

FOR SALE OR GROUND LEASE

# Retail/Drive-Thru Pad Site

VANCOUVER, WASHINGTON

**NEW  
PRICE  
\$395,000!**



**Location:** 5101 NE 112th Ave, Vancouver, Washington

**Available Space:** Pad - 38,000 SF; Building size - Up to 3,300 SF with Drive-Thru

**Price:** **\$395,000**

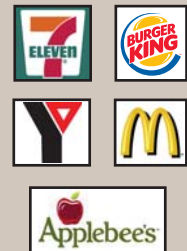
- Comments:**
- High traffic location near major retail tenants including 7-Eleven, Applebees, LA Fitness, Petco, JoAnn, YMCA, Wholesale Sports Outfitters, Office Depot, Walgreens & McDonalds
  - Neighboring YMCA has 1,600 members and 2,500 weekly visits
  - Shared ingress / egress with YMCA , Applebee's and 7-Eleven
  - Located near the SEH America manufacturing facility with 800 daily employees

**Traffic Count:** 112th Ave 37,942 ADT (11) | SR-500 56,733 ADT (11)

**Demographics:**

	1 Mile	3 Mile	5 Mile
Population 2013	13,764	118,571	227,721
Population Forecast 2018	14,981	129,071	247,878
2013 Average HH Income	\$50,212	\$62,252	\$65,904
Employees	6,946	46,482	80,335

Source: Regis - SitesUSA



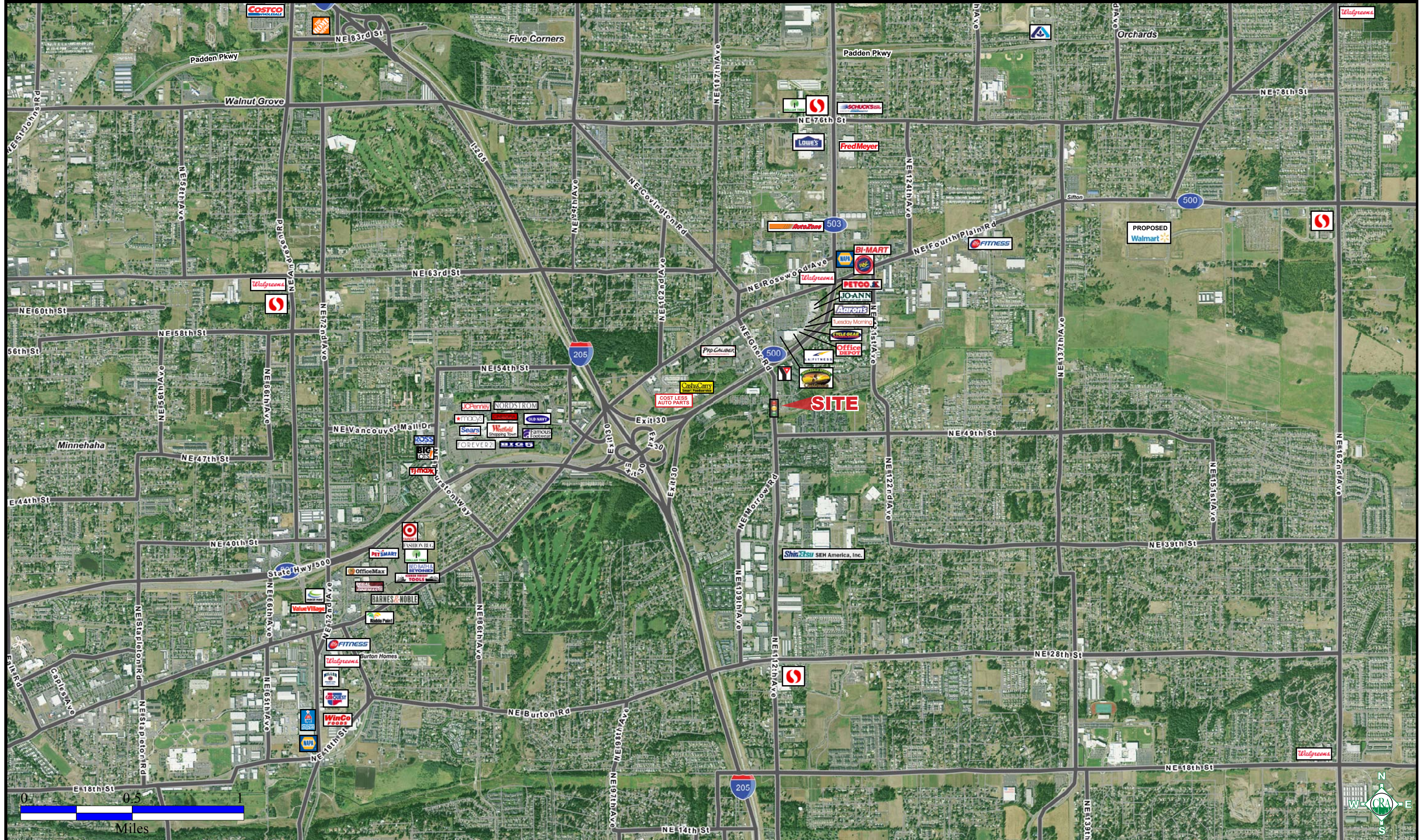
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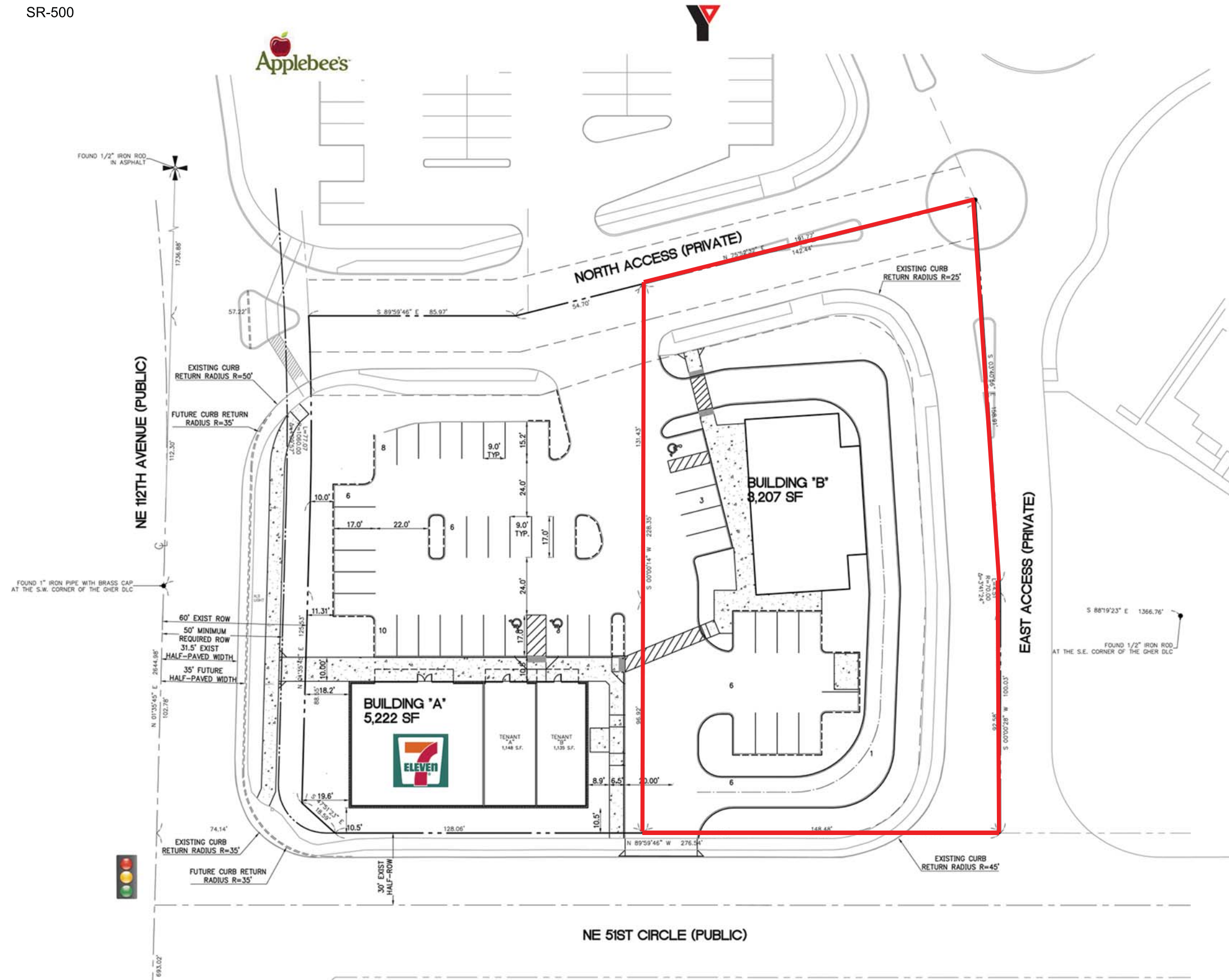
# VANCOUVER, WASHINGTON



# SITE PLAN



SR-500





# FULL PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 45.6594/-122.5575

RF1

## 5101 NE 112th Ave

## Vancouver, WA

		1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	2013 Estimated Population	13,764	118,571	227,721
	2018 Projected Population	14,981	129,071	247,878
	2010 Census Population	13,269	114,316	219,552
	2000 Census Population	10,315	94,993	184,622
	Projected Annual Growth 2013 to 2018	1.8%	1.8%	1.8%
	Historical Annual Growth 2000 to 2013	2.6%	1.9%	1.8%
<b>HOUSEHOLDS</b>	2013 Estimated Households	5,272	43,569	86,396
	2018 Projected Households	5,632	46,555	92,321
	2010 Census Households	5,089	42,057	83,404
	2000 Census Households	3,903	34,113	68,998
	Projected Annual Growth 2013 to 2018	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2013	2.7%	2.1%	1.9%
<b>AGE</b>	2013 Est. Population Under 10 Years	15.3%	14.6%	13.9%
	2013 Est. Population 10 to 19 Years	14.1%	14.4%	13.9%
	2013 Est. Population 20 to 29 Years	17.9%	14.7%	14.0%
	2013 Est. Population 30 to 44 Years	21.1%	21.1%	20.7%
	2013 Est. Population 45 to 59 Years	16.9%	18.8%	19.4%
	2013 Est. Population 60 to 74 Years	11.0%	11.7%	12.6%
	2013 Est. Population 75 Years or Over	3.6%	4.7%	5.4%
	2013 Est. Median Age	31.1	33.8	35.6
<b>MARITAL STATUS &amp; GENDER</b>	2013 Est. Male Population	48.4%	49.0%	49.1%
	2013 Est. Female Population	51.6%	51.0%	50.9%
	2013 Est. Never Married	37.1%	34.2%	33.8%
	2013 Est. Now Married	50.1%	55.0%	55.2%
	2013 Est. Separated or Divorced	8.9%	8.2%	8.4%
	2013 Est. Widowed	3.9%	2.6%	2.6%
<b>INCOME</b>	2013 Est. HH Income \$200,000 or More	1.6%	2.7%	4.0%
	2013 Est. HH Income \$150,000 to \$199,999	0.9%	1.9%	2.1%
	2013 Est. HH Income \$100,000 to \$149,999	5.1%	11.6%	11.9%
	2013 Est. HH Income \$75,000 to \$99,999	10.2%	14.4%	14.1%
	2013 Est. HH Income \$50,000 to \$74,999	26.2%	24.6%	21.9%
	2013 Est. HH Income \$35,000 to \$49,999	21.9%	17.9%	17.4%
	2013 Est. HH Income \$25,000 to \$34,999	10.0%	10.1%	10.5%
	2013 Est. HH Income \$15,000 to \$24,999	12.3%	9.1%	9.3%
	2013 Est. HH Income Under \$15,000	11.6%	7.6%	8.7%
	2013 Est. Average Household Income	\$50,212	\$62,252	\$65,904
	2013 Est. Median Household Income	\$46,388	\$56,344	\$56,325
2013 Est. Per Capita Income	\$19,330	\$23,034	\$25,266	
2013 Est. Total Businesses	562	4,271	7,918	
2013 Est. Total Employees	6,946	46,482	80,335	

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RF1

5101 NE 112th Ave

Vancouver, WA

1 Mile 3 Miles 5 Miles

		1 Mile	3 Miles	5 Miles
<b>RACE</b>	2013 Est. White	80.1%	82.1%	82.0%
	2013 Est. Black	3.1%	2.7%	2.7%
	2013 Est. Asian or Pacific Islander	6.1%	5.7%	5.9%
	2013 Est. American Indian or Alaska Native	1.3%	0.9%	0.9%
	2013 Est. Other Races	9.4%	8.6%	8.5%
<b>HISPANIC</b>	2013 Est. Hispanic Population	1,608	12,024	23,356
	2013 Est. Hispanic Population	11.7%	10.1%	10.3%
	2018 Proj. Hispanic Population	13.3%	11.5%	11.7%
	2010 Hispanic Population	11.0%	9.5%	9.6%
<b>EDUCATION (Adults 25 or Older)</b>	2013 Est. Adult Population (25 Years or Over)	8,525	75,647	148,708
	2013 Est. Elementary (Grade Level 0 to 8)	2.6%	3.1%	3.3%
	2013 Est. Some High School (Grade Level 9 to 11)	9.6%	7.7%	7.3%
	2013 Est. High School Graduate	31.4%	29.7%	28.4%
	2013 Est. Some College	32.3%	30.1%	29.1%
	2013 Est. Associate Degree Only	10.0%	9.6%	10.0%
	2013 Est. Bachelor Degree Only	10.3%	12.7%	14.2%
	2013 Est. Graduate Degree	3.8%	7.0%	7.7%
<b>HOUSING</b>	2013 Est. Total Housing Units	5,493	44,974	89,323
	2013 Est. Owner-Occupied	46.2%	57.0%	56.5%
	2013 Est. Renter-Occupied	49.8%	39.8%	40.2%
	2013 Est. Vacant Housing	4.0%	3.1%	3.3%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	8.4%	10.3%	8.7%
	2010 Homes Built 2000 to 2004	12.6%	10.2%	9.9%
	2010 Homes Built 1990 to 1999	26.8%	25.4%	23.7%
	2010 Homes Built 1980 to 1989	16.2%	13.8%	14.0%
	2010 Homes Built 1970 to 1979	18.8%	20.9%	20.4%
	2010 Homes Built 1960 to 1969	6.4%	8.0%	8.7%
	2010 Homes Built 1950 to 1959	4.2%	4.7%	5.8%
2010 Homes Built Before 1949	6.4%	6.8%	8.8%	
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.5%	0.6%	0.9%
	2010 Home Value \$500,000 to \$999,999	3.8%	4.1%	5.5%
	2010 Home Value \$400,000 to \$499,999	3.4%	4.1%	5.8%
	2010 Home Value \$300,000 to \$399,999	8.9%	11.2%	14.2%
	2010 Home Value \$200,000 to \$299,999	34.4%	45.1%	42.0%
	2010 Home Value \$150,000 to \$199,999	23.9%	22.5%	19.0%
	2010 Home Value \$100,000 to \$149,999	12.0%	6.3%	6.0%
	2010 Home Value \$50,000 to \$99,999	5.8%	2.6%	2.4%
	2010 Home Value \$25,000 to \$49,999	2.4%	1.0%	1.1%
	2010 Home Value Under \$25,000	5.0%	2.6%	3.0%
	2010 Median Home Value	\$195,168	\$227,589	\$244,880
	2010 Median Rent	\$761	\$847	\$808

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### Vancouver, WA

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<b>LABOR FORCE</b>	2013 Est. Labor Population Age 16 Years or Over	10,475	90,786	176,514
	2013 Est. Civilian Employed	59.6%	60.6%	60.0%
	2013 Est. Civilian Unemployed	9.9%	8.1%	7.6%
	2013 Est. in Armed Forces	0.5%	0.3%	0.2%
	2013 Est. not in Labor Force	30.0%	31.0%	32.1%
	2013 Labor Force Males	47.6%	48.3%	48.6%
	2013 Labor Force Females	52.4%	51.7%	51.4%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	5,774	51,029	98,337
	2010 Mgmt, Business, & Financial Operations	9.2%	11.3%	12.6%
	2010 Professional, Related	15.6%	18.3%	19.0%
	2010 Service	19.3%	17.6%	17.6%
	2010 Sales, Office	28.1%	26.9%	26.2%
	2010 Farming, Fishing, Forestry	0.2%	0.3%	0.4%
	2010 Construction, Extraction, Maintenance	9.9%	9.1%	8.3%
	2010 Production, Transport, Material Moving	17.6%	16.6%	15.8%
	2010 White Collar Workers	53.0%	56.4%	57.8%
	2010 Blue Collar Workers	47.0%	43.6%	42.2%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	76.0%	78.6%	78.2%
	2010 Drive to Work in Carpool	11.5%	10.5%	10.1%
	2010 Travel to Work by Public Transportation	4.1%	2.9%	2.9%
	2010 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2010 Walk or Bicycle to Work	2.3%	2.1%	2.3%
	2010 Other Means	1.1%	1.0%	1.1%
	2010 Work at Home	4.9%	4.5%	5.2%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	31.2%	26.8%	27.9%
	2010 Travel to Work in 15 to 29 Minutes	41.1%	42.7%	41.9%
	2010 Travel to Work in 30 to 59 Minutes	23.8%	25.2%	25.1%
	2010 Travel to Work in 60 Minutes or More	3.9%	5.2%	5.1%
	2010 Average Travel Time to Work	19.8	20.8	20.3
<b>CONSUMER EXPENDITURE</b>	2013 Est. Total Household Expenditure	\$231 M	\$2.21 B	\$4.53 B
	2013 Est. Apparel	\$11.1 M	\$105 M	\$217 M
	2013 Est. Contributions, Gifts	\$14.0 M	\$133 M	\$279 M
	2013 Est. Education, Reading	\$5.86 M	\$55.6 M	\$117 M
	2013 Est. Entertainment	\$12.7 M	\$122 M	\$252 M
	2013 Est. Food, Beverages, Tobacco	\$37.8 M	\$358 M	\$733 M
	2013 Est. Furnishings, Equipment	\$9.83 M	\$95.9 M	\$198 M
	2013 Est. Health Care, Insurance	\$17.0 M	\$161 M	\$329 M
	2013 Est. Household Operations, Shelter, Utilities	\$69.4 M	\$660 M	\$1.36 B
	2013 Est. Miscellaneous Expenses	\$3.95 M	\$37.4 M	\$76.5 M
	2013 Est. Personal Care	\$3.36 M	\$32.1 M	\$65.9 M
	2013 Est. Transportation	\$45.9 M	\$445 M	\$907 M

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