

FOR SALE > COMMERCIAL LAND

78th St Commercial Land +/- 14.11 Acres



3813 N.E. 78TH STREET, VANCOUVER WASHINGTON



Price: \$5,375,000

- > Commercial Land on NE 78th St between NE 36th Ave and NE 39th Ave in the Hazel Dell submarket.
- > Approx 14.11 acres (614,632/ SF)
- > Zoned GC- General Commercial in Clark County- Allows a wide range of Commercial development -Retail (sales and service) medical office, distribution facilities, educational services and more.
- > Approximately 842' frontage on 78th St
- > Utilities available in 78th St (to be confirmed)
- > Good access from I-5, I-205 and Padden Parkway

Four Tax Lots

- | | |
|-------------|------------|
| > 144516000 | 107,158 SF |
| > 144514000 | 121,968 SF |
| > 144492000 | 192,100 SF |
| > 144534000 | 193,406 SF |

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COLLIERS INTERNATIONAL

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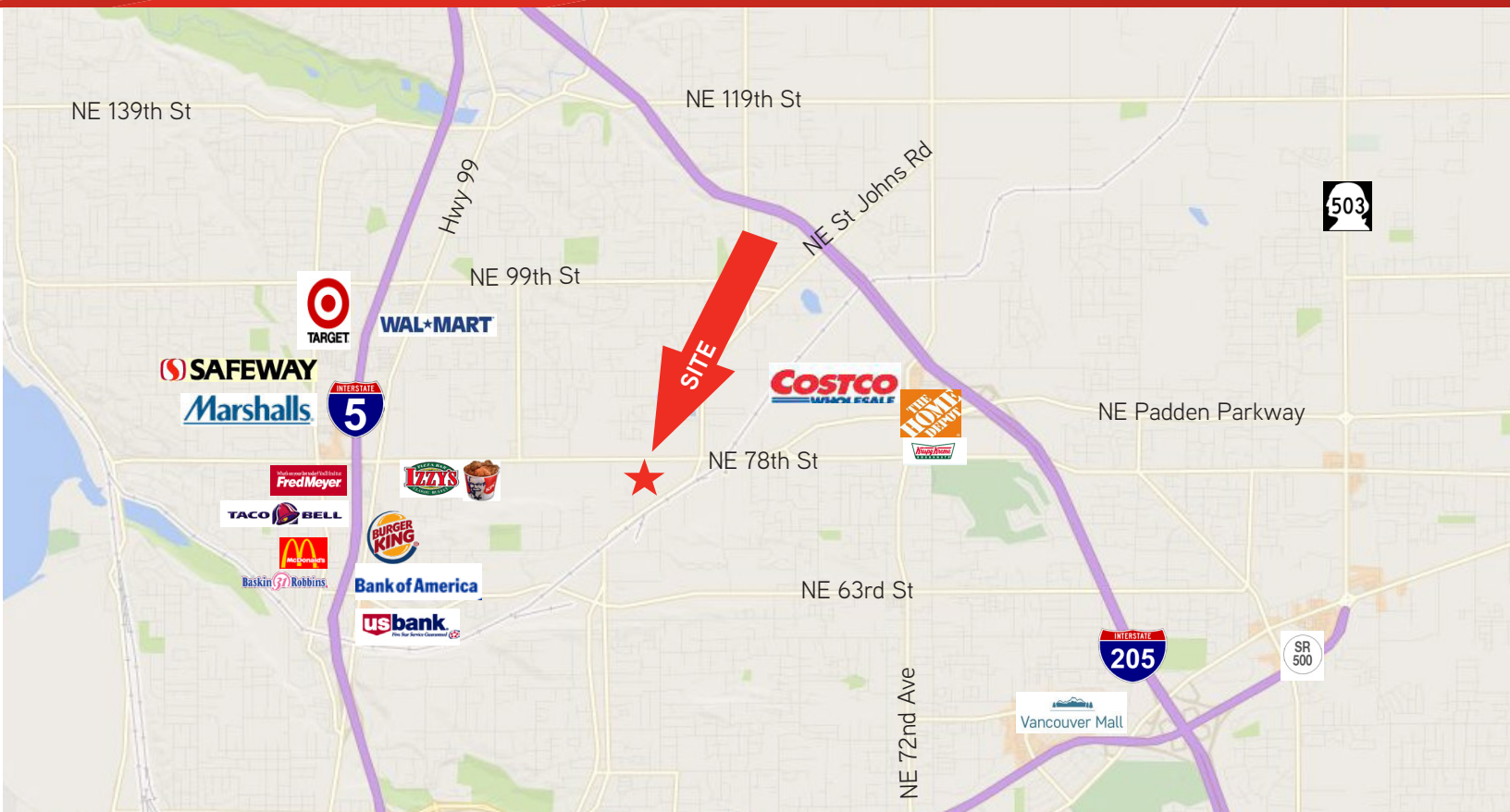
Vancouver, WA 98660

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Demographics	1 Mile	3 Mile	5 Mile
2017 Population (estimate)	8,574	114,453	234,065
Projected growth (2017-2022)	8.4%	7.95%	8.0%
Households (estimate)	3,183	44,798	90,959
2017 Average Household Income	\$75,480	\$70,223	\$74,966

Traffic Counts	
NE 78th St/ St. Johns Rd (2016)	23,337 VPD
NE 78th St/ NE 30th Ave (2015)	26,726 VPD