



\$699,900

Main Street Professional Office Space

OFFERING MEMORANDUM | 2901 MAIN STREET | VANCOUVER, WA

Exclusively Listed by

Trevor Sosky - Managing Director | (360) 798-1413 | trevor@kwcommercial.com | 25176, Washington

Each Office is Independently Owned and Operated
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KW COMMERCIAL | VANCOUVER

2211 E Mill Plain Blvd
Vancouver, WA 98661

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Property Summary



Property Summary

Building SF:	3,096
Lot Size:	5,772 SF
Parking:	On-Site & Street Parking
New Price:	\$699,900
Year Built/Renovated:	1906/2020
Zoning:	R-22 with Commercial Development Overlay

Property Overview

2901 Main is professional office building with 1,228 SF on the main floor, 640 SF on the second floor, and a partially finished basement of 1,228 SF (primarily used for storage). The property has been well maintained including, but not limited to, new roof, new gutters, newer furnace, rebuilt front porch. The previous uses included a law firm and real estate office.

Location Overview

Located at the NE corner of 29th and Main Street, just North of Uptown & Fourth Plain. Close proximity to I-5, restaurants and services.

Drone Photos



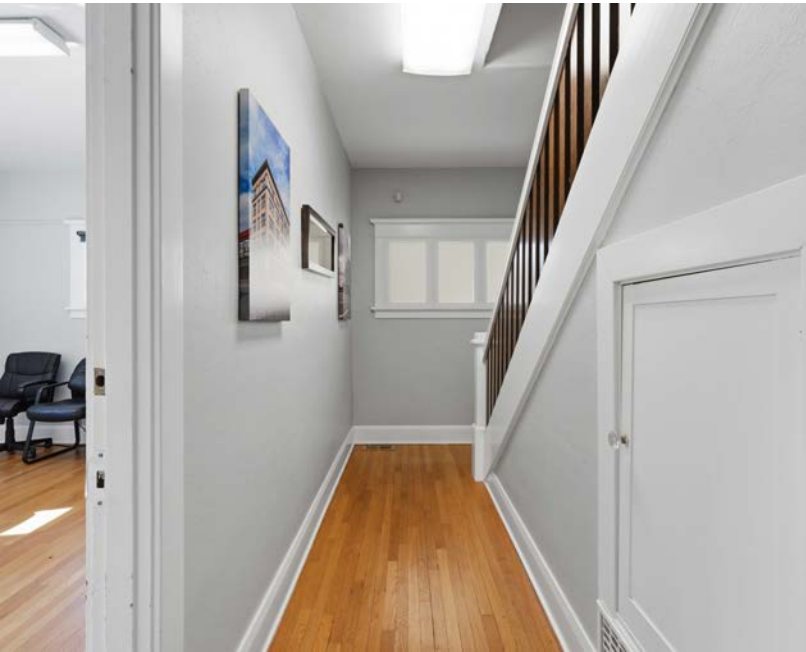
Exterior Photos



Interior Photos



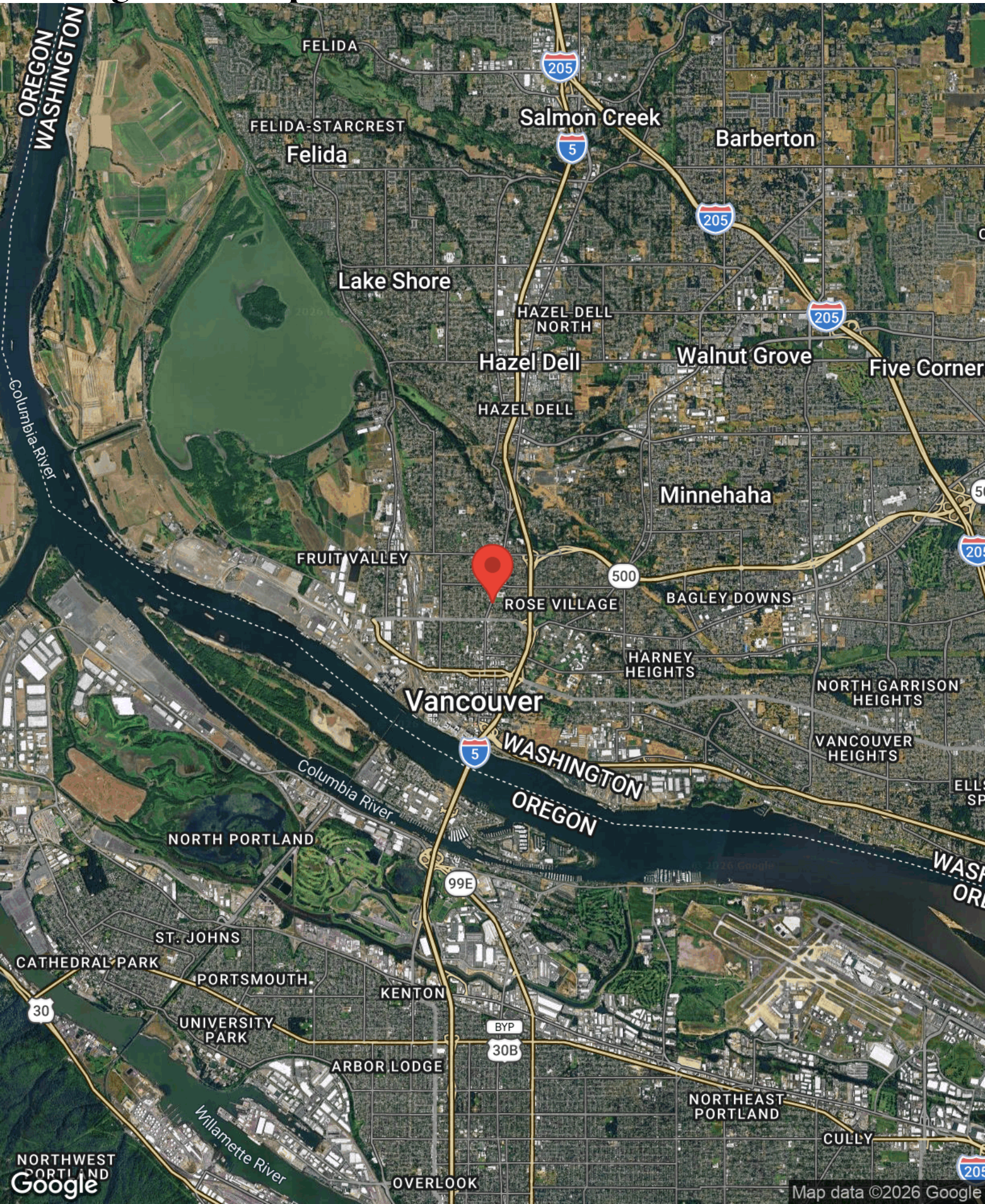
Interior Photos



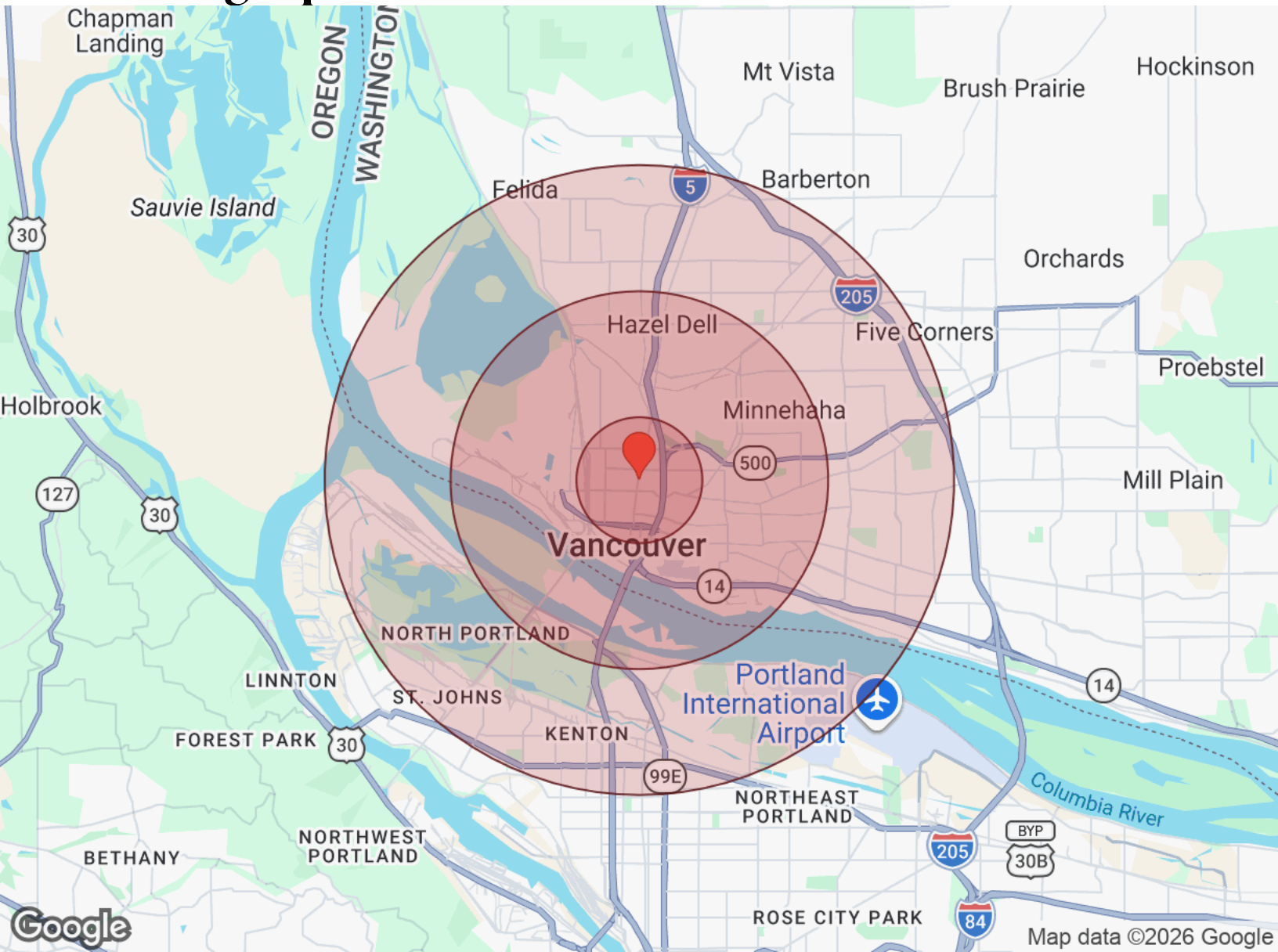
Aerial Map



Regional Map



Demographics



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,925	41,453	105,930
Female	8,759	40,796	105,599
Total Population	17,684	82,249	211,529

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	12,916	56,102	142,422
Black	619	3,422	11,296
Am In/AK Nat	104	469	1,079
Hawaiian	95	757	1,883
Hispanic	2,391	13,472	32,914
Asian	566	3,619	10,873
Multiracial	932	4,170	10,598
Other	60	230	465

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,198	41,068	97,371
Occupied	8,551	38,185	90,667
Owner Occupied	3,585	17,570	48,644
Renter Occupied	4,966	20,615	42,023
Vacant	648	2,883	6,704

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,673	13,307	34,361
Ages 15 - 24	1,665	9,244	24,195
Ages 25 - 54	8,395	36,361	94,415
Ages 55 - 64	2,179	9,624	23,701
Ages 65+	2,774	13,711	34,857

Income	1 Mile	3 Miles	5 Miles
Median	\$79,732	\$82,181	\$89,908
Under \$15k	792	3,134	6,444
\$15k - \$25k	411	2,207	4,692
\$25k - \$35k	521	2,054	4,941
\$35k - \$50k	938	3,969	8,163
\$50k - \$75k	1,416	6,289	13,843
\$75k - \$100k	1,039	5,012	12,160
\$100k - \$150k	1,581	7,829	18,404
\$150k - \$200k	716	3,412	9,998
Over \$200k	1,136	4,279	12,024

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