



\$750,000



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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Table of Contents



| | |
|------------------------|----|
| Property Summary | 3 |
| Drone Photos | 4 |
| Aerial Map | 8 |
| Regional Map | 9 |
| Demographics | 10 |

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Property Summary



Property Summary

| | |
|-----------------------|--|
| Building SF: | 3,096 |
| Lot Size: | 5,772 SF |
| Parking: | On-Site & Street Parking |
| Price: | \$750,000 |
| 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



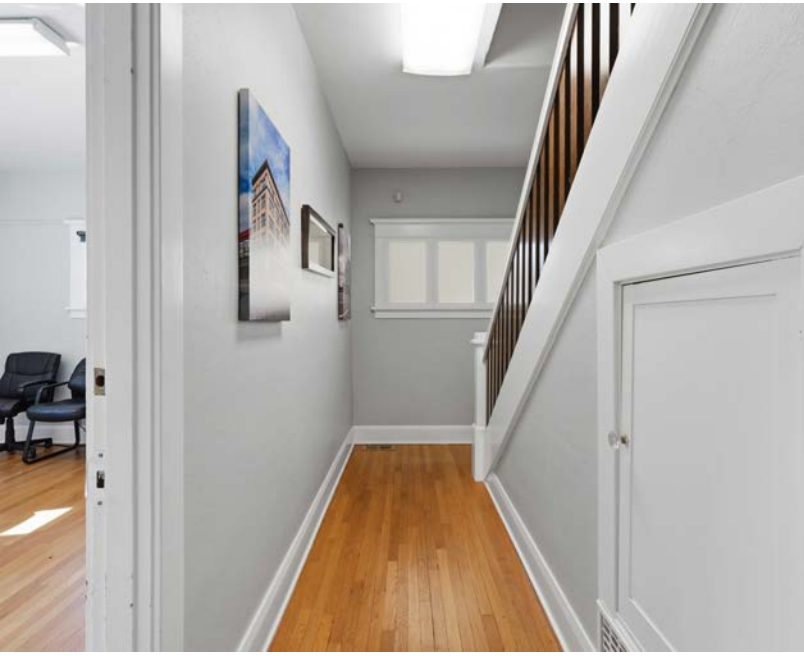
Exterior Photos



Interior Photos



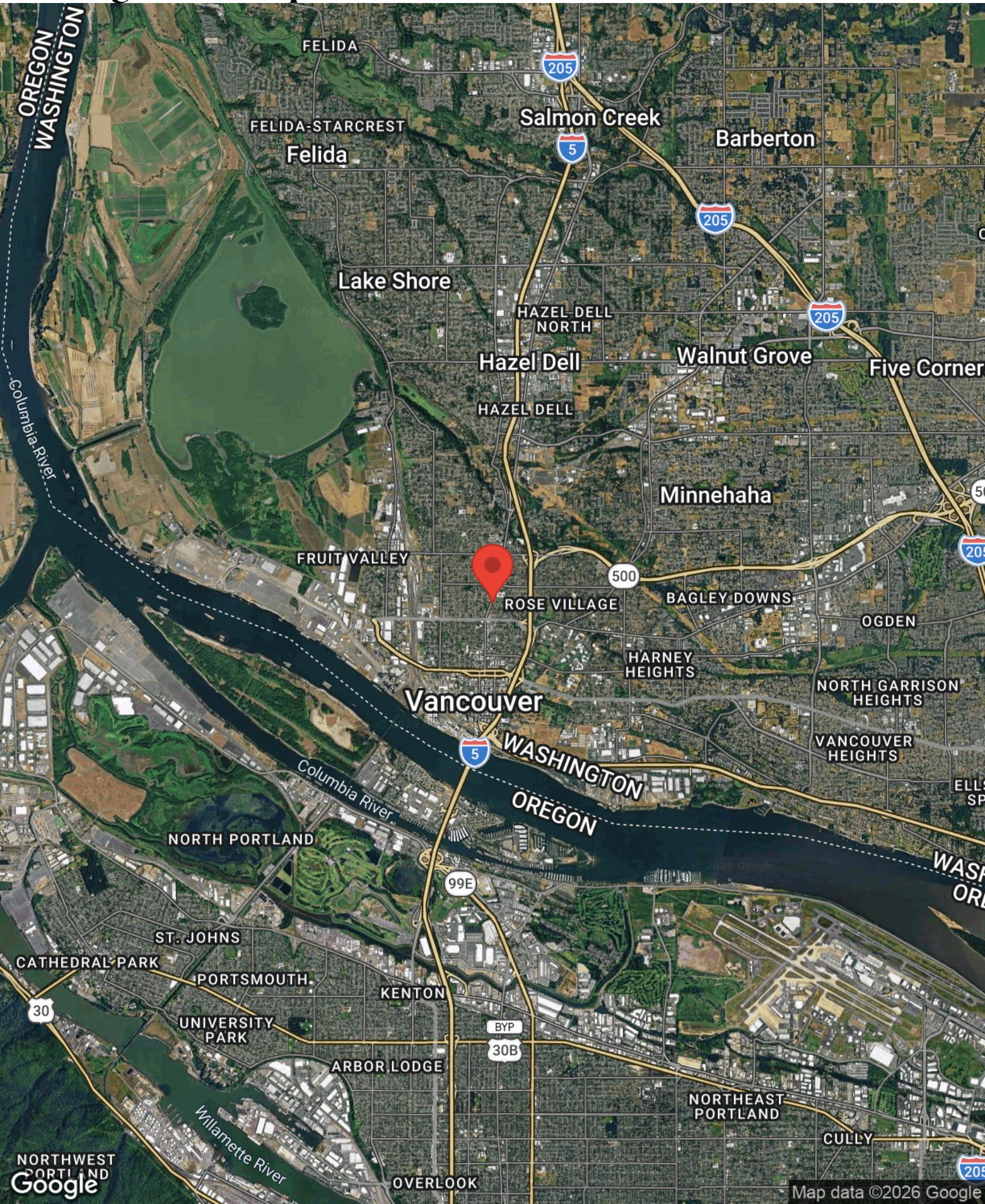
Interior Photos



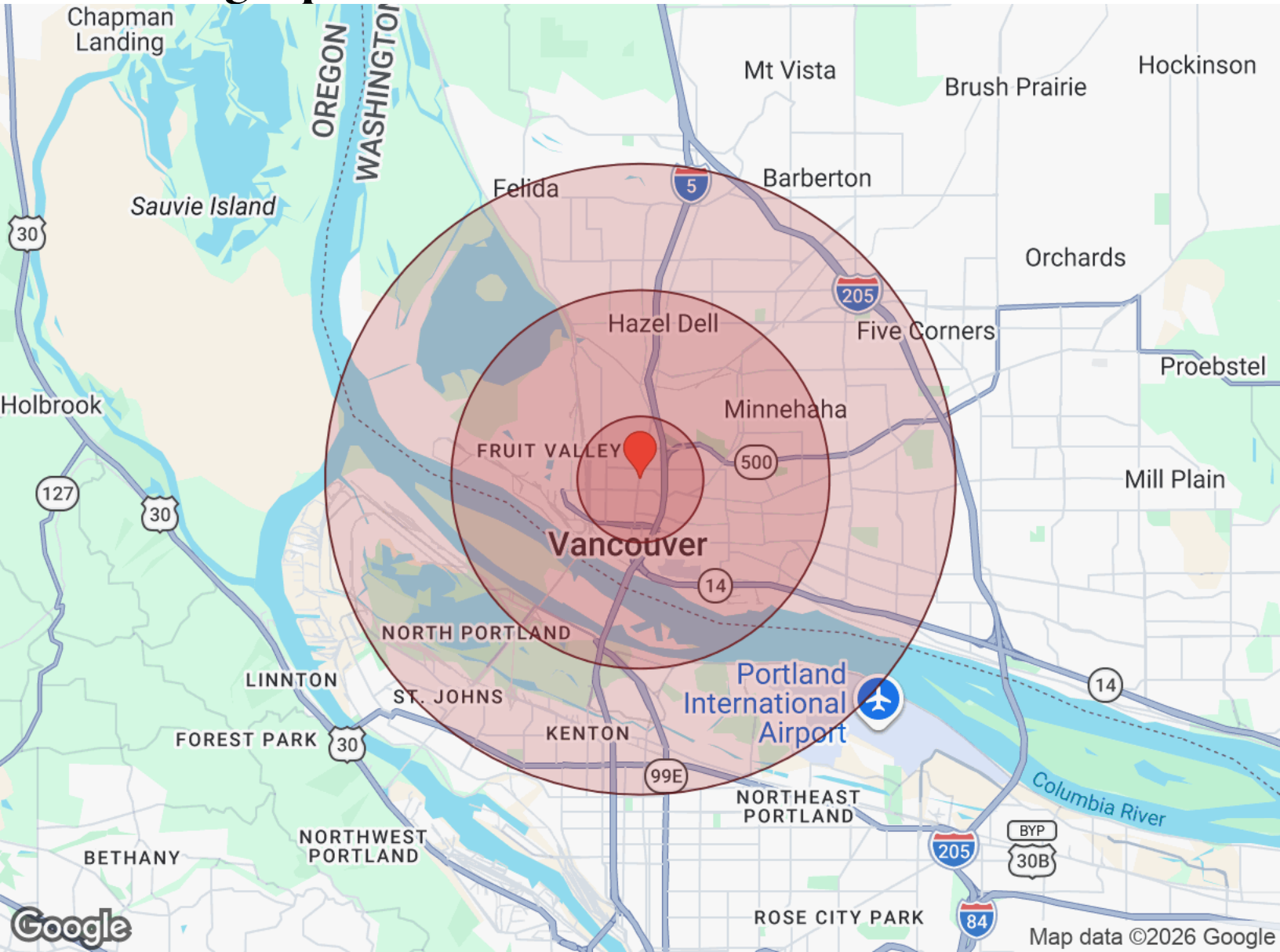
Aerial Map



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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