

SALE OFFERING
\$5,600,000



20,675 SF DOWNTOWN

1300 ESTHER STREET | VANCOUVER, WA 98660



Capacity

700 Washington Street, Suite 608
Vancouver, WA 98660
capacitycommercial.com

TAMARA J. FULLER, CCIM
Senior Vice President
360.946.4832
tamara.fuller@capacitycommercial.com

CHARLIE KLEIER, CCIM
Senior Vice President
360.946.4829
charlie.kleier@capacitycommercial.com

ERIC ANDERSON
Senior Vice President
360.946.4831
eric@capacitycommercial.com



PROPERTY SUMMARY



EXECUTIVE SUMMARY

SALE PRICE	\$5,600,000.00
PRICE PER SF	\$285/SF (Rentable) \$271/SF (Gross)
GROSS BLDG AREA	20,675 SF
NET RENTABLE AREA	19,662 RSF
LOAD FACTOR	15%
AVG FLOOR SIZE	9,000 SF (2 Floors)
LOT SIZE	10,890 SF / 0.25 Acres
ZONING	CC (City Commercial)
PARKING	40 Spaces or 2/1,000
YEAR BUILT	1981
RENOVATED	2019
ADDRESS	1300 Esther St., Vancouver, WA

Capacity Commercial Group is pleased to present the opportunity to acquire the 1300 Esther Building. 1300 Esther is a 20,675 gross square foot (per county records), multi-tenant Class B office building with 40 secured covered parking spaces on site.

This property offering is a rare opportunity to own an office building with secured, covered parking located in downtown Vancouver, WA. Ideal location for medical or service professionals, that would benefit being located near county services. 1300 Esther is a 2 story wood framed constructed building that was built in 1981, and renovated in 2019.



PROPERTY SUMMARY



1300 Esther is a well-maintained, elevator served building that is still owned by the original developers. The entire second level was remodeled in 2019 and exterior improvements including new siding and roof were completed in 2023.

The building is conveniently located in downtown, Vancouver, WA with easy access to I-5 and just minutes away from many amenities.



Parking 40 covered parking spaces with a 2.0/1,000. Enclosed parking lot with a fence and two motorized, remotely opening gates. Parking lot recently updated with highly efficient LED lights and new sprinkler heads.

Structure Two story wood frame building with poured concrete foundation, new siding and paint completed in 2023.

Roof New roof layer scheduled to be installed in 2023.

Lighting Suspended and recessed fluorescent and incandescent fixtures.

Ceilings Combination of hard lid & suspended ceiling tiles.

Floors Combination of commercial grade carpet, ceramic tiles and LVT flooring.

Elevator Original equipment and diligently maintained.

HVAC Upstairs served by gas Trane & Carrier system installed in 2002, downstairs has a high-efficiency York electric system installed in 2016.

Restrooms Upstairs common area restrooms serving the second floor tenant, both downstairs suites are served by private restrooms.

Security Building access controlled via key fob system; individual suite security and building fire monitoring.

Sprinklers Complete building protection provided by a dry sprinkler system.



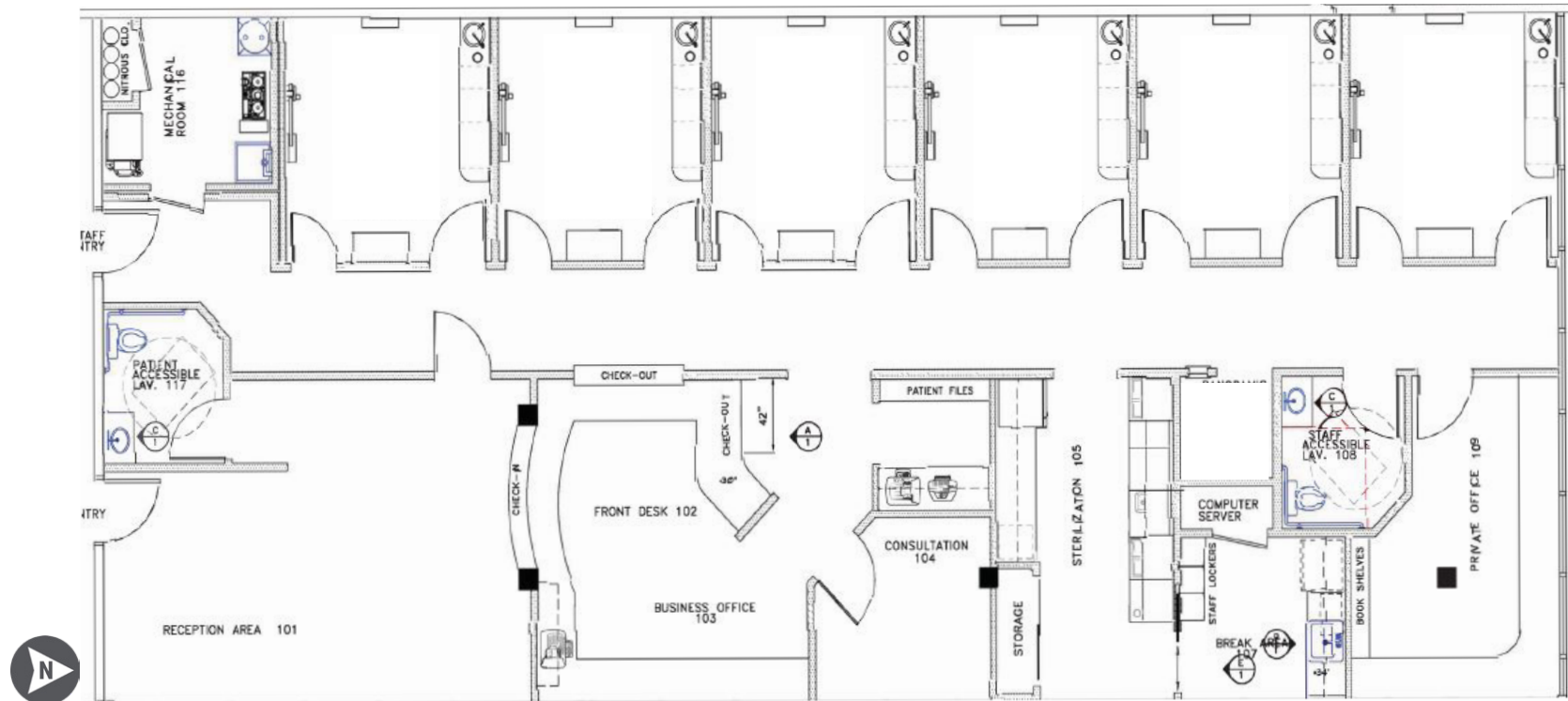
FIRST FLOOR MEDICAL OFFICE



Suite 100

- Currently vacant
- 3,108 RSF
- Fully-finished medical space
- Reception area, six procedure rooms, two restrooms, doctor's office, break room, consultation room and lab
- \$19.00/RSF NNN market rent

[Click for Virtual Tour](#)



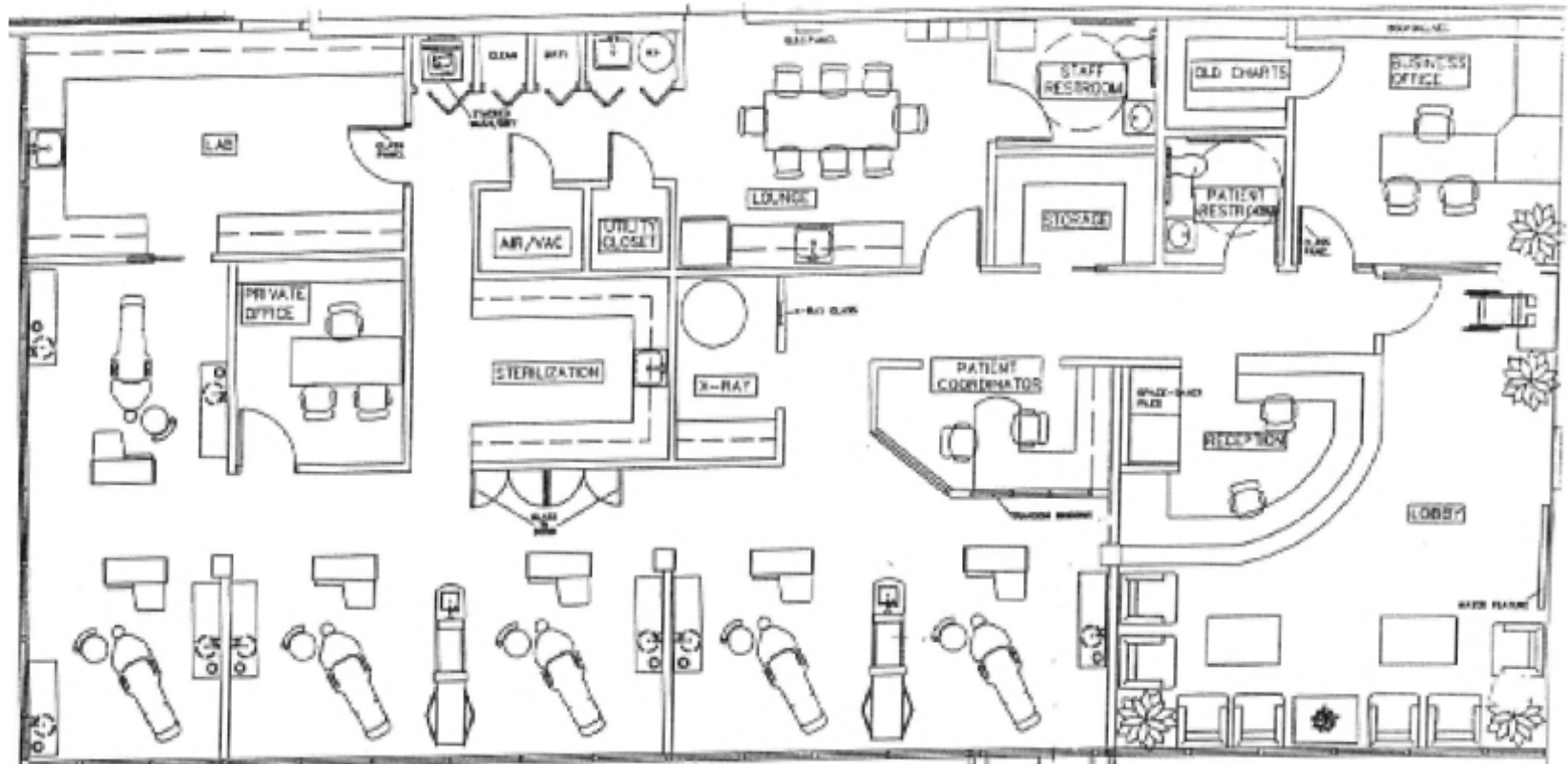


FIRST FLOOR MEDICAL OFFICE



Suite 101

- Currently leased
- 3,786 RSF
- Use: Prosthodontist, Dr. Platt
- Term: 10 years, 6.5 years remaining
- Rate: \$17.51/RSF NNN, 3% annual increases
- Parking: 7 spaces, \$80/month per space





INTERIOR PHOTOS

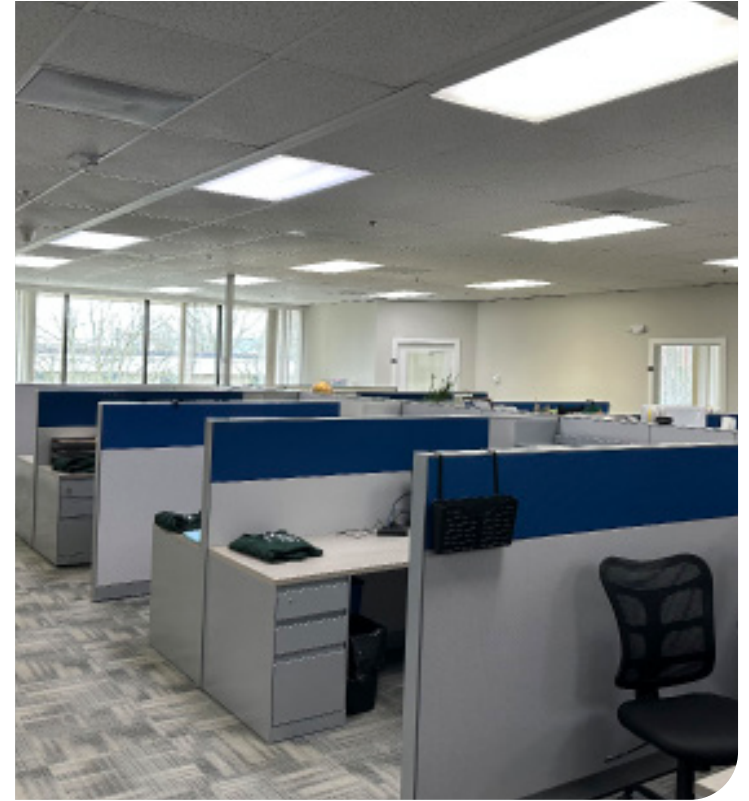




IMAGE LIBRARY





DEMOGRAPHICS & ZONING

ZONING DETAILS

CX City Center District

The CX zoning district is designed to provide for a concentrated mix of retail, office, civic and housing uses in downtown Vancouver. The range of allowed uses is intended to promote Vancouver as the commercial, cultural, financial and municipal center of Clark County. Typical uses include retail sales; hotels/motels; restaurants; professional offices; educational, cultural and civic institutions; public buildings; and commercial parking. Ground floor residential is allowed with the exception of properties fronting Main Street between Sixth Street and Mill Plain. All property with CX zoning designation lies within the Downtown Plan District.



CLARK COUNTY
WASHINGTON

VANCOUVER, WASHINGTON	2 MILES	5 MILES	10 MILES
2022 Estimated Population	39,657	235,103	875,134
2027 Estimated Population	43,061	250,295	926,633
2020 Census Population	17,503	72,562	322,594
Projected Annual Growth 2022-2027	1.7%	1.3%	1.2%
Historical Annual Growth 2010-2022	1.3%	1.2%	1.5%
2022 Estimated Housholds	17,536	94,387	365,401
Projected Annual Growth 2022-2027	1.7%	1.3%	1.1%
2022 Estimated Median Age	41	39	39.5
2022 Estimated Average HH Income	\$75,666	\$89,717	\$103,996
2022 Estimated Total Businesses	3,313	11,878	58,984
2022 Estimated Total Employees	29,823	114,156	572,370

CLARK COUNTY INCENTIVES

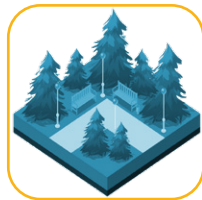
- **Employment Training B&O Tax Credit**
- **Main Street Tax Credit**
- **Renewable Energy Tax Exemption**
- **Natural Gas Equipment Incentive**
- **Sales & Use Tax Exemption for Machinery & Equipment**
- **Commercial and Industrial Lighting Incentive Program**
- **Tax Exemptions Available for Manufacturing, Food Processing and Distribution**
- **Commuter Trip Reduction Program**
- **On the Job (OTJ) Program**
- **Incumbent Worker Training Program**
- **Clark Public Utilities Custom Projects Incentive**
- **Washington State Does Not Have a Personal or Corporate Income Tax**
- **Worker's Compensation Averages \$0.6396 / Hour**
- **Unemployment Insurance Tax Averages 0.99% on the First \$52,700 in Wages**
- **State Business and Occupation (B&O) Tax Ranges from 0.13% - 1.5%**



ABOUT CLARK COUNTY



- 199,561+ Vancouver Population
- 526,696+ Clark County Population
- 15 minutes to downtown Portland
- 4.8% Job Growth (2020)
- 7.3% Median SFR sale price increase
- 7,795+ new Clark County residents



7,000 ACRES Parks Clark County

- Columbia River Gorge
- Beacon Rock State Park
- Pacific Coast
- Mount St. Helens



\$0.00 TAX

- No personal tax
- No corporate tax
- No state income tax

✓ POPULATION
526,696
CLARK COUNTY WA

✓ CLARK COUNTY AVERAGE AGE
38.6
US AVERAGE 38.8

✓ 2022 AVERAGE HH INCOME
\$88,717
US AVERAGE \$71,500

✓ 2023 MEDIAN HOME PRICE
\$539,900
US MEDIAN \$392,000



ABOUT CLARK COUNTY



\$1.5B
Urban
Development



10K
Future
Employees



1.25M
Square Feet
Class-A Office



250K
Square Feet
Retail Space



20
City Blocks



3.3K
Future
Residents

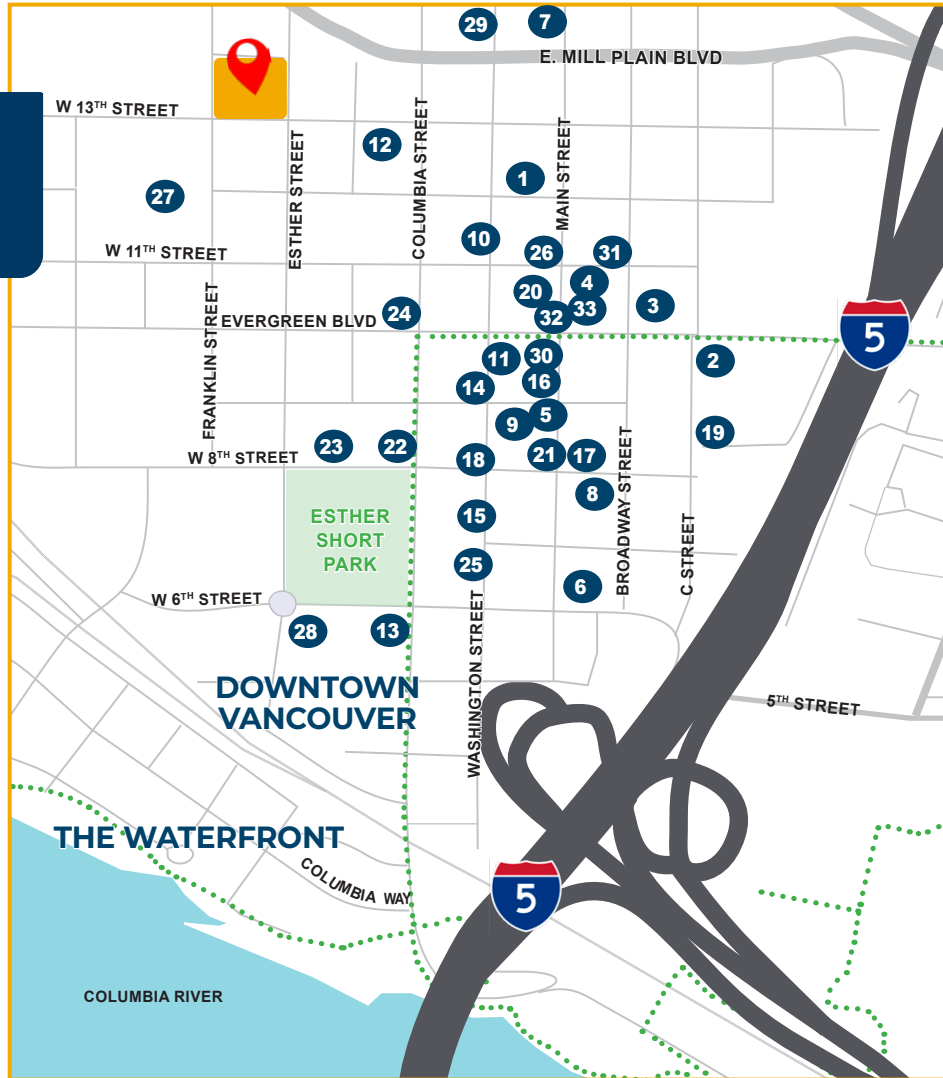
QUICK FACTS ABOUT THE VANCOUVER WATERFRONT

- Clark County is the second-fastest-growing county in the state, and Vancouver takes second place for net population gain. Clark County has over 526,696 residents and continues to grow, providing a strong talent base.
- Washington does not impose a corporate income tax, personal income tax, nor does it tax dividends, interest or capital gains.
- Unprecedented views of Waterfront Park and the Columbia River.
- Five minute walk to Downtown Vancouver, Amtrak Station, Esther Short Park and the Vancouver Farmer's Market.
- 15 minutes to Portland International Airport; 20 minute Drive to Downtown Portland.





AREA AMENITIES



DOWNTOWN HIGHLIGHTS		
1. AMARO'S	12. US POSTAL SERVICE	23. SUBWAY
2. VANCOUVER COMMUNITY LIBRARY	13. GRAYS / HILTON	24. THAI ORCHID
3. BIG TOWN HERO	14. LITTLE ITALY'S	25. THE GROCERY
4. IV TEA COMPANY	15. LOCUST CIDER ROOM	26. SYRUP TRAP
5. BOOMERANG BISTRO	16. MAIN EVENT SPORTS BAR	27. CLARK COUNTY COURTHOUSE
6. BREWED CAFÉ & PUB	17. MIGHTY BOWL	28. CITY HALL
7. BRICKHOUSE BAR & GRILL	18. NICHE WINE BAR	29. NEW SEASONS
8. CITY SANDWICH	19. NOM NOM / RETAIL	30. 7 RESTAURANT
9. COMPASS COFFEE	20. MAV'S	31. BESSOLO PIZZERIA
10. DEDIKO GEORGIAN RESTAURANT	21. PACIFIC HOUSE	32. SHORT SWEET
11. ELEMENTS RESTAURANT	22. STARBUCKS	33. CORAL CLUB



Located in downtown Vancouver, WA, this rare opportunity is just one block East of the Clark County Court House and Public Service Center. With proximity and easy access to the Mill Plain / I-5 interchange, there is ample street parking in addition to an onsite secured parking garage, walking distance to the downtown core and several options for dining, retail, banking, fitness, city park and lodging. In addition, Portland International Airport is only 15 minutes east via Highway 14 and I-205 and downtown Portland is just south 10-20 minutes outside of high traffic times. The reverse commute from Portland is about 10 minutes.

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