OFFERING MEMORANDUM

7105 NE 40th St.

MAJ COMMERCIAL
RETAIL ADVISORS

Freestanding Ground-Level Restaurant Building Available For Sale

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THE OFFERING

- Asking: $1,825,000 ($230/SqFt)
- 7,917 +/- SqFt Freestanding Building
  66,211 SqFt Lot (1.52 AC)
- Zoned General Commercial (CG)
  with Tier-1 Transit Overlay
- 81 Parking Stalls Total
  4 Handicap Stalls
- Freeway-Facing Pylon Signage
  Ingress/Egress Monument Signage
- Brand New HVAC Units (2020)
- Newer Metal Roofing (2016)

The information contained herein has been obtained from sources we deem reliable. We do not assume responsibility for its accuracy.

ABOUT 7105 NE 40th St.

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ICONIC ELMER'S DINER

- Fully leased out to Elmer's Restaurant since inception, the property has served as a Vancouver staple for close to three decades.
- FF&E is well-maintained, in working order, and can be included within sale.
- Existing freeway-facing pylon sign enjoys 65,000 +/- VPD (2018).
- Zoned CG with a Tier-1 Transit Overlay, the site offers favorable development incentives.
- Ingress/Egress points located along NE 40th St. NE 72nd Ave. & US Bank shared easement.

Demographics	1-Mile	3-Miles	5-Miles
Household Growth '21-26'	6.35% ▲	6.34% ▲	6.60% ▲
Avg Household Income	$67,494	$78,471	$85,299

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DEMOGRAPHICS

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DEMOGRAPHICS	2-MILES	5-MILES	10-MILES
POPULATION	63,532	278,635	780,738
HH INCOME	$76,066	$85,299	$98,770
Median Age	36	38	38

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AERIAL OVERVIEW

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SATELLITE OVERVIEW

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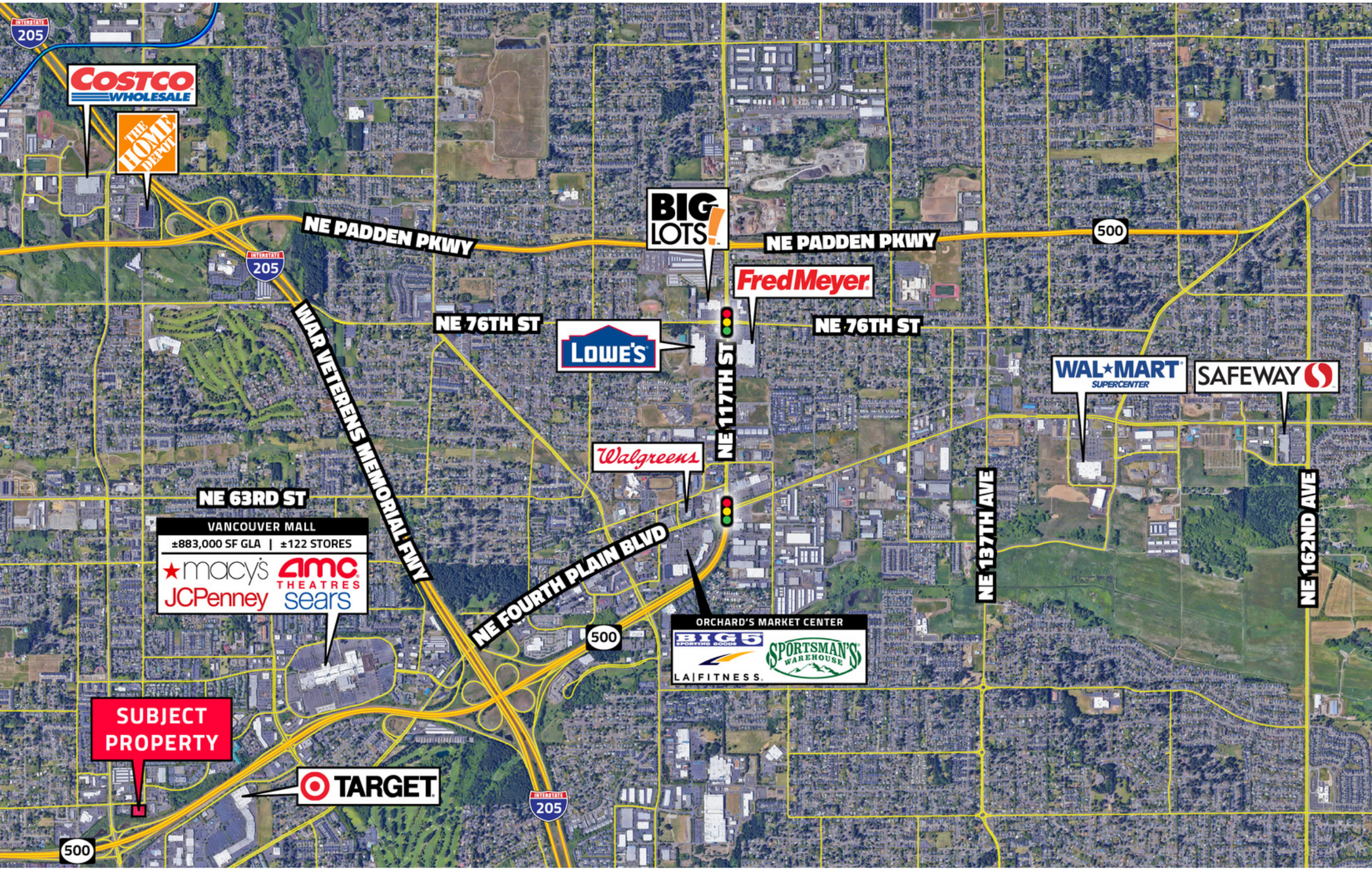

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ADDITIONAL PHOTOS

7105 NE 40th St.

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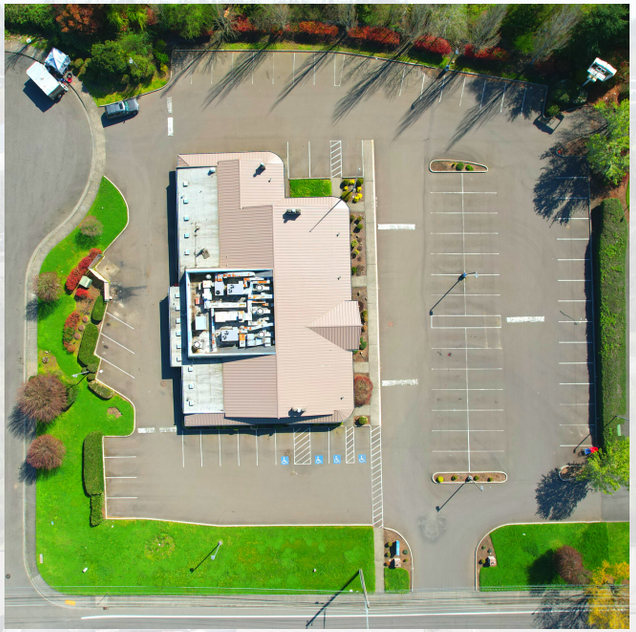

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ABOUT VANCOUVER

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- Vancouver is a city on the north bank of the Columbia River in the U.S. state of Washington, located in Clark County. Vancouver has a population of 186,192 as of the 2020 U.S census, making it the fourth-largest city in Washington state. Vancouver is the county seat of Clark County and forms part of the Portland-Vancouver metropolitan area, the 25th-largest metropolitan area in the United States.

- Construction on the Waterfront Development Project began in 2015, and the first buildings opened in 2018. When finished, a full 32 acres of south-facing Columbia River waterfront real estate will include residential units, office space, a boutique hotel, restaurants and retail, and state-of-the-art green spaces that include walking and biking trails.

- Vancouver ranked in the Top 10 Best Cities for Accessible Living by RedFin for its ADA-compliant trails and outdoor attractions.

- Washington State ranked #1 in the United States for the "Quality Of Life" index according to USNews.com.

Best States 2021

RANK	STATE	HEALTH CARE	EDUCATION	ECONOMY	INFRASTRUCTURE	OPPORTUNITY	FISCAL STABILITY	CRIME & CORRECTIONS	NATURAL ENVIRONMENT
1	Washington	8	4	4	3	25	6	19	15
2	Minnesota	16	17	15	9	2	21	15	10
3	Utah	11	10	1	5	30	5	8	47

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