



FOR LEASE RETAIL/
OFFICE SPACE

BTN HOLDINGS BUILDING

925 NE 136TH AVENUE
VANCOUVER, WA 98684

R. Tom Smith, ABR, GRI, EMS, RECS
Senior Advisor
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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).

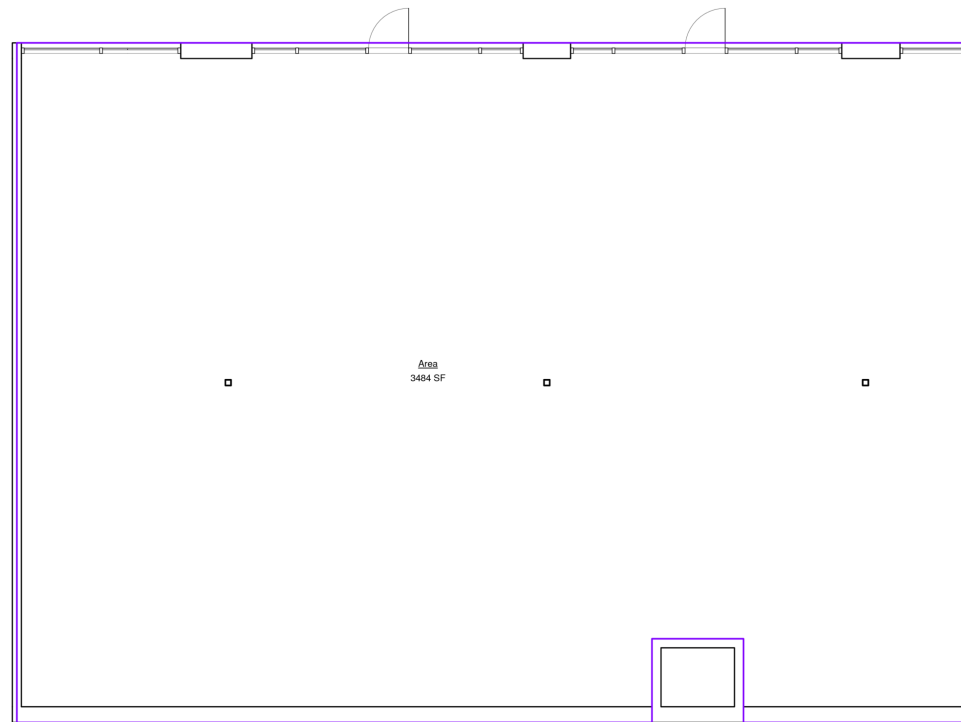
PROPERTY HIGHLIGHTS

- 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.
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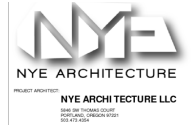
Additional Photos



Floor Plans



① L1 Single Shelled Space
1/4" = 1'-0"



REV: DESCRIPTION DATE:

SEAL:

DRAWING TITLE:

Unnamed

DATE: 09/20/16

SCALE: 1/4" = 1'-0"

PREPARED BY: Author

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: -

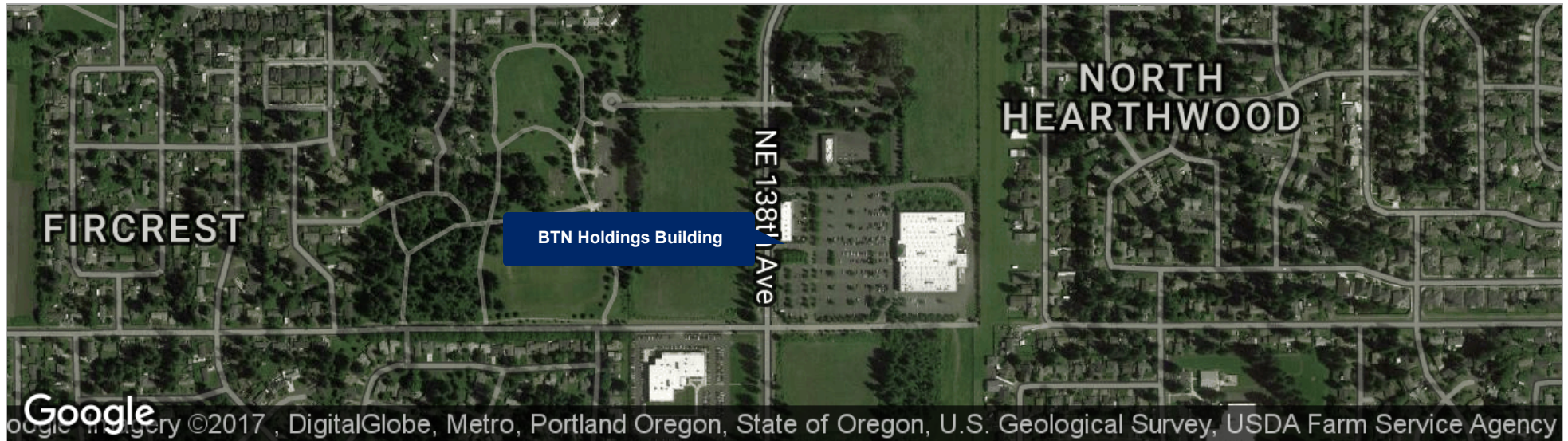
TOTAL SPACE: 1,750 - 3,500 SF

LEASE TYPE: NNN

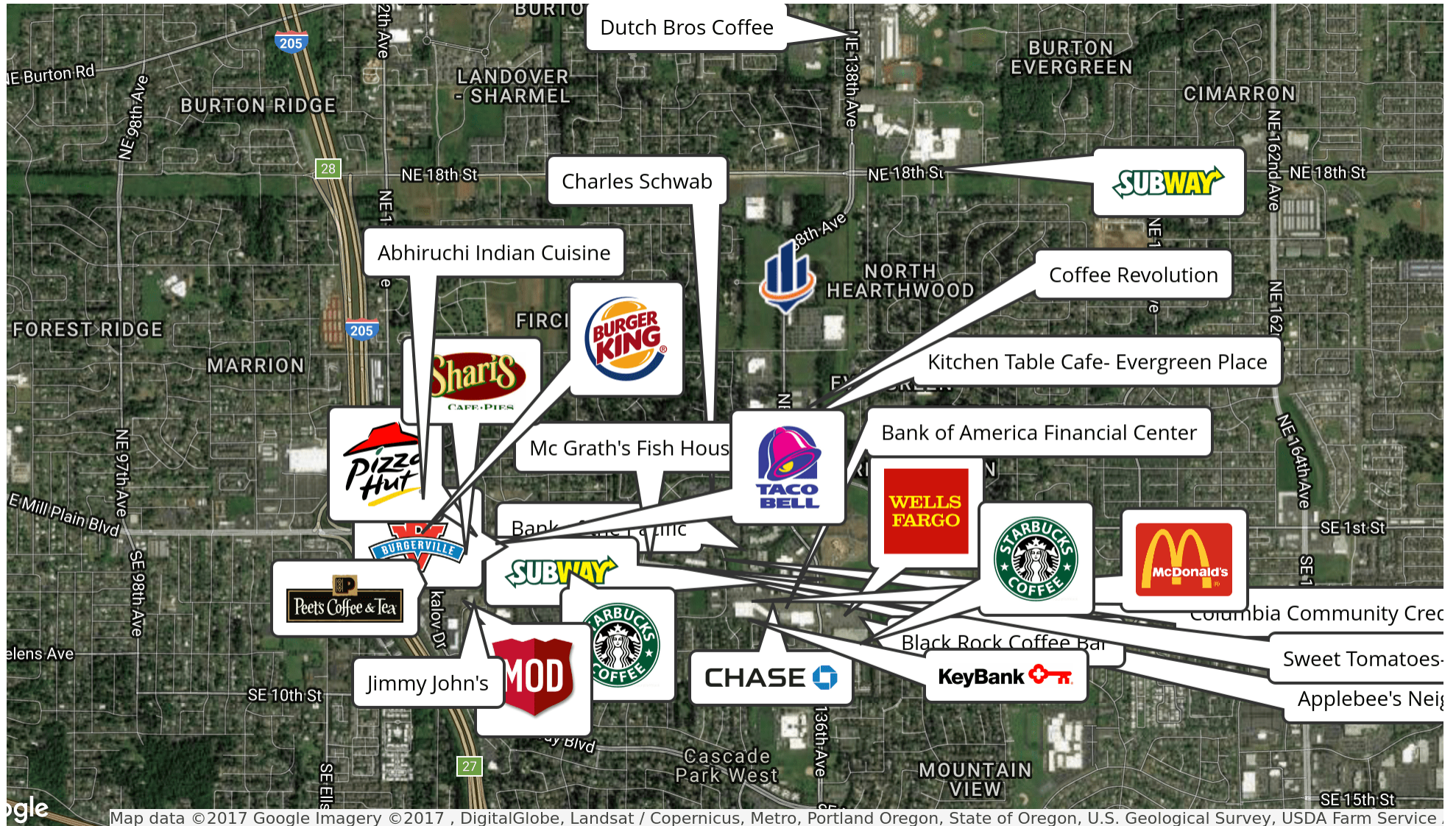
LEASE TERM: -

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

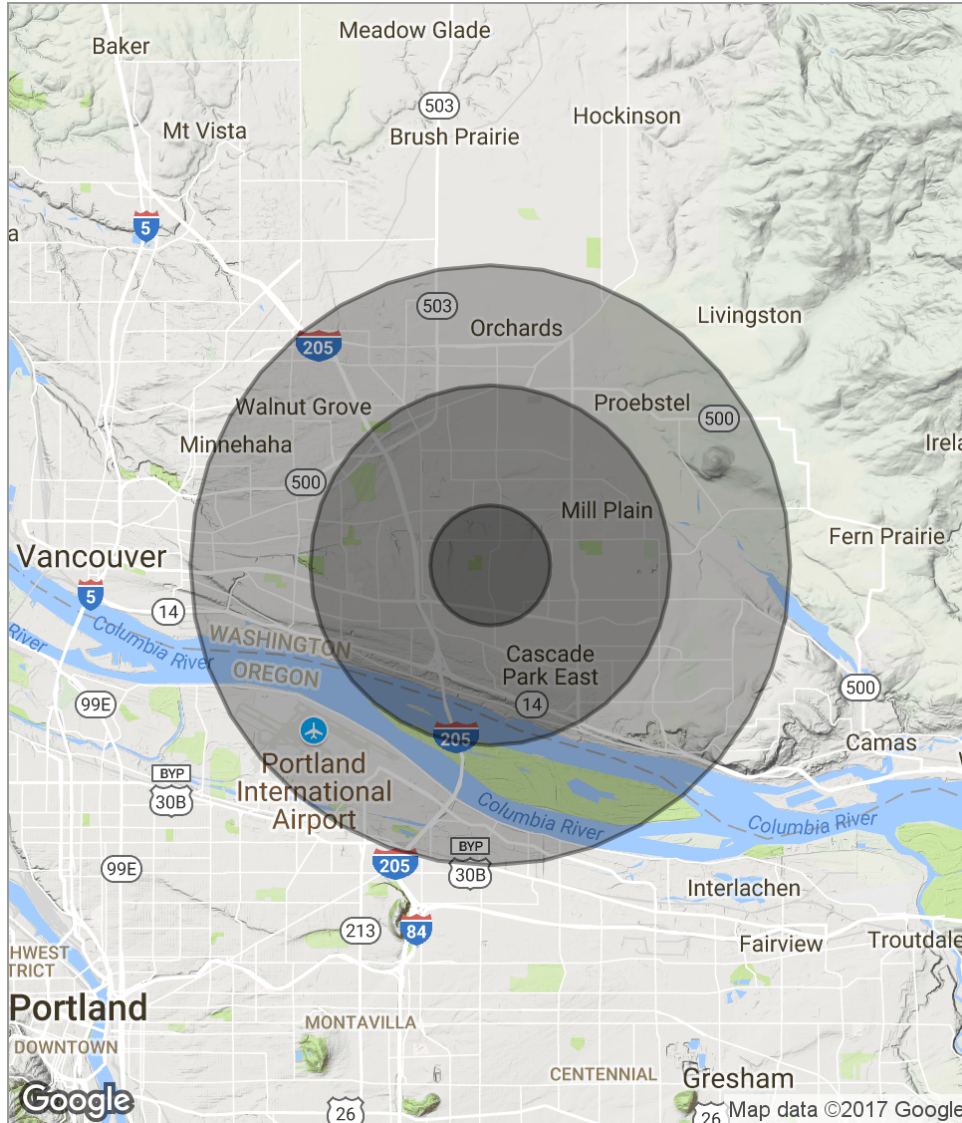
Location Maps



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

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PROFESSIONAL BACKGROUND

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

Seventeen 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, EMS, SCORE,