

FOR SALE
SPARROW LANDING

4202 NE MORROW ROAD, VANCOUVER, WA 98682

NEW 17 UNIT CONDO/
MULTIFAMILY PROPERTY



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Offering Highlights

This newly delivered multifamily property offers investors a stabilized, low-maintenance opportunity in a highly accessible central location. Designed with today's renter in mind, the building blends modern finishes with practical functionality, supporting strong tenant demand and long-term rent growth.

The efficient unit mix, featuring well-appointed one-bedroom homes and larger three-bedroom layouts, expands the tenant pool and supports stable occupancy. Each residence includes contemporary kitchens with a full appliance package, electric range, microwave, dishwasher, and in-unit washer and dryer, enhancing livability and long-term retention.

With brand new systems, attractive interior finishes, and durable construction, this asset offers minimal deferred maintenance and predictable operating expenses, making it an ideal addition to any multifamily portfolio.

The property is currently a condominium development. Buyer has the flexibility to individually dispose of the condos, retain the condos as rentals, or convert to a multi-family property.

Inviting offers.



Summary

Address: 4202 NE Morrow Road
Vancouver, WA 98682

Building Size: ± 15,464 SF

Units: 17

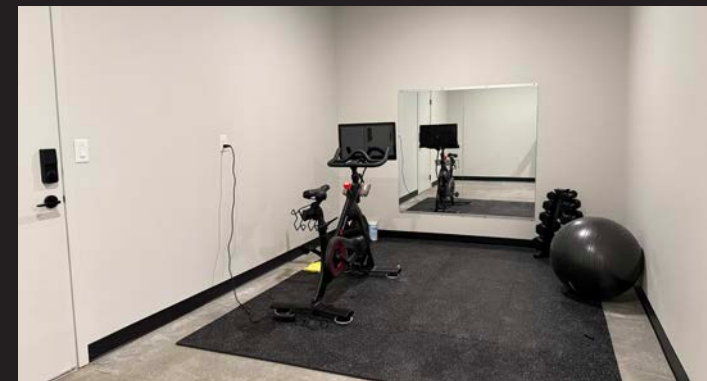
Unit Mix: 1 bedroom (3)
2 bedroom (11)
3 bedroom (3)

Average Unit Size: 1 bedroom ± 690 SF
2 bedroom ± 720 - 921 SF
2 bedroom ± 1,155 SF

Stories: 2

Year Built: 2025





Land Size: ± 0.86 AC / ± 37,585 SF





Sparrow Landing

Trends - 5 Mile Radius

	2026 Population	283,408		Avg Household Size	2.5
	2030 Projected Population	315,019		Owner Occupied	46.6%
	2020-2030 Growth	10.03%		Renter Occupied	48.9%
	2026 Households	108,215		Avg Household Income	\$95K
	2030 Projected Households	120,749		Median Household Income	\$78K
	2020-2030 Growth	16.37%		Total Consumer Spending	\$3.7B