

OFFERING MEMORANDUM



# *CBD OPPORTUNITY ZONE* COMMERCIAL BUILDING WITH PARKING

1111 BROADWAY ST, VANCOUVER, WA

**km** Kidder  
Mathews

# INVESTMENT SUMMARY

*Unique opportunity to own a free standing commercial office building with parking downtown Vancouver.*

Sitting on 6,096 SF of land, the building at 1111 Broadway is a two story office building including Opportunity Zone. First floor built out with open reception area, private offices, kitchenette, and conference room; second floor has been demo'd. Full basement has lots of natural light. Parking on site for up to 8 vehicles.

Downtown Vancouver office properties have a 95% occupancy rate. This highly desirable community is the fastest growing city in the state and contributes \$12.6 billion of consumer spending within a 10 mile radius. The redevelopment of the Vancouver Waterfront has brought online

millions of sf of premier dining, office and residential options.

Favorable tax incentives exist as Washington State does not have a corporate or personal income tax, not does it tax dividends, interest or capital gains. Being location within the Opportunity Zone can provide platform/resources for business expansion, small business development and entrepreneurial endeavors.

Favorable highway access to I-5/ Hwy 14 provides a 15 minute drive to Portland International Airport, and an 8.3 mile drive to the Pearl District.

ADDRESS	1111 Broadway St Vancouver, WA 98660
BUILDING SF	9,520 SF - Total SF 3,120 SF - Ground Floor 3,200 SF - Second Floor 3,200 SF - Basement
LAND SF	6,096 SF - 2 tax lots
YEAR BUILT	1950
YEAR RENOVATED	2016
# OF STORIES	2
PARKING	On site for up to 8 vehicles
ZONING	CX - City Center
OPPORTUNITY ZONE	YES
2024 PROPERTY TAXES	\$6,972
TAX LOTS	#3938500 & #39380000
SALE PRICE	\$2,550,000
FINANCING	Owner financing available

## 9,520 SF

TOTAL BUILDING SIZE

## \$2.55M

SALE PRICE

# INVESTMENT HIGHLIGHTS



### GROUND FLOOR

3,129 SF (office build out).

### SECOND FLOOR

3,200 SF (unfinished).

### BASEMENT

3,200 SF (shell condition).

### ENTRANCES

Separate dedicated 2nd floor entrance on Broadway St.

### EXTERIOR

signage opportunity, in central downtown Vancouver, close to transit and services.

### PARKING

On-site parking at market rate.



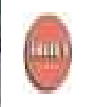
# LOCATION OVERVIEW

NEW SEASONS  
MARKET

VANCOUVER



12TH + MAIN



SUBJECT  
PROPERTY

AEON APARTMENTS



E 12TH ST

BROADWAY ST

E 11TH ST



VANCOUVER  
LIBRARY



FUTURE  
DEVELOPMENT



# LOCATION OVERVIEW

VANCOUVER

E 4TH PLAIN BLVD



E 4TH PLAIN BLVD

DOWNTOWN - EAST  
OPPORTUNITY ZONE

W MCLOUGHLIN BLVD

W 15H ST

W MILL PLAIN BLVD

SUBJECT  
PROPERTY

W 12TH ST

DOWNTOWN - SOUTH/  
WATER FRONT  
OPPORTUNITY ZONE

W EVERGREEN BLVD

VANCOUVER  
WATERFRONT

MAIN ST  
BROADWAY ST

E MCLOUGHLIN BLVD

E MILL PLAIN BLVD

FOURTH PLAIN- LOWER  
GRAND OPPORTUNITY ZONE



PEARSON FIELD AIRPORT



Columbia River



# 1111 BROADWAY ST

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*For more information on  
this property, please contact*

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