Marcus & Millichap
THE BROWN GROUP

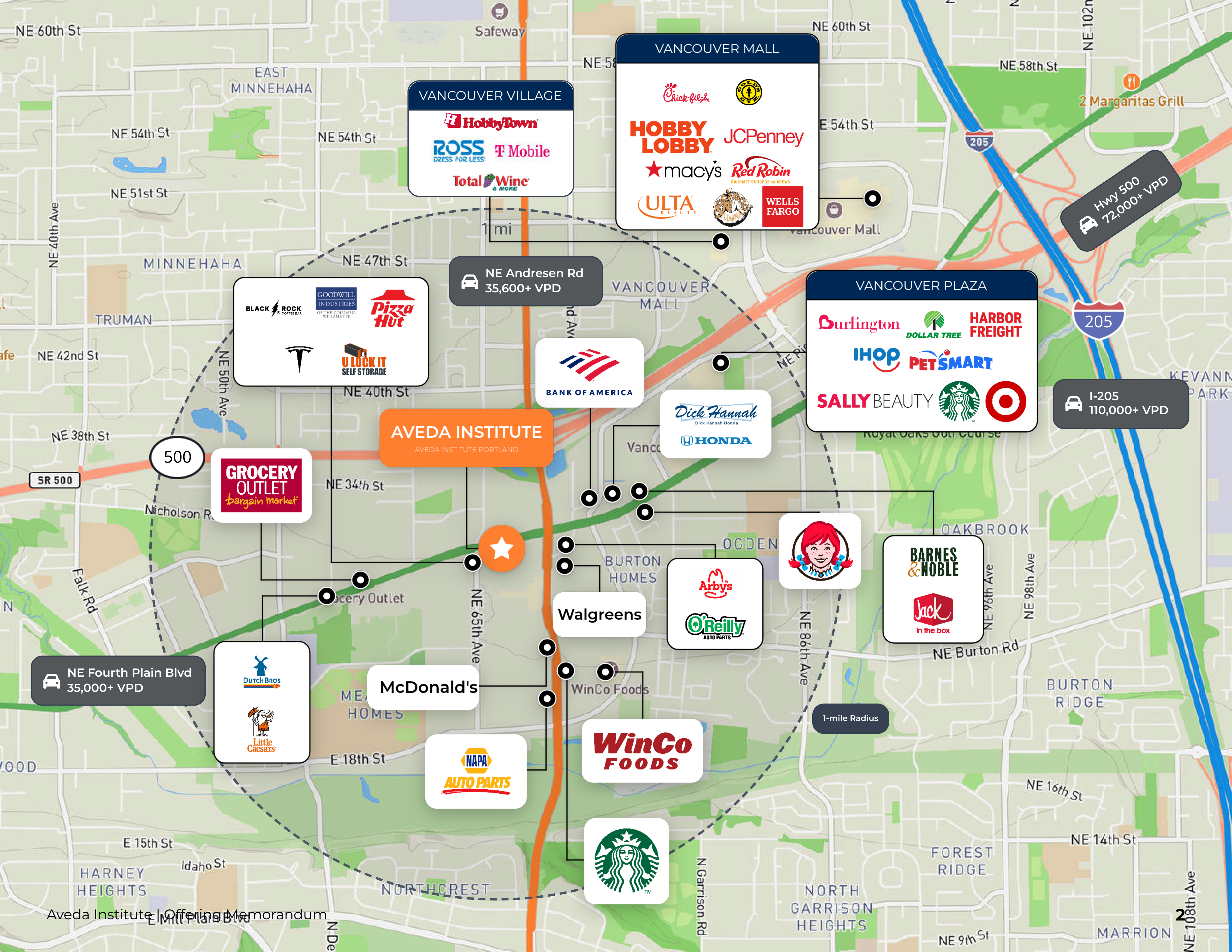
AVEDA INSTITUTE

6615 NE Fourth Plain Blvd, Vancouver, WA 98661

NEW 5-YEAR LEASE AVEDA INSTITUTE FEATURING ANNUAL RENT INCREASES AND 13+ YEARS OF OPERATING HISTORY LOCATED IN RAPIDLY GROWING VANCOUVER, WA (PORTLAND MSA)

AVEDA INSTITUTE PORTLAND

ACTUAL PROPERTY PHOTO


VANCOUVER MALL
Chick-fil-A
HOBBY LOBBY
JCPenney
macy's
Red Robin
ULTA BEAUTY
WELLS FARGO
VANCOUVER VILLAGE
HobbyTown
ROSS DRESS FOR LESS
T Mobile
Total Wine & MORE
VANCOUVER PLAZA
Burlington
DOLLAR TREE
HARBOR FREIGHT
IHOP
PETSMART
SALLY BEAUTY
Hwy 500 72,000+ VPD
I-205 110,000+ VPD
NE Andresen Rd 35,600+ VPD
NE Fourth Plain Blvd 35,000+ VPD
BLACK ROCK COFFEE BAR
GOODWILL INDUSTRIES OF THE COLUMBIA WILLAMETTE
Pizza Hut
U LOCK IT SELF STORAGE
BANK OF AMERICA
Dick Hannah
HONDA
AVEDA INSTITUTE
AVEDA INSTITUTE PORTLAND
GROCERY OUTLET bargain market
Arby's
O'Reilly AUTO PARTS
BARNES & NOBLE
Jack in the box
Walgreens
McDonald's
DUTCH BROS
Little Caesars
NAPA AUTO PARTS
WinCo FOODS
1-mile Radius
1 mi
500
SR 500
205
NE 60th St
NE 58th St
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NE 40th Ave
NE 50th Ave
NE 65th Ave
NE 86th Ave
NE 96th Ave
NE 98th Ave
NE 102nd Ave
NE 108th Ave
NE Burton Rd
N Garrison Rd
Nicholson Rd
Falk Rd
Idaho St
E Mill Plain Blvd
Safeway
Vancouver Mall
2 Margaritas Grill
WinCo Foods
Royal Oaks Golf Course
EAST MINNEHAHA
MINNEHAHA
TRUMAN
VANCOUVER MALL
OGDEN
BURTON HOMES
OAKBROOK
BURTON RIDGE
KEVANNA PARK
HARNEY HEIGHTS
NORTHCREST
FOREST RIDGE
NORTH GARRISON HEIGHTS
MARRION

THE **OFFERING**

6615 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98661

Price	**$4,235,000**
Cap Rate	**7.52%**
Price/SF	**$226**
Gross Leasable Area	18,729 SF
Lot Size (Acres)	1.75 Acres
Type of Ownership	Fee Simple
Year Built	2001 / 2014

LEASE SUMMARY

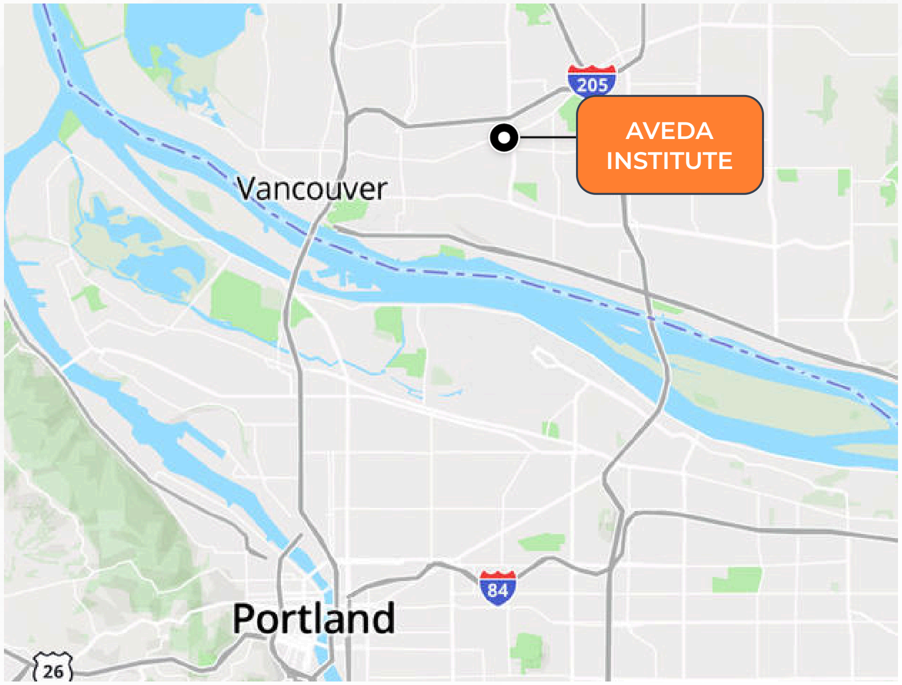
Tenant	Aveda Institute
Rent Increases	2.5% Annually
Guarantor	Personal Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	Close of Escrow
Initial Lease Term	5 Years
Renewal Options	2, 5-Year Options
Landlord Responsibility	Roof & Structure
Tenant Responsibility	Taxes, Insurance, Repair & Maintenance

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Years 1-2	$318,393	$26,533	$17.00	7.52%
Year 3	$326,353	$27,196	$17.43	7.71%
Year 4	$334,512	$27,876	$17.86	7.90%
Year 5	$342,874	$28,573	$18.31	8.10%

OPTIONS

Years 6-10	2.5% Annual Increases
Years 11-15	2.5% Annual Increases




AVEDA INSTITUTE PORTLAND
VANCOUVER CAMPUS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AVEDA INSTITUTE PORTLAND

THE **HIGHLIGHTS**

BRAND NEW 5-YEAR NNN LEASE WITH ANNUAL RENT INCREASES

A new 5-year NNN lease will be signed at closing, featuring 2.5% annual rent increases, offering investors a long-term passive income stream with built in contractual rent growth and minimal landlord responsibilities for management, maintenance, or repairs.

LONG-TERM OPERATING HISTORY & STABLE ENROLLMENT

Aveda Institute has successfully operated from this location since 2013, demonstrating nearly 15 years of commitment to the subject property and the Vancouver market. The tenant has served the Portland/Vancouver region for over 20 years. This location maintains an average enrollment of approximately 115 students, reflecting a mature, established, and successful educational business.

MISSION-CRITICAL EDUCATIONAL FACILITY

The property serves as Aveda Institute's Vancouver campus and features specialized classrooms, salon space, laboratories, and student training facilities. Significant tenant investment and purpose-built improvements create meaningful replacement costs while reinforcing the Property's mission-critical role within the tenant's long-term operations.

PROMINENT LOCATION ON NE FOURTH PLAIN BOULEVARD (35,000+ VPD)

Strategically positioned along NE Fourth Plain Boulevard, one of Vancouver's primary commercial corridors, the Property benefits from excellent visibility, strong traffic counts, convenient accessibility, established surrounding retail, and dense residential neighborhoods that support long-term occupancy.

WELL-MAINTAINED EDUCATIONAL ASSET

Constructed in 2001 and renovated in 2014, the Property has been well maintained to support long-term educational use. The specialized improvements, functional layout, and durable metal roof provide lasting utility and help minimize future capital expenditures.

BELOW REPLACEMENT COST OPPORTUNITY

Offered at approximately $226 per square foot, the Property provides investors with the opportunity to acquire a specialized educational facility below today's estimated replacement cost while benefiting from stable in-place cash flow.

GROWING CLARK COUNTY ECONOMY

Clark County continues to benefit from steady population growth, employment expansion, and residential development. The population within a 5-mile radius is over 271,000 people, has grown more than 4% in the last 5 years, and is projected to grow another 3% within the next five years. Average household incomes exceed $103,000 annually. Vancouver remains one of Southwest Washington's primary employment and commercial centers, supporting continued demand for educational and service-oriented real estate.

TECHNOLOGY-RESILIENT VOCATIONAL EDUCATION

The property is occupied by a specialized vocational education provider offering hands-on instruction and state licensing programs that require in-person attendance. This experiential use, plus significant tenant improvements, is less susceptible to disruption from e-commerce or artificial intelligence.


NE Fourth Plain Blvd
NE 66th Ave
NE FOURTH PLAIN BLVD - 23,534 VPD
NE 65TH AVE - 17,000 VPD
28,867 VPD
Andresen Rd
AVEDA INSTITUTE
6615 NORTHEAST FOURTH PLAIN BOULEVARD
VANCOUVER, WA

TENANT **OVERVIEW**

AVEDA INSTITUTES

AVEDA INSTITUTE

Founded in 1978 by hairstylist Horst Rechelbacher, Aveda is a global beauty pioneer and Certified B Corporation™ known for making natural, plant-based beauty upmarket and fashion-forward. Inspired by his mother's herbal knowledge and his studies in Ayurvedic healing, Rechelbacher created Aveda's first products in his kitchen sink. Today, the company remains guided by its original mission: caring for the world through environmental leadership, responsible practices, and societal give-back.

Aveda offers a high-performance portfolio of hair, skin, and body care products formulated with naturally derived plant, mineral, and water ingredients. The brand features signature PURE-FUME™ aromas made from pure flower and plant essences. Built on strict ethical standards, Aveda is 100% vegan and Leaping Bunny Approved, maintaining an unwavering stance against animal testing since its inception.

As an industry leader in sustainability, Aveda was the first beauty company to use 100% post-consumer recycled PET packaging and to sign the Valdez CERES Principles for corporate environmental responsibility. All products are manufactured with 100% wind power through renewable energy credits and carbon offsets. Across its global network of salons, institutes, and retail locations, Aveda continues to set higher standards for conscious living, fair-trade practices, and environmental activism.

https://www.aveda.edu

VANCOUVER, **WA (PORTLAND - VANCOUVER MSA)**

Vancouver is the largest city in Clark County and the fourth-largest in Washington, sitting directly across the Columbia River from Portland within the Portland-Vancouver MSA. I-5 and I-205 bridges connect the two markets, positioning Vancouver as a primary destination for cross-river residents, businesses, and investment capital.

ECONOMY

- Washington levies no individual or corporate income tax while Oregon carries one of the highest state income taxes — a structural draw pulling Portland-based residents, businesses, and investment capital across the river to Vancouver.
- Clark County's major sectors include health care and social assistance (~26,200 jobs), professional and business services (~22,300), retail trade (~18,900), government (~25,700), and manufacturing (~14,000). Tech anchors HP and Kyocera have operated Vancouver facilities for decades, and ZoomInfo is headquartered on the city's waterfront. PeaceHealth Southwest Medical Center is the city's largest hospital, with Legacy Salmon Creek Medical Center also high-performing.
- Steady population and household growth across the trade area supports demand: 282,898 residents within five miles of the subject today, projected to reach 304,710 by 2028, with average household income exceeding $103,000.

TAX ARBITRAGE

Washington levies no individual or corporate income tax while Oregon carries one of the highest state income taxes — a structural draw for Portland-based capital.

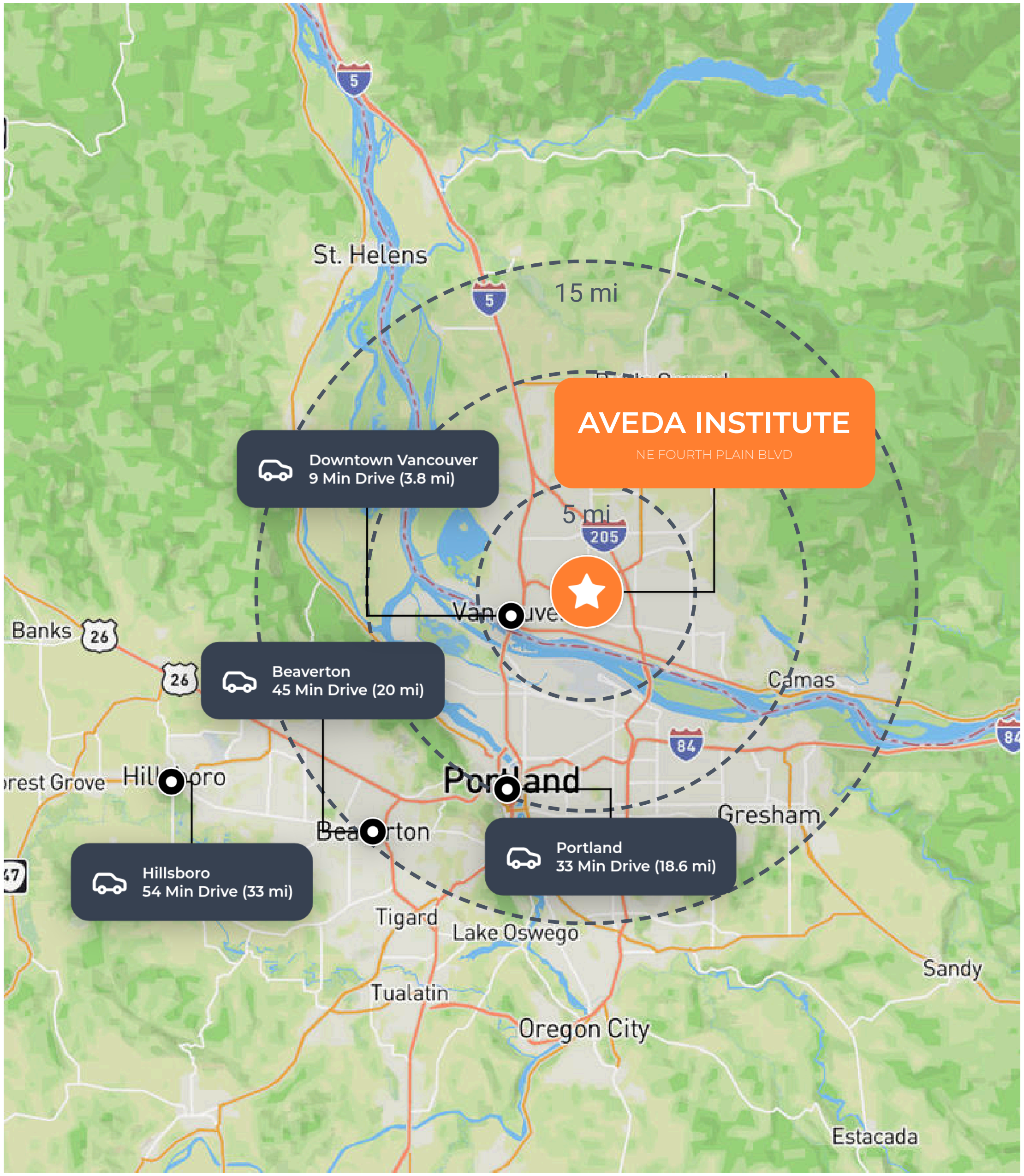
DIVERSE EMPLOYMENT BASE

Major sectors include health care (~26,200 jobs), professional services (~22,300), government (~25,700), and retail (~18,900). Tech anchors include HP, Kyocera, and ZoomInfo.

DEMOGRAPHIC GROWTH

282,898 residents within five miles, projected to reach 304,710 by 2028. Average household income exceeding $103,000 across 110,940 households.

DEMOGRAPHICS **& TRAVEL TIME**



VANCOUVER, WA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	19,492	123,351	282,741
2030 Pop. Projection	20,196	127,291	291,736
Pop Growth 2020-2025	6.09%	3.98%	4.29%
Pop Forecast 2025-2030	3.61%	3.19%	3.18%
HH Growth 2020-2025	6.37%	4.21%	4.92%
HH Forecast 2025-2030	3.75%	3.33%	3.38%
Avg Household Income	$84,020	$97,447	$103,530

MAJOR **EMPLOYERS**

EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
Vancouver Public Schools	Education	3,000	1.1 mi
PeaceHealth Southwest Medical Center	Healthcare	4,000	1.8 mi
SEH America	Manufacturing	1,000	2.4 mi
Clark College	Education	1,000	2.4 mi
Evergreen Public Schools	Education	3,500	3.4 mi
Clark County Government	Government	1,500	3.7 mi
City of Vancouver	Government	1,000	3.7 mi
ZoomInfo	Technology	1,000	3.7 mi
Legacy Salmon Creek Medical Center	Healthcare	1,500	5.7 mi
HP Inc.	Technology	1,000	5.8 mi
Washington State University Vancouver	Education	1,000	6.3 mi
WaferTech	Manufacturing	1,000	7.4 mi

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Please consult your Marcus & Millichap agent for more details.

COOPERATIVE BROKERAGE COMMISSION

Marcus & Millichap is offering a cooperative brokerage commission by Seller to brokers who represent purchasers that were not directly contacted via phone or e-mail by the listing brokers and who successfully close on the property at terms acceptable to Seller.

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