

FOR SALE

# FRED MEYER FUEL STATION ▶ 20 YEAR GROUND LEASE

14007 NE 3RD COURT, VANCOUVER, WA 98685



\$2,625,000

## PROPERTY HIGHLIGHTS

NNN Ground lease opportunity in the Pacific Northwest.

- › Corporate lease with strong growth company
- › Great corner location
- › Dynamic commercial corridor
- › Plyon sinage
- › High traffic counts
- › Zoned CC (Comunity Commercial)



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## Property Overview

NAME:	Fred Meyer Fuel Station Ground Lease Investment
PROPERTY ADDRESS	14007 NE 3rd Ct, Vancouver WA 98685
PRICE	\$2,625,000
NET OPERATING INCOME	\$105,000
CAP RATE	4.0%
NET RENTABLE SF	58,370 SF
PRICE PER SQUARE FOOT	\$44.97
SITE (ACRES)	1.34 Acres (58,370 SF), per county records
YEAR BUILT	2016
NUMBER OF FUEL PUMPS	Nine
PARCEL NUMBER	185402000
ZONING	CC (Community Commercial)
COUNTY	Clark County



## Fred Meyer Fuel Station

# \$2,625,000

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