

# PPR 11.35A MX INVESTMENT OPPORTUNITY

16320 NE 60th Street, Vancouver, WA 98682



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,750,000
<b>LOT SIZE:</b>	11.35 Acres
<b>ZONING:</b>	MX zoning includes Residential and Commercial use
<b>MARKET:</b>	Vancouver
<b>SUBMARKET:</b>	162nd Ave N, Padden Parkway E
<b>PRICE / SF:</b>	\$5.57

## PROPERTY OVERVIEW

Located just minutes from the new downtown waterfront in Vancouver, with great access to I-205 and Highway SR500. Urban mix of restaurants, grocery stores, parks and schools within a short walk or drive.

This is an extremely rare development opportunity with 162nd Ave road frontage and 11.35 acres of flat usable property. Best use would be road frontage for commercial and residential build behind. Zoned for mix use with two tax parcels. Possible uses include assisted living, condos or multifamily. MX zoning (mixed use) require both medium to high density residential and commercial retail uses incorporated into the development. City of Vancouver jurisdiction.

## PROPERTY HIGHLIGHTS

- Open for a number of uses
- Great street frontage for commercial development
- 11.35 acres of fully usable flat land
- Back acreage is perfect for residential development

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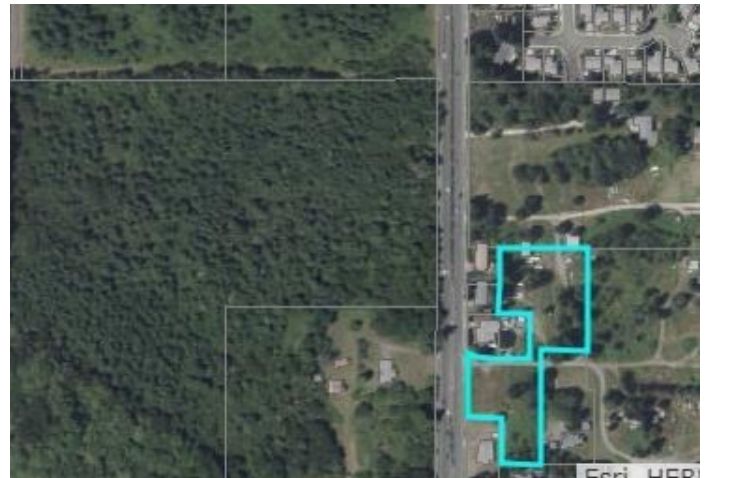
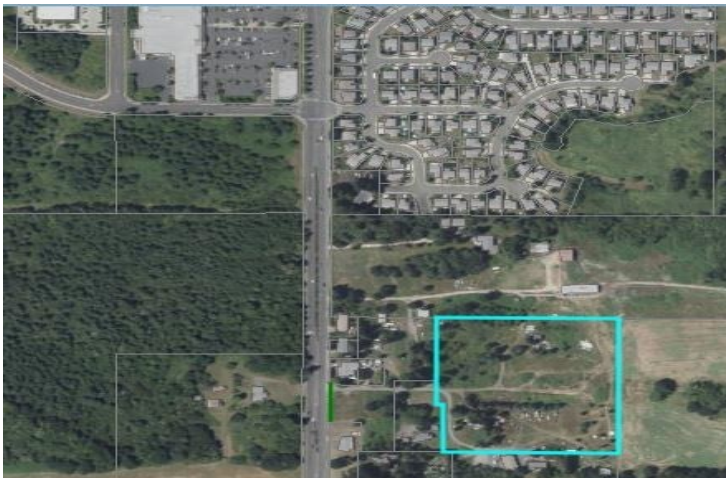
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**LAND FOR SALE**

# PHOTOS AND PROPERTY LINE DETAILS

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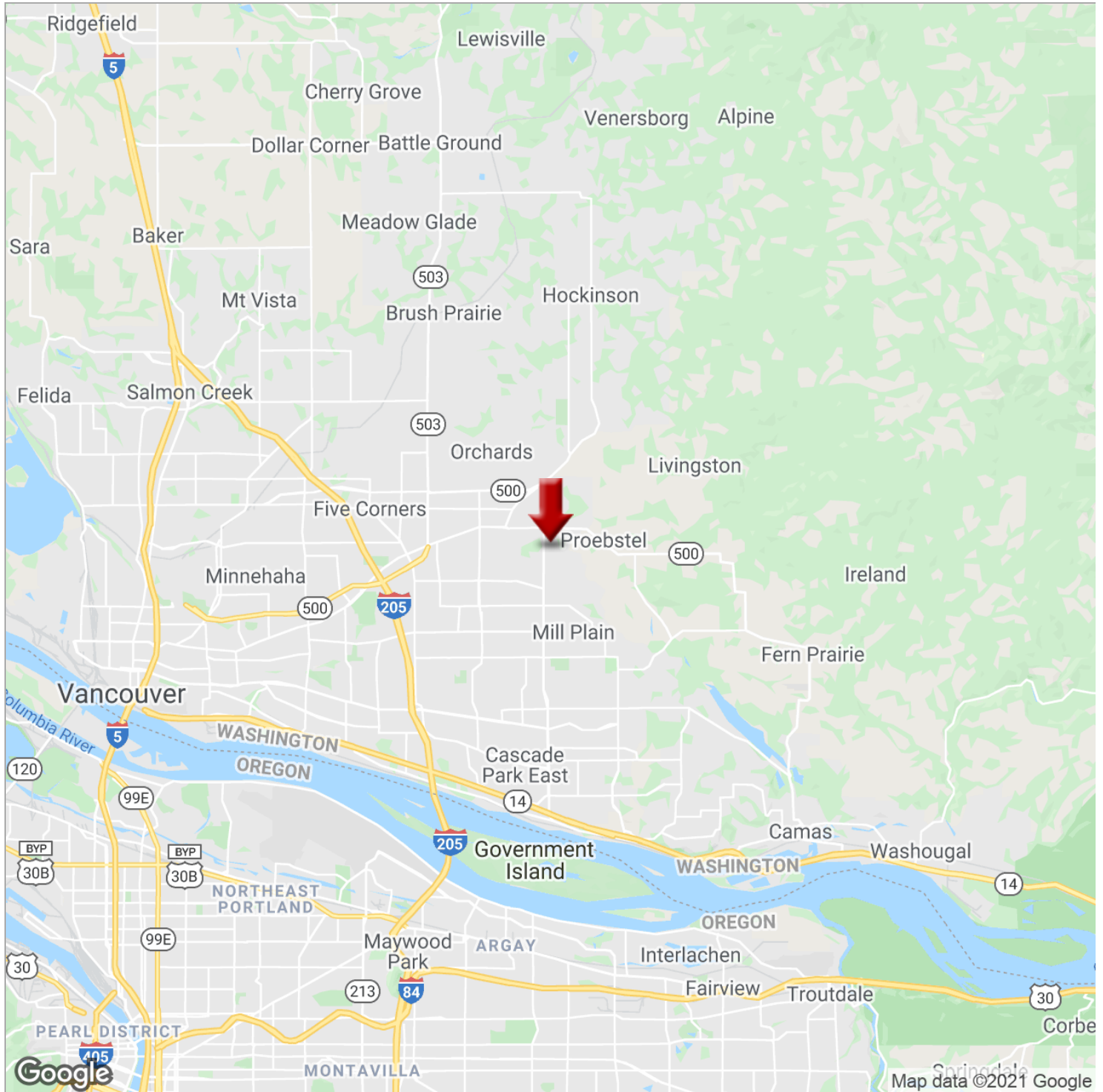
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# AERIAL MAP

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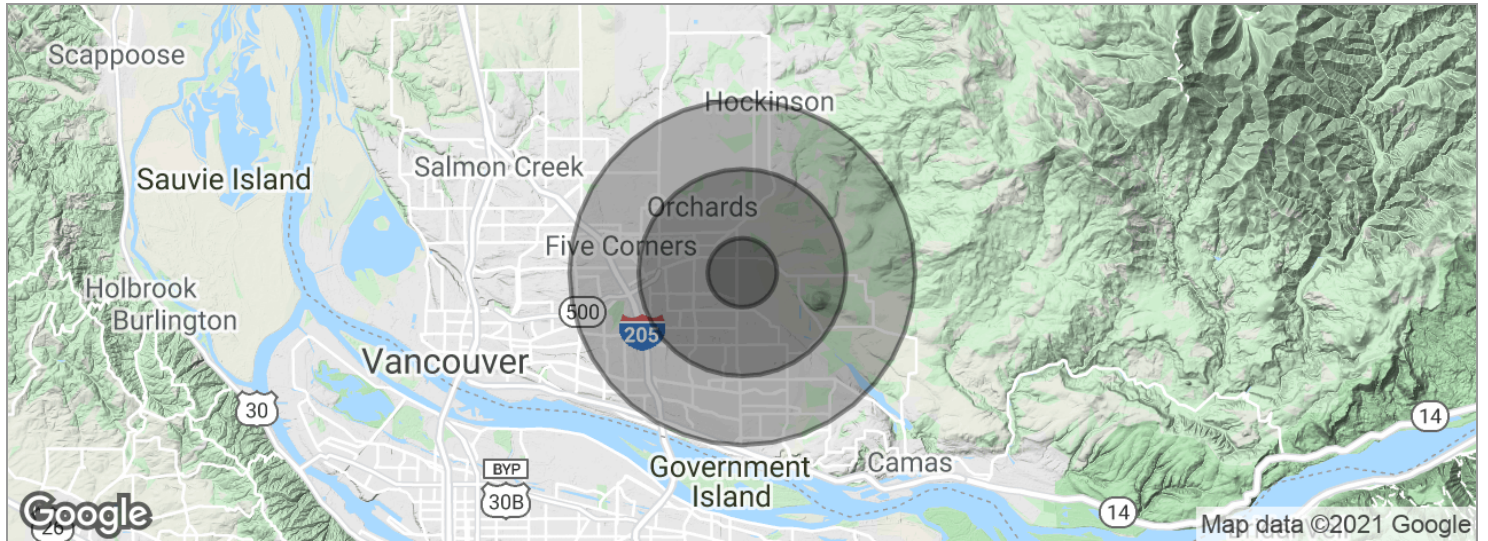
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# DEMOGRAPHICS

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	6,096	69,869	167,683
Median age	33.0	33.5	34.9
Median age (male)	33.1	34.4	34.8
Median age (Female)	33.2	33.3	35.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,961	23,531	60,589
# of persons per HH	3.1	3.0	2.8
Average HH income	\$84,731	\$73,398	\$69,524
Average house value	\$337,615	\$250,984	\$262,373

*\* Demographic data derived from 2010 US Census*

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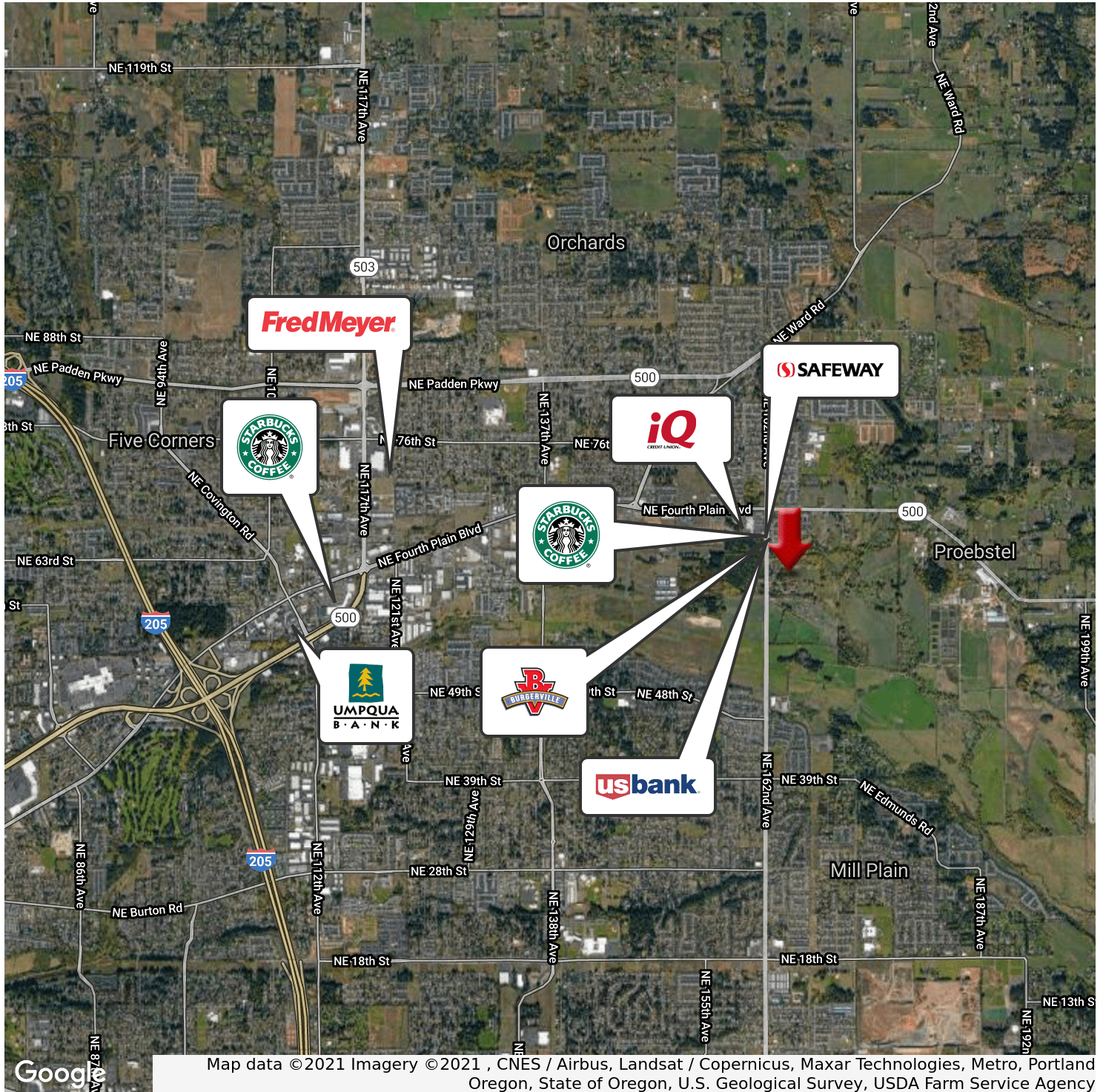
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# RETAILER MAP

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