



Investment Opportunity!

For Sale

\$10,650,000.00

Van Mall Professional Campus

9300 Van Mall Drive, Vancouver, WA 98662

Four Buildings 100% leased (\$163.84 per square foot)

Strong Credit Tenants!

Four Buildings ...Excellent Location in Vancouver, WA

Ease of access off I-205 or 500, Just minutes to PDX, Across the street from Vancouver Mall, ample parking with 4 parking stalls per 1,000 sq ft.

Building

9300 Van Mall Drive 15,000 sq ft

9310 Van Mall Drive 15,000 sq ft

9320 Van Mall Drive 20,000 sq ft

9330 Van Mall Drive 15,000 sq ft

Total GLA 65,000 sq ft



9300 Van Mall Drive

- 15,000 square feet



Suite 100 Elite Family Dentistry
Suite 101 Hawthorn Successor LLC
Suite 102 New Horizons In Home Health Care
Suite 202 Family Resources Home Care
Suite 203 Sleep Technologies
Suite 204 Thrive Collection Services
Suite 205 Columbia River Implants and Periodontics

9310 Van Mall Drive

- 15,000 square feet
- Fully Leased to Hawthorn Senior Living
- Hawthorn Senior Living Corporate Headquarters is located at the Van Mall Professional Campus
- Hawthorn owns and operates 77 Senior Living Communities through out the United States



9320 Van Mall Drive

- 20,000 square feet
- Suite 100 Bloodworks
- Suite 101 Environmental Controls
- Suite 102 Hawthorn Senior Living
- Suite 103 Coastal Software
- Suite 200 Hawthorn Senior Living



9330 Van Mall Drive

- 15,000 square feet
- Suite 100 Peacehealth Orchards Clinic
- Suite 200 Aquawolf
- Suite 201 NW Testing Drug Screens & Physicals
- Suite 202 Melissa M Cosgrove, Nurse Practitioner
- Suite 203 Clear Modern Mortgage





PeaceHealth set to open PeaceHealth Orchards Clinic and invites public to open house

February 26, 2024 | News



Vancouver, Wash. – PeaceHealth will open a new primary care clinic, PeaceHealth Orchards Clinic, on Monday, March 4, offering primary care services for the whole family. Prior to the opening, PeaceHealth will hold an open house on Wednesday, Feb. 28, from 4:30 – 6:30 p.m. All are welcome.

The clinic, located near the Vancouver Mall at 9330 NE Vancouver Mall Drive, will be staffed by a comprehensive healthcare team including two providers, Sophia Kim, MD and Lisa Rinker, MD.

The unique layout, the first-of-its-kind for PeaceHealth, is designed for greater collaboration of the care team and ease of check-in for patients. Patients, if able, have the opportunity to electronically check-in and self-room themselves in their designated exam room, each one identified with a distinct color and number.

“We are pleased to open a primary care clinic at this location as we know there is a growing need for primary care services in the Orchards area,” shares Leon McCook, MD, Chief Medical Officer of PeaceHealth Medical Group, Columbia Network. “Our care team is excited about the unique design aimed at improving the efficiency of how we deliver care while also improving how patients experience receiving care,” added McCook.

Clinic hours of operations will be Monday through Friday, 8 a.m. to 5 p.m. Same-day appointments and online scheduling will be available for established patients. Later in the summer, the clinic expects to add primary care plus+ services with extended hours available to both PeaceHealth and non-PeaceHealth patients. More information about the clinic can be found at www.peacehealth.org/orchards

About PeaceHealth: PeaceHealth, based in Vancouver, Wash., is a not-for-profit Catholic health system offering care to communities in Washington, Oregon and Alaska. PeaceHealth has approximately 16,000 caregivers, a group practice with more than 1,200 providers and 10 medical centers serving both urban and rural communities throughout the Northwest. In 1890, the Sisters of St. Joseph of Peace founded what has become PeaceHealth. The Sisters shared expertise and transferred wisdom from one medical center to another, always finding the best way to serve the unmet need for healthcare in their communities. Today, PeaceHealth is the legacy of the founding Sisters and continues with a spirit of respect, stewardship, collaboration and social justice in fulfilling its Mission. Visit us online at peacehealth.org.

Related

[PeaceHealth Orchards Clinic](#)

Media Contact
 Debra Carnes
 Sr. Director Marketing and Communications, Columbia Network



2023



BLOODWORKS NORTHWEST | ANNUAL REPORT 2023

A TIME OF GROWTH



EVERY DAY AT BLOODWORKS NORTHWEST, SOMETHING REMARKABLE HAPPENS. We deliver lifesaving transfusions and apheresis treatments to patients, donors give the gift of life, and transplant recipients are matched to their life-givers. We provide space for our community to gather and serve. What a delight and a privilege it is to work in partnership to provide life to people in the Pacific Northwest and beyond.

As we've shifted beyond the pandemic years, now is the time to grow our services and continue to advance our lifesaving mission. Examples abound around our investment of energy and resources into elevating our impact, including:

- Ensuring a safe and reliable blood supply for transfusion, transplantation, and research, each and every day of the year.
- Accelerating the growth of our mobile program to make donating blood more convenient and accessible in Western Washington and Oregon.
- Opening a new donor center and mobile hub serving Beaverton and the greater Portland area.
- Expanding donor eligibility through implementation of new FDA guidelines that offer more people the opportunity to donate blood.
- Growing products and services that enable clinical researchers to find specialized cell and gene therapies through Bloodworks Bio.
- Creating opportunities for new scientific discoveries in blood-related research and patient therapies through growth of our Research Institute.

Whether you are a blood donor, blood drive coordinator, financial donor, or volunteer, we thank you for your lifesaving commitment. With your wonderful help, Bloodworks makes an immense impact on the Pacific Northwest and beyond. We seek and continue to depend on your ongoing support in amplifying our mission of saving lives every day. Together, we make an ever more positive difference.

Kindly,

 CURT GADY, MBA
 President and CEO
 Bloodworks Northwest

SAVING LIVES THROUGH RESEARCH, INNOVATION, EDUCATION, AND EXCELLENCE IN BLOOD, MEDICAL, AND LABORATORY SERVICES IN PARTNERSHIP WITH OUR COMMUNITY.



COMMUNITY IMPACT

COMMUNITY BLOOD DONATIONS	BLOODWORKS TRANSFUSION SERVICE LABS	BLOODWORKS BIO	BLOODWORKS CORD BLOOD DONATION PROGRAM
195,233 SUCCESSFUL BLOOD COLLECTIONS	50,418 BLOOD COMPONENTS ISSUED	1,129 PATIENT PROCEDURES	2,242 COLLECTIONS (MIL HA)
170,601 WHOLE BLOOD	700 ENABLED SOLID ORGAN TRANSPLANTS	368 ACTIVE RESEARCH DONORS	189 UNITS SANDED
20,798 PLATELETS	700 TOTAL COLLECTIONS	700 TOTAL COLLECTIONS	16 UNITS DISTRIBUTED FOR TRANSPLANTATION
1,673 PLASMA			
2,171 SUPER REDS			171 SUCCESSFUL COLLECTIONS
18,204 FIRST-TIME DONORS			
1,975 MOBILE DRIVE DAYS			

1 IN 7 PATIENTS ENTERING THE HOSPITAL WILL NEED BLOOD.

Strong Credit Tenants

Tenants who make a true impact on the health and welfare of the local community

Solid Mix of Tenants - Medical, Dental, Sleep, Senior Housing, Financial Services, Construction Administration and Technology



Property Name	Tenant	Unit(s)
Vanmall Professional Campus	Dr. Jagjit Bhui, DMD dba Elite Family Dentistry	9300-100
Vanmall Professional Campus	Hawthorn Successor LLC	9300-101
Vanmall Professional Campus	Altru Home Care LLC dba New Horizons In-Home Care	9300-102
Vanmall Professional Campus	Geras LLC dba Family Resource Home Care	9300-202
Vanmall Professional Campus	Sleep Technologies Ltd	9300-203
Vanmall Professional Campus	Thrive Collection Services dba TCS Corp	9300-204
Vanmall Professional Campus	Garibov, PLLC	9300-205
Vanmall Professional Campus	Hawthorn Senior Living, LLC	9310-100, 9310-200
Vanmall Professional Campus	Bloodworks	9320-100
Vanmall Professional Campus	Environmental Controls	9320-101
Vanmall Professional Campus	Hawthorn Senior Living	9320-102
Vanmall Professional Campus	Verosa LLC	9320-103
Vanmall Professional Campus	Hawthorn Senior Living, LLC	9320-201
Vanmall Professional Campus	PeaceHealth	9330-100
Vanmall Professional Campus	Aquawolf LLC	9330-200
Vanmall Professional Campus	Melissa M. Cosgrove NP, LLC dba NW Testing	9330-201
Vanmall Professional Campus	Melissa M Cosgrove NP LLC	9330-202
Vanmall Professional Campus	Tarim Consulting LLC	9330-203

For complete rent roll information contact Elaine Gesik a confidentiality agreement will be required

Financials

Project Summary

Project: Vancouver Mall Professional Campus
Project Location: Vancouver, WA

Summary Financial Results

	2023	2024	2025	2026	2027
Revenue	1,184,461	1,375,055	1,447,087	1,508,488	1,342,512
Operating Expenses	565,156	635,201	692,300	683,006	717,156
Net Operating Income	619,305	739,854	754,787	825,481	625,355
<i>Occupancy (based on square footage)</i>	<i>89.6%</i>	<i>98.8%</i>	<i>99.4%</i>	<i>99.4%</i>	<i>81.6%</i>

For complete detailed operating expense data confidentiality agreement is required contact Elaine Gesik

Demographics Clark County, WA

First American Title™ Demographics Report Clark County, WA

Key Facts

- 531,345** Total Population
- 198,584** Total Households
- 2.66** Average Household Size
- \$86,776** Median Household Income
- \$203,768** Median Net Worth

Transportation To Work

- 1.7% Took Public Transportation
- 8.4% Carpooled
- 1.5% Walked to Work
- 0.3% Bike to Work

Average Travel Time To Work

Travel Time	Percent
90+ min	~1.5%
60-89 min	~3.5%
45-59 min	~7.5%
40-44 min	~3.5%
35-39 min	~3.5%
30-34 min	~14.5%
25-29 min	~8.5%
20-24 min	~15.5%
15-19 min	~16.5%
10-14 min	~13.5%
5-9 min	~9.5%
< 5 min	~2.5%

Age Pyramid

The largest group: 2023 Males Age 10-14
The smallest group: 2023 Males Age 85+

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (21.8%)
The smallest group: \$15,000 - \$24,999 (4.7%)

Indicator	Value	Diff
<\$15,000	7.2%	-0.2%
\$15,000 - \$24,999	4.7%	-0.3%
\$25,000 - \$34,999	5.3%	-0.2%
\$35,000 - \$49,999	8.7%	-0.6%
\$50,000 - \$74,999	15.7%	+0.8%
\$75,000 - \$99,999	15.5%	+2.9%
\$100,000 - \$149,999	21.8%	+2.9%
\$150,000 - \$199,999	10.0%	-1.0%
\$200,000+	11.2%	-4.2%

Employment By Industry

Industry	Percent
Farm/Fish/Forestry	0.4%
Legal	0.9%
Life/Social/Scientific	1.0%
Social Service	1.4%
Arts/Entertainment/Rec	1.9%
Personal Care	2.0%
Protective Service	2.1%
Building Maintenance	2.7%
Architecture/Engineer	2.9%
Maintenance/Repair	2.9%
Health Support	3.6%
Computer/Mathematical	4.1%
Food Preparation	5.1%
Education/Library	5.3%
Production	5.4%
Business/Financial	5.9%
Health Practices	5.9%
Construction/Extraction	6.1%
Sales	8.8%
Transportation/Moving	9.4%
Office/Admin	10.1%
Management	12.0%

Pets

- 41% Household Owns a Dog
- 23% Household Owns a Cat
- \$946 2023 Pets (Avg)

Education

- 6% No High School Diploma
- 26% High School Graduate
- 34% Some College
- 35% Bachelor's/Grad/Prof Degree

Annual Household Spending

- \$2,364 Apparel & Services
- \$4,017 Eating Out
- \$7,226 Groceries
- \$7,872 Health Care

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1, 3, 5 mile radius



Business Summary

9300 NE Vancouver Mall Dr, Vancouver, Washington, 98662
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.65869
Longitude: -122.57845

Data for all businesses in area	1 mile		3 miles		5 miles	
Total Businesses:	732		4,087		8,980	
Total Employees:	9,197		48,922		98,666	
Total Residential Population:	13,968		138,828		295,204	
Employee/Residential Population Ratio (per 100 Residents)	66		35		33	
by SIC Codes	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	4	0.5%	17	0.2%	78	1.9%
Construction	34	4.6%	157	1.7%	466	11.4%
Manufacturing	9	1.2%	66	0.7%	131	3.2%
Transportation	17	2.3%	283	3.1%	1,311	3.2%
Communication	8	1.1%	46	0.5%	30	0.7%
Utility	0	0.0%	0	0.0%	8	0.2%
Wholesale Trade	14	1.9%	239	2.6%	172	4.2%
Retail Trade Summary	188	25.7%	3,100	33.7%	856	20.9%
Home Improvement	5	0.7%	34	0.4%	73	1.8%
General Merchandise Stores	9	1.2%	629	6.8%	33	0.8%
Food Stores	10	1.4%	79	0.9%	83	2.0%
Auto Dealers & Gas Stations	23	3.1%	468	5.1%	118	2.9%
Apparel & Accessory Stores	30	4.1%	375	4.1%	45	1.1%
Furniture & Home Furnishings	10	1.4%	63	0.7%	58	1.4%
Eating & Drinking Places	55	7.5%	1,088	11.8%	253	6.2%
Miscellaneous Retail	46	6.3%	365	4.0%	191	4.7%
Finance, Insurance, Real Estate Summary	109	14.9%	979	10.6%	391	9.6%
Banks, Savings & Lending Institutions	22	3.0%	139	1.5%	67	1.6%
Securities Brokers	14	1.9%	55	0.6%	43	1.1%
Insurance Carriers & Agents	20	2.7%	133	1.4%	68	1.7%
Real Estate, Holding, Other Investment Offices	53	7.2%	651	7.1%	213	5.2%
Services Summary	289	39.5%	3,875	42.1%	1,571	38.4%
Hotels & Lodging	10	1.4%	174	1.9%	16	0.4%
Automotive Services	12	1.6%	45	0.5%	165	4.0%
Movies & Amusements	13	1.8%	209	2.3%	81	2.0%
Health Services	62	8.5%	1,386	15.1%	316	7.7%
Legal Services	9	1.2%	40	0.4%	25	0.6%
Education Institutions & Libraries	10	1.4%	180	2.0%	84	2.1%
Other Services	173	23.6%	1,841	20.0%	884	21.6%
Government	14	1.9%	392	4.3%	41	1.0%
Unclassified Establishments	46	6.3%	43	0.5%	215	5.3%
Totals	732	100.0%	9,197	100.0%	4,087	100.0%

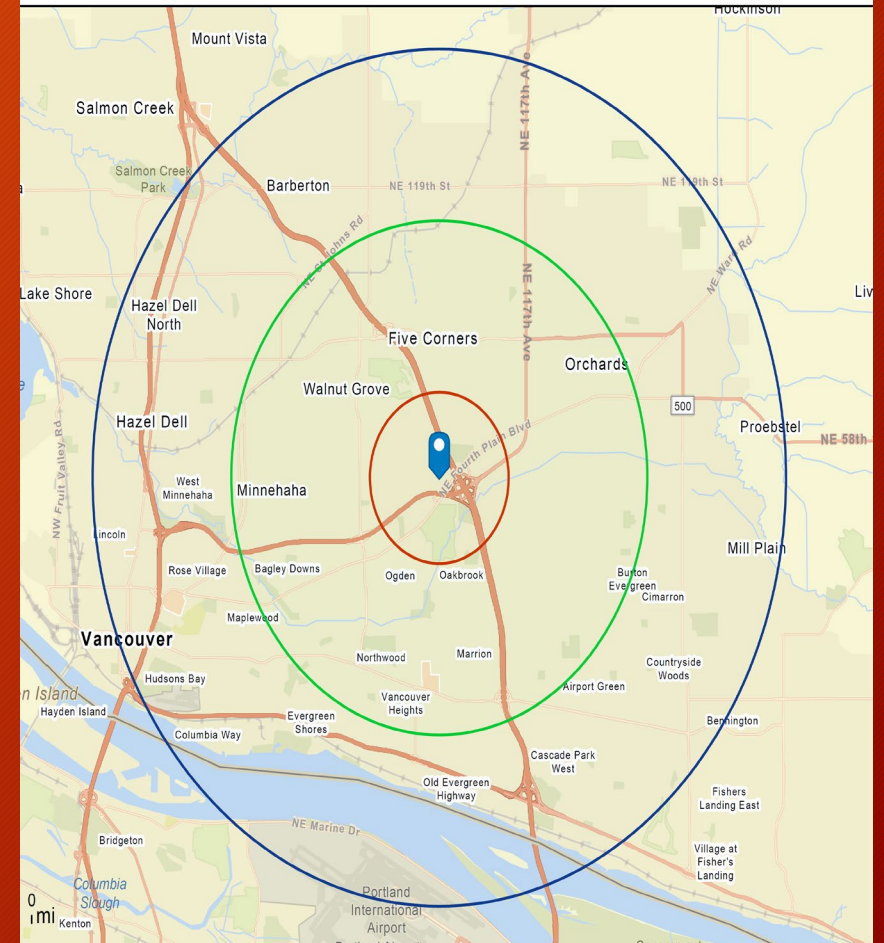
Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

June 07, 2024

9300 NE Vancouver Mall Dr, Vancouver, Washington, 98662
Rings: 1, 3, 5 mile radii

Prepared by First American NCS
Latitude: 45.65869
Longitude: -122.57845



Don't Miss this Opportunity!

- Call Today!
- Elaine Gesik
- 503-508-4962
- egesik@1st-premier.com
- *All information deemed reliable but is subject to change. All potential buyers to complete their own due diligence. Property is being offered and sold on an "As-Is" basis.

