




FOR LEASE RETAIL/
OFFICE SPACE

BTN HOLDINGS BUILDING

925 NE 136TH AVENUE
VANCOUVER, WA 98684

R. Tom Smith, ABR, GRI, EMS, RECS
Vice President
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AVAILABLE SUITES

Two red arrows pointing downwards from the text 'AVAILABLE SUITES' to the building facade, indicating the location of the available suites.

Executive Summary



OFFERING SUMMARY

Available SF:	1,750 - 3,500 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	0.64 Acres
Year Built:	2008
Building Size:	9,000
Zoning:	CC
Market:	Portland/Vancouver
Submarket:	East Vancouver/ Cascade Park

PROPERTY OVERVIEW

Only two suites left in this Winco Anchored out Pad Building is located in East Vancouver.

The retail/medical office building is located in the Cascade Park area of the fast growing East Vancouver.

Two suites 1,750 sf each take one or both in steel studs.

Landlord will deliver the suite(s) in a WVS condition.

Generous TIA for long term lease (see listing broker for details).

PROPERTY HIGHLIGHTS

- Only two suites left in this Winco Anchored out Pad Building is located in East Vancouver.
- The retail/medical office building is located in the Cascade Park area of the fast growing East Vancouver.
- Two suites 1,750 sf each take one or both in steel studs.
- Landlord will deliver the suite(s) in a WVS condition.
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Additional Photos

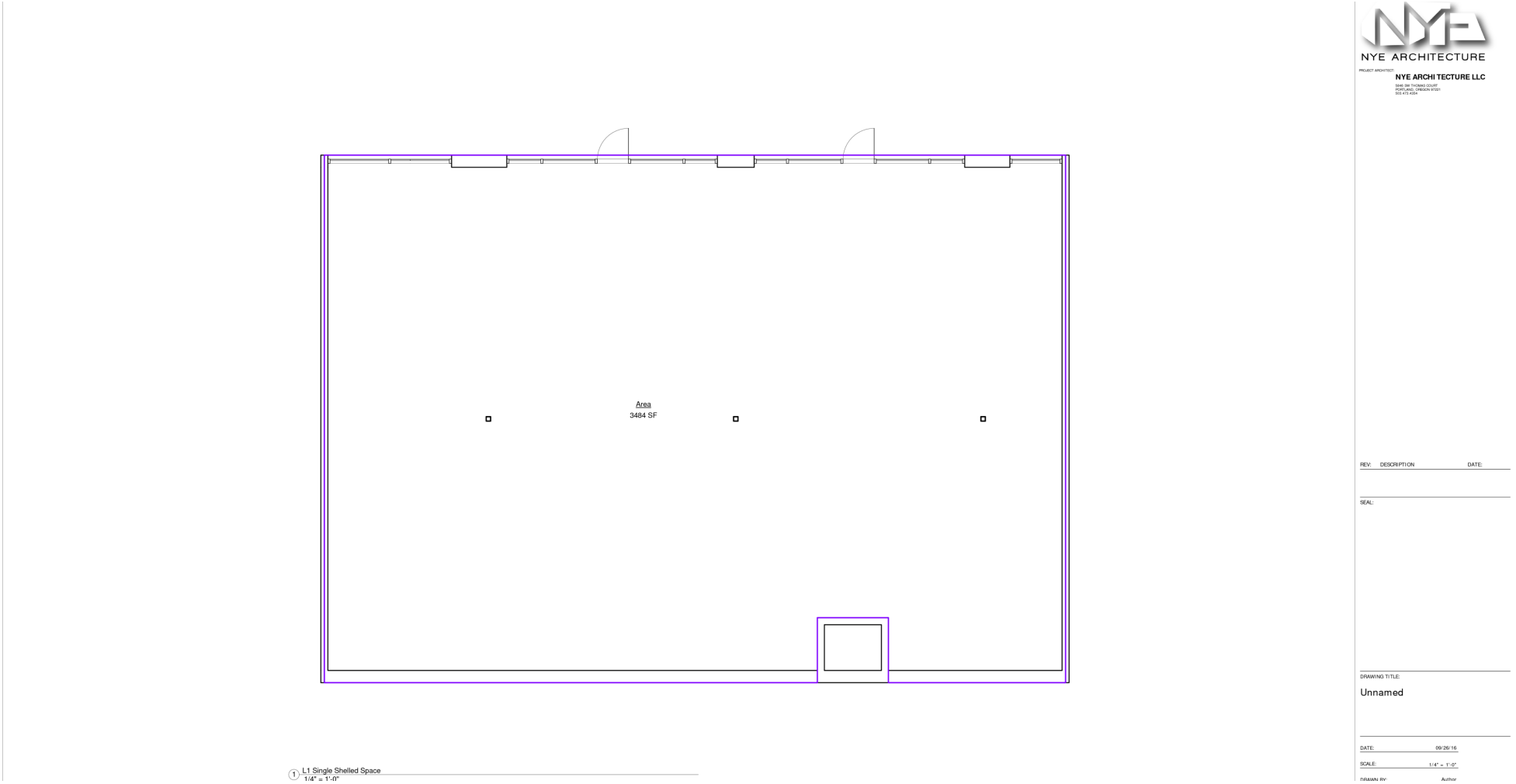


WINCO ANCHORED RETAIL SPACE | 925 NE 136TH AVENUE VANCOUVER, WA 98684

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Floor Plans



1 UN-DEMISED FLOOR PLAN SHOWING THE ENTIRE 3,500 SF OF WARM SHELL SPACE CURRENTLY AS BUILT

Floor Plan Information

Available Spaces

LEASE RATE: -

TOTAL SPACE: 1,750 - 3,500 SF

LEASE TYPE: NNN

LEASE TERM: -

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 104	Free Standing Building	\$20.00 SF/yr	NNN	1,750 - 3,500 SF	60 months	Two suites 1,750 sf each take one or both in steel studs.Landlord will deliver the suite[s] in a WVS condition.Generous TIA for long term lease (see listing broker for details)
Suite 105	Free Standing Building	\$20.00 SF/yr	NNN	1,750 - 3,500 SF	60 months	Two suites 1,750 sf each take one or both in steel studs.Landlord will deliver the suite[s] in a WVS condition.Generous TIA for long term lease (see listing broker for details)

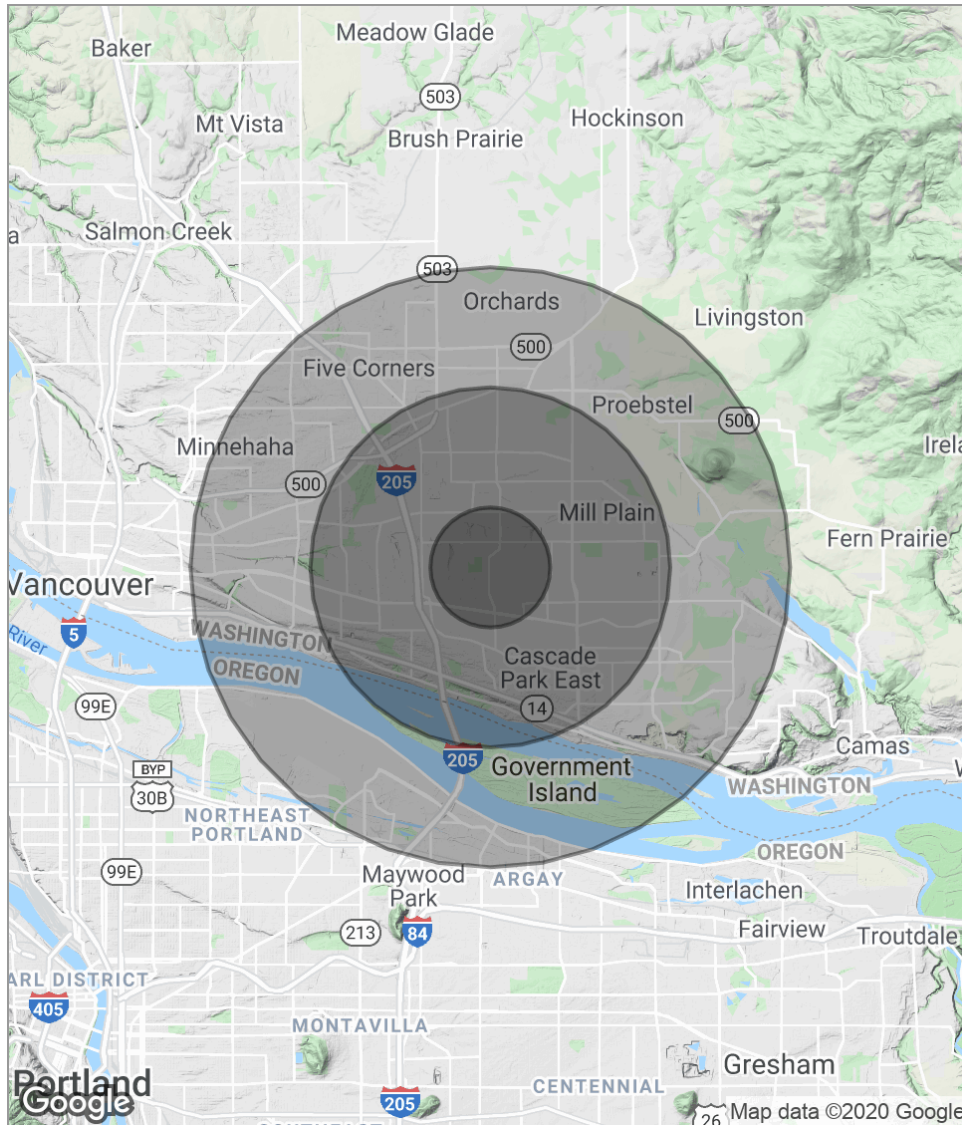
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,672	113,397	221,722
Median age	34.9	37.2	36.7
Median age [male]	34.5	36.3	36.1
Median age [Female]	35.4	37.9	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,988	44,092	83,233
# of persons per HH	2.5	2.6	2.7
Average HH income	\$61,334	\$64,405	\$66,248
Average house value	\$220,214	\$249,876	\$260,653

** Demographic data derived from 2010 US Census*

Advisor Bio

R. TOM SMITH, ABR, GRI, EMS, RECS

Vice President

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PROFESSIONAL BACKGROUND

R. Tom Smith is a Vice President and a managing broker at SVN Imbrie Realty for the Vancouver, Washington office.

Twenty years in brokerage of commercial investment property including syndication of assisted living facilities, office, retail, mixed use and multifamily. Tom holds a managing broker license in Washington State and was the designated broker at CPCP, LLC. Tom has twenty-two years of commercial property and asset management for residential, office and retail property portfolio[s] experience.

Twenty-five years' experience in the automotive industry in fixed operations for retail and wholesale sides of the business: Including technical troubleshooter for a German automotive manufacturer, product liability investigator and engineer's liaison. Tom held positions as a district manager for large districts on the west coast. Sole operations support for one region, including vehicle allocation and new vehicle distribution. Tom held a corporate auditor position for a large Japanese automotive distributor, which entailed extensive travel and working with dealer principals in difficult circumstances.

Specialties: Brokerage of multi-family, office and retail properties from \$500,000.00 to \$5,000,000.00. Leasing (tenant rep./landlord rep) for retail and office products.

EDUCATION

Course work in Business Administration and Business Law at Chabot College, Hayward, California

MEMBERSHIPS & AFFILIATIONS

ICSC, CCIM, GRI, EMS, SCORE, CERT