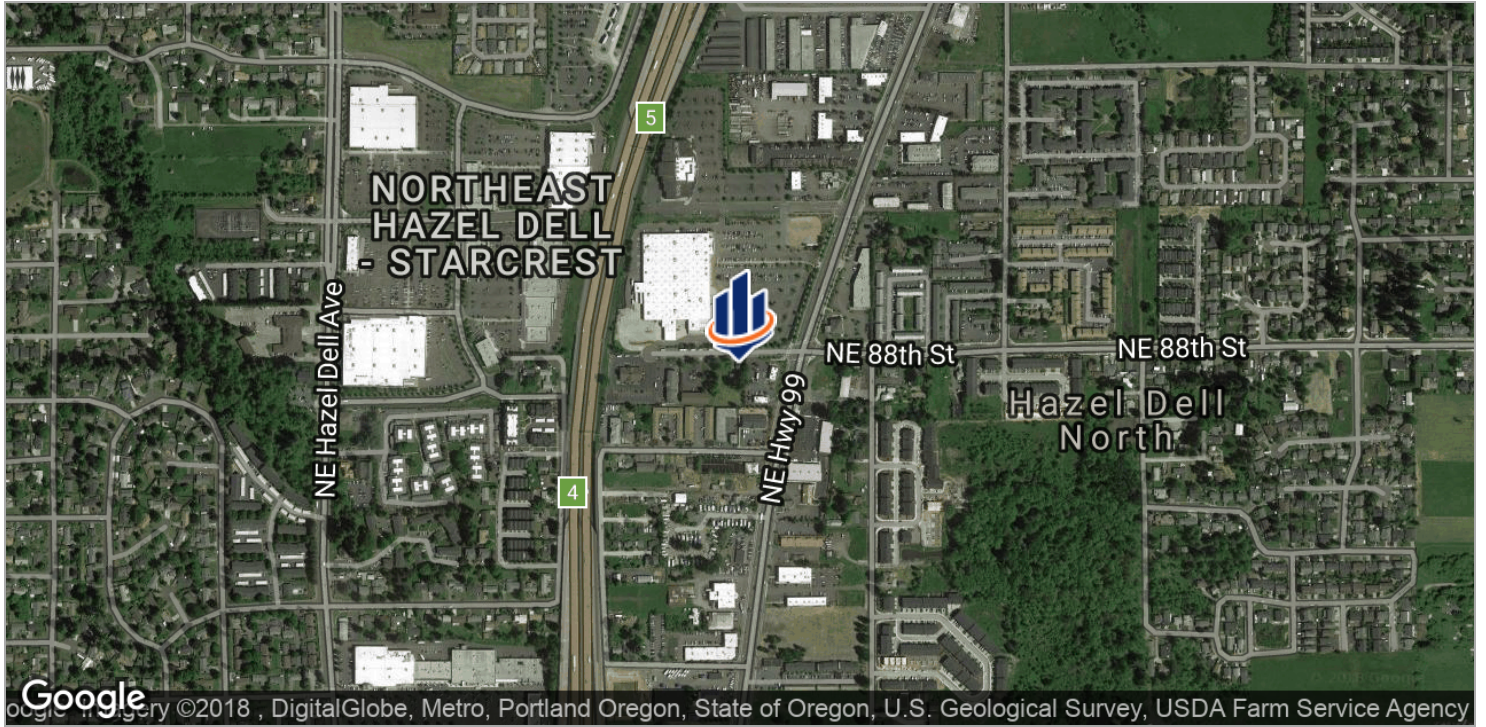


# Additional Photos



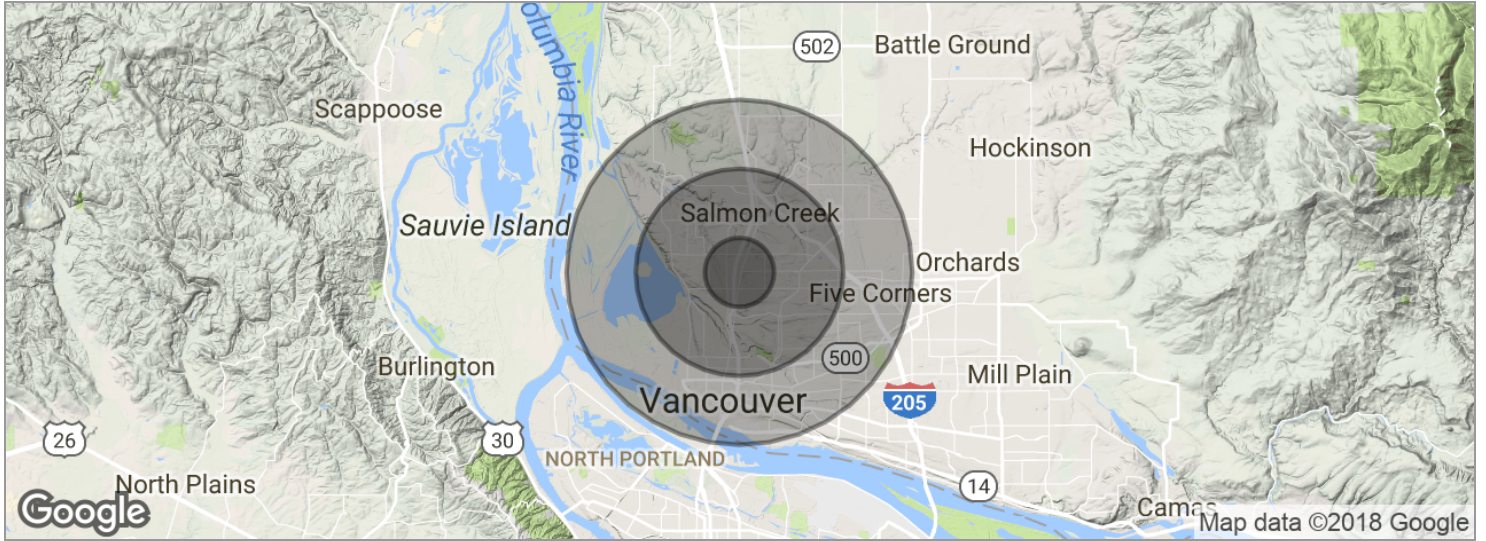


# Location Maps





# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	12,044	91,013	186,783
Median age	37.0	37.0	36.3
Median age (male)	35.2	35.8	35.1
Median age (Female)	39.8	38.3	37.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,908	35,609	74,842
# of persons per HH	2.5	2.6	2.5
Average HH income	\$62,221	\$69,849	\$67,594
Average house value	\$237,032	\$262,396	\$280,686

\* Demographic data derived from 2010 US Census

# Advisor Bio R. Tom Smith

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

Senior Advisor

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10260 SW Greenburg Road, Suite 530  
Portland, OR 97223  
T 360.949.1331  
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,

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.