ORCHARDS SQUARE

6115 NE 114TH AVE, VANCOUVER, WA

100% LEASED MULTI-TENANT NNN INVESTMENT

PRESENTED BY CAPACITY COMMERCIAL GROUP

capacity
POWER OF PLACE

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Vancouver, WA

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DISCLAIMER

Capacity Commercial Group, LLC ("Agent") has been engaged as the exclusive agent for the sale of **6115 NE 114th Ave, Vancouver, WA** (the "Property"). The Property is being offered for sale in its "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller.

The enclosed materials are being provided solely to facilitate the Prospective Purchaser's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Agent nor Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at its sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller, and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Seller or Agent and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent.

If you have no interest in the Property at this time, please destroy or return this Offering Memorandum immediately to the exclusive listing brokers.

ORCHARDS SQUARE

Capacity Commercial Group is pleased to exclusively present for sale a 5-tenant NNN investment opportunity in Vancouver, Washington. Shadow anchored by Walgreens, and leased to a diverse mix of quality tenants including Ukrainian Federal Credit Union, Liberty Coin & Currency, Best Foot Reflexology, Value Dental Inc., and El Burrito Mojado, the property offers strong visibility in the Orchards submarket near NE Fourth Plain Boulevard, a prime retail corridor. Area demographics are strong, with approximately 39,000 residents within a 3-mile radius and an estimated median household income of $97,000.

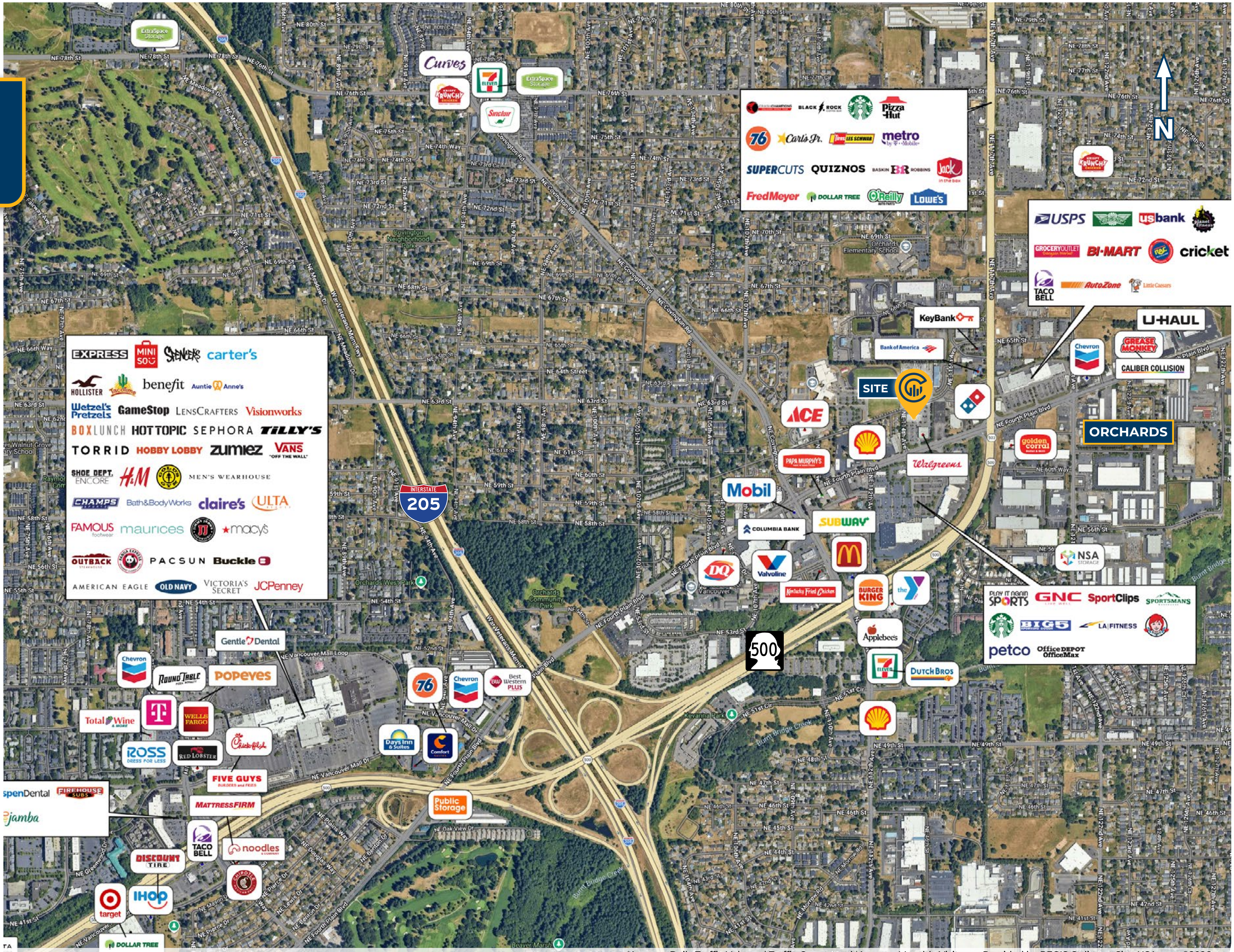
Orchards Square is ideally located in the heart of the Orchards retail core. In addition to the Walgreens shadow anchor the property sits across from Orchard's Market Center which includes LA Fitness, Sportsman's Warehouse, Petco, Starbucks and more. The property is one block from SR 500 and Fourth Plain which has over 56,000 Vehicles Per Day and Evergreen Station that is anchored by Planet Fitness and Grocery Outlet.

Property Overview	
Address	6115 NE 114th Ave, Vancouver, WA
Sale Price	$4,150,000
Cap Rate	6.25%
NOI	$259,178
Occupancy	100%
Lot Size	1.38 Acres

ORCHARDS SQUARE PROPERTY HIGHLIGHTS

Sale Price	$4,150,000
Cap Rate	6.25%
NOI	$259,178
Building Size	11,865 SF
Lot Size	1.38 Acres
Parking	68 Spaces
Year Built	2005
No of Retail Spaces	5

- Average length of tenancy at the property is more than 8 years
- Multi-tenant Retail NNN Investment Opportunity in Orchards
- Shadow anchored by Walgreens.
- Diverse Tenant mix including: Ukrainian Federal Credit Union, Liberty Coin & Currency, Best Foot Reflexology, and Value Dental Inc., El Burrito Mojado
- Located in the Orchards submarket near NE Fourth Plain Boulevard, a well-established retail corridor with strong neighborhood visibility
- Nearby major national retailers including LA Fitness, Petco, Sportsmans Warehouse, and Big 5.
- 13,000 ADT on 4th Plain and 56,000 ADT at the intersection of SR 500 and 4th Plain.



*Average Daily Traffic Volume | Traffic Counts and †Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2026
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SITE MAP

SITE MAP

SITE AERIAL


SITE
Walgreens
SR 500/NE 117th Ave - ±56K VPD
Fourth Plain Blvd - ±13K VPD
N

Offering & Financials

Value of Project			**$4,150,000**
Capitalization Rate on NOI			**6.25%**
Total SF	**11,865**	Price/SF:	**$350**
Net Operating Income Summary			**2026 Budget**
Scheduled Income		**Per SF**	
Scheduled Stabilized Rent:		$23.35	$277,077
Scheduled Rent Increases through 9/30/27			$4,752
Plus: Expense Reimbursement		$11.59	$137,479
Equals: Scheduled Gross Income		**$34.94**	**$419,308**
Vacancy Rate (% of Scheduled Gross Income)	5.00%		-$20,965
Equals: Effective Gross Income (EGI)		**$34.94**	**$398,343**
Less: OPERATING EXPENSES		**Per SF**	**2026 Budget**
CAMS		$7.15	$84,881
Property Taxes		$2.63	$31,236
Insurance		$0.58	$6,829
Management Fee	4.07%	$1.37	$16,219
Total Operating Expenses		**$11.73**	**$139,165**
Equals: NET OPERATING INCOME		**$21.84**	**$259,178**

FINANCIALS

Rent Roll

	Tenant Info			Lease Terms			Current Rent			Next Rent Increase			Lease Type	Options and Increases
Tenant Name	Suite	Size	% of SF	Occupancy Date	Original Term	Current Term Expiration	Monthly Base Rent 2026	Rent/SF/YR	Annual Rent	Date of Increase	Monthly Base Rent	% Increase		
El Burrito Mojado	101	2,326	19.60%	1/1/25	10-Year	3/31/35	$5,490	$28.32	$65,880	1/1/27	$5,655	3.01%	NNN	One (1) 5-Year Option at FMV.
Ukrainian Federal Credit Union	105	2,000	16.86%	4/24/23	5-Year	10/31/28	$3,187	$19.12	$38,244	5/1/27	$3,283	3.01%	NNN	Two (2) 5-year Options at FMV
Liberty Coin & Currency	109	3,200	26.97%	1/1/12	5-Year	1/31/33	$6,801	$25.50	$81,609	2/1/27	$7,005	3.00%	NNN	One (1) remaining 5-Year option at FMV
Best Foot Reflexology	111	1,600	13.49%	1/1/22	10-Year	3/31/32	$2,250	$16.88	$27,000	5/1/27	$2,320	3.11%	NNN	Two (2) 5-Year Options at 2.5% increases.
Value Dental, Inc.	113	2,739	23.08%	1/15/06	10-Year	4/30/30	$5,362	$23.49	$64,344	5/1/27	$5,523	3.00%	NNN	Two (2) 5-Year Options at Negotiated Rent.
Totals:		**11,865**	**100.00%**				**$23,090**	**$23.35**	**$277,077**		**$23,786**			

TENANT PROFILE

UKRAINIAN FEDERAL CREDIT UNION

Ukrainian Federal Credit Union is a federally chartered credit union established in 1953 and headquartered in Rochester, New York. The credit union operates 14 branches across 8 states with assets exceeding $300 million, offering personal and business banking, lending, and wire transfer services. The Vancouver branch is one of two Washington locations and serves the region's Ukrainian and Slavic communities.

LIBERTY COIN & CURRENCY

Liberty Coin & Currency is a family-owned dealer established in 2006 specializing in rare coins, currency, gold, silver, and platinum. The company buys and sells jewelry and precious metal bullion and provides expert estate liquidation services. With locations in Vancouver and Portland, the business has built a reputation for honest, accurate evaluations over nearly two decades of operation.

BEST FOOT REFLEXOLOGY

Best Foot Reflexology is an independent wellness studio offering foot reflexology and massage services. The practice provides therapeutic bodywork focused on relaxation, stress relief, and improved circulation in a comfortable neighborhood setting.

VALUE DENTAL INC.

Value Dental is a comprehensive family dental practice offering general, restorative, cosmetic, and emergency dental care for patients of all ages. Led by Dr. Nozomi Yamate, DMD, the practice provides a full range of sedation options from nitrous oxide to general anesthesia and emphasizes preventative care and patient education. The office serves patients in English and Spanish.

EL BURRITO MOJADO

El Burrito Mojado is a family-owned Mexican restaurant serving authentic, made-from-scratch Mexican cuisine since 2015. The restaurant offers dine-in, takeout, and online ordering, and has grown to three locations across Vancouver and Portland. Its Orchards location serves as a neighborhood destination for quick, quality Mexican food.

Why Vancouver

GEOGRAPHY. Vancouver, Washington occupies a strategic position at the northern edge of the Portland metropolitan area, situated on the north bank of the Columbia River directly across from Portland, Oregon. The city is part of the Portland–Vancouver–Hillsboro Metropolitan Statistical Area (MSA), the 26th-largest metro in the United States.[1]

Clark County's population reached approximately 534,000 as of 2024, reflecting consistent annual growth near 1 percent.[2] Vancouver itself is home to roughly 191,000 residents—the fourth most populous city in Washington State.[3] The broader MSA registers approximately 2.54 million residents per the 2024 American Community Survey.[4]

The city's physical setting combines urban riverfront with ready access to the Cascade Range to the east and the Pacific Coast to the west. Interstates 5 and 205 provide the primary north–south spine connecting Vancouver to Portland and points beyond, while State Route 14 traces the Columbia River Gorge eastward.

ECONOMY. Vancouver and Clark County support a diversified economy anchored by healthcare and social assistance, government, retail trade, and construction—sectors that collectively accounted for the largest shares of the county's 180,400 covered employees in 2024.[5]Among the largest individual employers in the market, **PeaceHealth** Southwest Medical Center leads with approximately 4,400 employees, followed by **Vancouver Public Schools**, **Evergreen Public Schools**, the **Bonneville Power Administration**, **HP**, and **SEH America**.[6] The city is also home to corporate headquarters for **ZoomInfo**, a data intelligence and sales software company, as well as **Papa Murphy's International** and **The Holland Group**, parent of the **Burgerville** restaurant chain.[3]

A structural advantage of the Vancouver market is Washington State's absence of a personal or corporate income tax, which creates a competitive cost environment relative to neighboring Oregon and attracts employers and skilled workers who prefer to live on the Washington side of the metro. Employment in the city of Vancouver grew 2.4% from 2023 to 2024, reaching approximately 97,900 jobs.[7]

The Port of Vancouver USA—the farthest inland deepwater port on the Columbia River—generates an estimated \$2.9 billion in annual economic impact while serving as the second-largest source of employment in Clark County.[8]

TRANSIT. Vancouver's regional connectivity is anchored by Interstates 5 and 205, which link the city directly to Portland and provide north–south freight and commuter corridors extending to Seattle and Sacramento. State Route 14 runs east–west along the Washington shore of the Columbia River Gorge.

C-TRAN, Clark County's public transportation authority, recorded nearly 5 million passenger trips in 2024—a 10-percent increase over 2023.[10]

Portland International Airport, located approximately eight miles from downtown Vancouver, handled 16.7 million passengers in 2024—a 6.4-percent year-over-year increase.[10]

LIFE & CULTURE. Vancouver's cultural identity is rooted in both its Pacific Northwest setting and its distinctive history as one of the oldest American cities on the West Coast—founded in 1825 around Fort Vancouver, now a National Historic Site operated by the National Park Service and among the most visited heritage sites in the region.[3]

The Vancouver Waterfront—a riverfront district that has taken shape since 2018 on formerly industrial land—has transformed the downtown with the Grant Street Pier, Waterfront Park, and a growing concentration of restaurants, tasting rooms, and hospitality uses along the Columbia River. Annual events including the Vancouver Wine & Jazz Festival and the nationally recognized Fourth of July celebration at Fort Vancouver draw regional visitors and reinforce the city's community character.[11]

Clark County's outdoor amenity profile is well above average for an urban area of its scale. The Columbia River Gorge National Scenic Area lies immediately east, offering hiking, wind sports, and scenic access within thirty minutes of downtown Vancouver.

CULINARY SCENE. Vancouver's waterfront promenade hosts more than eight wine tasting rooms within a short walk of one another, representing Washington appellations including the Yakima Valley and Columbia Valley alongside Oregon producers such as Willamette Valley Vineyards.[11] The city's craft brewing sector includes more than two dozen local breweries and taprooms, among them Fortside Brewing, Loowit Brewing, and Heathen Brewing & Kitchen.[12]

The overall dining landscape reflects a city that benefits from proximity to Portland's culinary infrastructure—including its distribution networks and chef talent pool—while offering lower occupancy costs and a growing local consumer base. Salt & Straw opened its first Vancouver location on the Waterfront in January 2024, and the annual Dine the Couve promotion showcases the breadth of independent operators across the city's neighborhoods.[11]

Sources:

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[7] DataUSA. "Vancouver, WA." 2024 Data. datausa.io/profile/geo/vancouver-wa
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[9] C-TRAN. "C-TRAN Ridership Grows for Third Year in a Row." Press Release, 2025. mail.c-tran.com/about-c-tran/news/news-releases/1777-c-tran-ridership-growth
[10] Grokipedia / Port of Portland data. "Portland International Airport." Accessed March 2026. grokipedia.com/page/Portland_International_Airport
[11] Visit Vancouver WA. "New on the Vancouver Waterfront." January 20, 2024. www.visitvancouverwa.com/blog/post/new-on-the-waterfront/
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PORTLAND REGION

Major Employers in the Region

The greater Portland-Vancouver-Hillsboro metro area is a West Coast cultural and economic hub. It occupies center stage in Oregon and southwest Washington's economic performance.

Historically reliant on timber, fishing and agriculture, the area is now known as a hotbed for technology, healthcare, finance, and apparel industries.

Often called the "Silicon Forest", the area enjoys the presence of major information and technology companies such as Intel, Hewlett-Packard, Tektronix, Siemens, Salesforce, and Boeing.

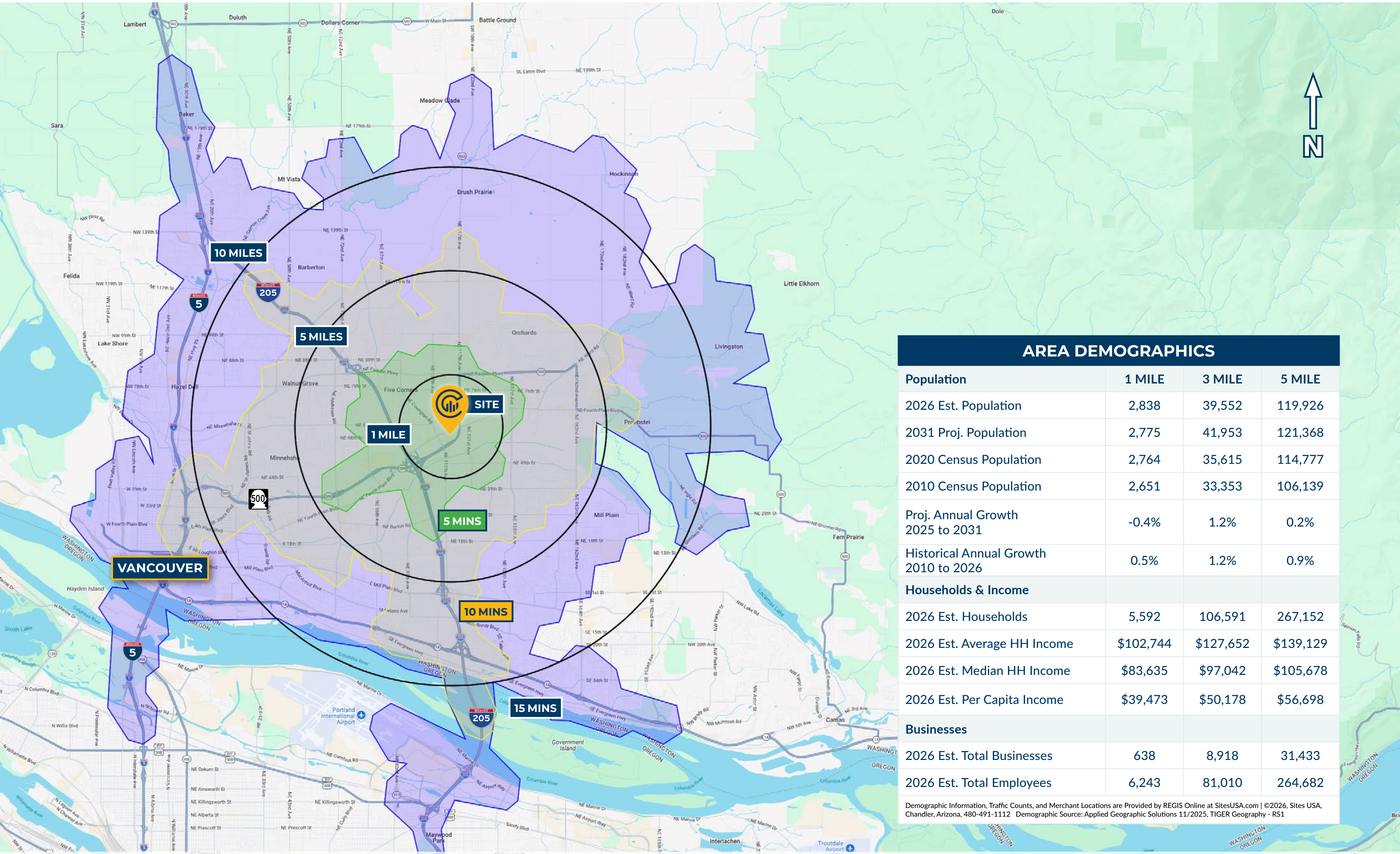
Healthcare is a major employment driver in the region. Numerous hospitals and medical research centers including OHSU, Kaiser Permanente, Providence, Legacy Health and PeaceHealth are integral to the physical and economic health of the region.

Globally-recognized sports and outdoor performance apparel companies such as Nike and Columbia Sportswear are headquartered in the area.

Portland's proximity to Silicon Valley and Seattle has made it an attractive destination for many California and Washington-headquartered technology companies to maintain operations in the area with its business-friendly environment and growing inventory of class-A office-focused real estate.

https://www.greaterportlandinc.com/research-center/major-employers

Property Drive-Time & Demographics



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AREA DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2026 Est. Population	2,838	39,552	119,926
2031 Proj. Population	2,775	41,953	121,368
2020 Census Population	2,764	35,615	114,777
2010 Census Population	2,651	33,353	106,139
Proj. Annual Growth 2025 to 2031	-0.4%	1.2%	0.2%
Historical Annual Growth 2010 to 2026	0.5%	1.2%	0.9%
Households & Income			
2026 Est. Households	5,592	106,591	267,152
2026 Est. Average HH Income	$102,744	$127,652	$139,129
2026 Est. Median HH Income	$83,635	$97,042	$105,678
2026 Est. Per Capita Income	$39,473	$50,178	$56,698
Businesses			
2026 Est. Total Businesses	638	8,918	31,433
2026 Est. Total Employees	6,243	81,010	264,682

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com | ©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

Washington Initial Agency Disclosure Pamphlet

Introduction

This pamphlet provides general information about real estate brokerage and summarizes the laws related to real estate brokerage relationships. It describes a real estate broker's duties to the seller/landlord and buyer/tenant. Detailed and complete information about real estate brokerage relationships is available in chapter 18.86 RCW.

If you have any questions about the information in this pamphlet, contact your broker or the designated broker of your broker's firm.

Licensing and Supervision of Brokers

To provide real estate brokerage services in Washington, a broker must be licensed under chapter 18.85 RCW and licensed with a real estate firm, which also must be licensed. Each real estate firm has a designated broker who is responsible for supervising the brokers licensed with the firm. Some firms may have branch offices that are supervised by a branch manager and some firms may delegate certain supervisory duties to one or more managing brokers.

The Washington State Department of Licensing is responsible for enforcing all laws and rules relating to the conduct of real estate firms and brokers.

Agency Relationship

In an agency relationship, a broker is referred to as an "agent" and the seller/landlord and buyer/tenant is referred to as the "principal." For simplicity, in this pamphlet, seller includes landlord, and buyer includes tenant.

For Sellers

A real estate firm and broker must enter into a written services agreement with a seller to establish an agency relationship. The firm will then appoint one or more brokers to be agents of the seller. The firm's designated broker and any managing broker responsible for the supervision of those brokers are also agents of the seller.

For Buyers

A real estate firm and broker(s) who perform real estate brokerage services for a buyer establish an agency relationship by performing those services. The firm's designated broker and any managing broker responsible for the supervision of that broker are also agents of the buyer. A written services agreement between the buyer and the firm must be entered into before, or as soon as reasonably practical after, a broker begins rendering real estate brokerage services to the buyer.

For both Buyer and Seller - as a Limited Dual Agent

A limited dual agent provides limited representation to both the buyer and the seller in a transaction. Limited dual agency requires the consent of each principal in a written services agreement and may occur in two situations: When the buyer and the seller are represented by the same broker, in which case the broker's designated broker and any managing broker responsible for the supervision of that broker are also limited dual agents; and when the buyer and the seller are represented by different brokers in the same firm, in which case each broker solely represents the principal the broker was appointed to represent, but the broker's designated broker and any managing broker responsible for the supervision of those brokers are limited dual agents.

Duration of Agency Relationship

Once established, an agency relationship continues until the earliest of the following:

1. Completion of performance by the broker;
2. Expiration of the term agreed upon by the parties;
3. Termination of the relationship by mutual agreement of the parties; or
4. Termination of the relationship by notice from either party to the other. However, such a termination does not affect the contractual rights of either party.

Written Services Agreement

A written services agreement between the firm and principal must contain the following:

1. The term (duration) of the agreement;
2. Name of the broker(s) appointed to act as an agent for the principal;
3. Whether the agency relationship is exclusive (which does not allow the principal to enter into an agency relationship with another firm during the term) or nonexclusive (which allows the principal to enter into an agency relationship with multiple firms at the same time);
4. Whether the principal consents to limited dual agency;
5. The terms of compensation;
6. In an agreement with a buyer, whether the broker agrees to show a property when there is no agreement or offer by any party or firm to pay compensation to the broker's firm; and
7. Any other agreements between the parties.

A Broker's Duties to All Parties

A broker owes the following duties to all parties in a transaction:

1. To exercise reasonable skill and care;
2. To deal honestly and in good faith;
3. To timely present all written offers, written notices, and other written communications to and from either party;
4. To disclose all existing material facts known by the broker and not apparent or readily ascertainable to a party. A material fact includes information that substantially adversely affects the value of the property or a party's ability to perform its obligations in a transaction, or operates to materially impair or defeat the purpose of the transaction. However, a broker does not have any duty to investigate matters that the broker has not agreed to investigate;
5. To account in a timely manner for all money and property received from or on behalf of either party;
6. To provide this pamphlet to all parties to whom the broker renders real estate brokerage services and to any unrepresented party;
7. To disclose in writing who the broker represents; and
8. To disclose in writing any terms of compensation offered by a party or a real estate firm to a real estate firm representing another party.

A Broker's Duties to the Buyer or Seller

A broker owes the following duties to their principal (either the buyer or seller):

1. To be loyal to their principal by taking no action that is adverse or detrimental to their principal's interest in a transaction;
2. To timely disclose to their principal any conflicts of interest;
3. To advise their principal to seek expert advice on matters relating to the transaction that are beyond the broker's expertise;
4. To not disclose any confidential information from or about their principal; and
5. To make a good faith and continuous effort to find a property for the buyer or to find a buyer for the seller's property, until the principal has entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Limited Dual Agent Duties

A limited dual agent may not advocate terms favorable to one principal to the detriment of the other principal. A broker, acting as a limited dual agent, owes the following duties to both the buyer and seller:

1. To take no action that is adverse or detrimental to either principal's interest in a transaction;
2. To timely disclose to both principals any conflicts of interest;
3. To advise both principals to seek expert advice on matters relating to the transaction that are beyond the limited dual agent's expertise;
4. To not disclose any confidential information from or about either principal; and
5. To make a good faith and continuous effort to find a property for the buyer and to find a buyer for the seller's property, until the principals have entered a contract for the purchase or sale of property or as agreed otherwise in writing.

Compensation

In any real estate transaction, a firm's compensation may be paid by the seller, the buyer, a third party, or by sharing the compensation between firms. To receive compensation from any party, a firm must have a written services agreement with the party the firm represents (or provide a "Compensation Disclosure" to the buyer in a transaction for commercial real estate).

A services agreement must contain the following regarding compensation:

1. The amount the principal agrees to compensate the firm for broker's services as an agent or limited dual agent;
2. The principal's consent, if any, and any terms of such consent, to compensation sharing between firms and parties; and
3. The principal's consent, if any, and any terms of such consent, to compensation of the firm by more than one party.

Short Sales

A "short sale" is a transaction where the seller's proceeds from the sale are insufficient to cover seller's obligations at closing (e.g., the seller's outstanding mortgage is greater than the sale price). If a sale is a short sale, the seller's real estate firm must disclose to the seller that the decision by any beneficiary or mortgagee, to release its interest in the property for less than the amount the seller owes to allow the sale to proceed, does not automatically relieve the seller of the obligation to pay any debt or costs remaining at closing, including real estate firms' compensation.

[2023 c 318 s 11; 2013 c 58 s 13; 2012 c 185 s 2; 1997 c 217 s 7; 1996 c 179 s 13.]

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