## FRED MEYER FUEL STATION > 20 YEAR GROUND LEASE

14007 NE 3RD COURT, VANCOUVER, WA 98685

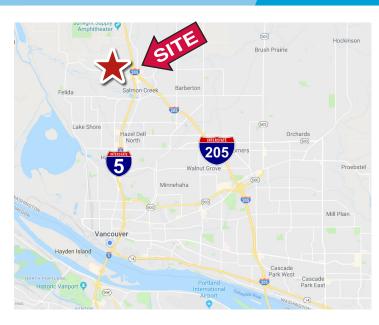


\$2,625,000

## 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

Fred Meyer Fuel Station Ground Lease Investment
14007 NE 3rd Ct, Vancouver WA 98685
\$2,625,000
\$105,000
4.0%
58,370 SF
\$44.97
1.34 Acres (58,370 SF), per county records
2016
Nine
185402000
CC (Community Commercial)
Clark County





