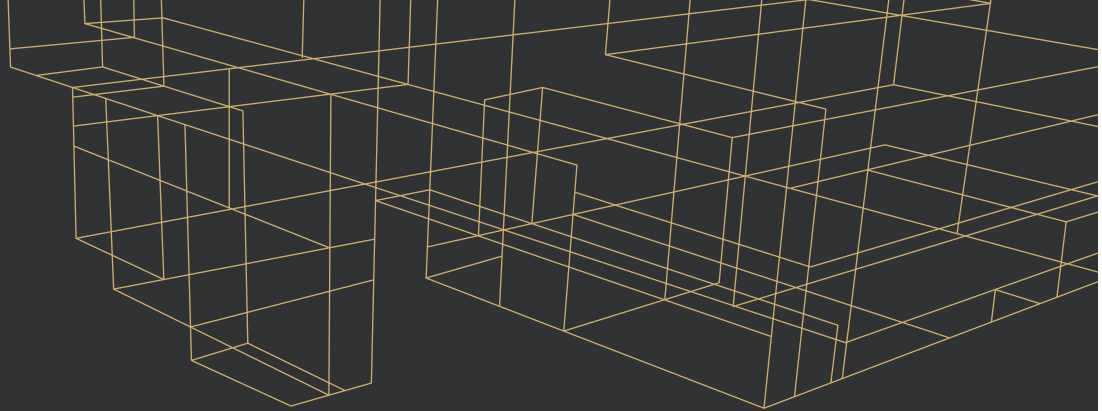
OFFERING MEMORANDUM

PACIFIC 63 CENTER

6200 NE HWY 99, VANCOUVER, WA 98665

Kidder Mathews



Exclusively Listed by
The Gellner Team

DAVID GELLNER
Executive Vice President
206.747.4338
david.gellner@kidder.com

PARKER KSIDAKIS
First Vice President
206.708.9420
parker.ksidakis@kidder.com

MICHELLE PLAFCAN
Client Service Coordinator
503.221.2264
michelle.plafcan@kidder.com

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Kidder Mathews

INVESTMENT SUMMARY

Section 01

Kidder Mathews is pleased to present the opportunity to acquire the Pacific 63 Center, a generational opportunity to acquire a compelling value-add shopping center strategically located on a high traffic, signalized corner with 2.46 acres of land area in Vancouver, Washington. Anchored by the #4 ranked 7-Eleven in Washington State, per Placer.ai and featuring a separate parcel allowing for optionality in future ownership strategies.

Current in-place rents average just $13.83 psf, significantly below prevailing market rates for similar retail space which average $18 psf plus NNN reimbursement. This creates an exceptional opportunity for future ownership to transition the current tenancy to full NNN reimbursement structures, or significantly boost NOI through new tenant lease up.

$4,999,999 PRICE	$176 PRICE/SF	$47 LAND PRICE/SF
28,410 SF RENTABLE SF	2.46 AC LAND AREA	
1974-1980 YEAR BUILT	100% OCCUPANCY	

INVESTMENT HIGHLIGHTS

Current rents average $13.83 psf - far below the market rate with nearby rent comparables averaging $18 NNN for similar retail space.

Value-add opportunity for future owner to raise rents and transition leases to NNN reimbursement structure.

Potential $51k+ increase to NOI by converting 2026 tenant renewals to NNN lease structure.

7-Eleven is ranked as the #4 location in Washington State, per Placer.ai and located on separate parcel creating optionality for future ownership.

Priced well below replacement cost at $176 psf and located on 2.46 acres of land located at a signalized hard corner.

Pride of ownership with substantial recent capital improvements completed which include several new roofs, seal coat and stripe parking lot and exterior paint.

PROPERTY OVERVIEW

Section 02

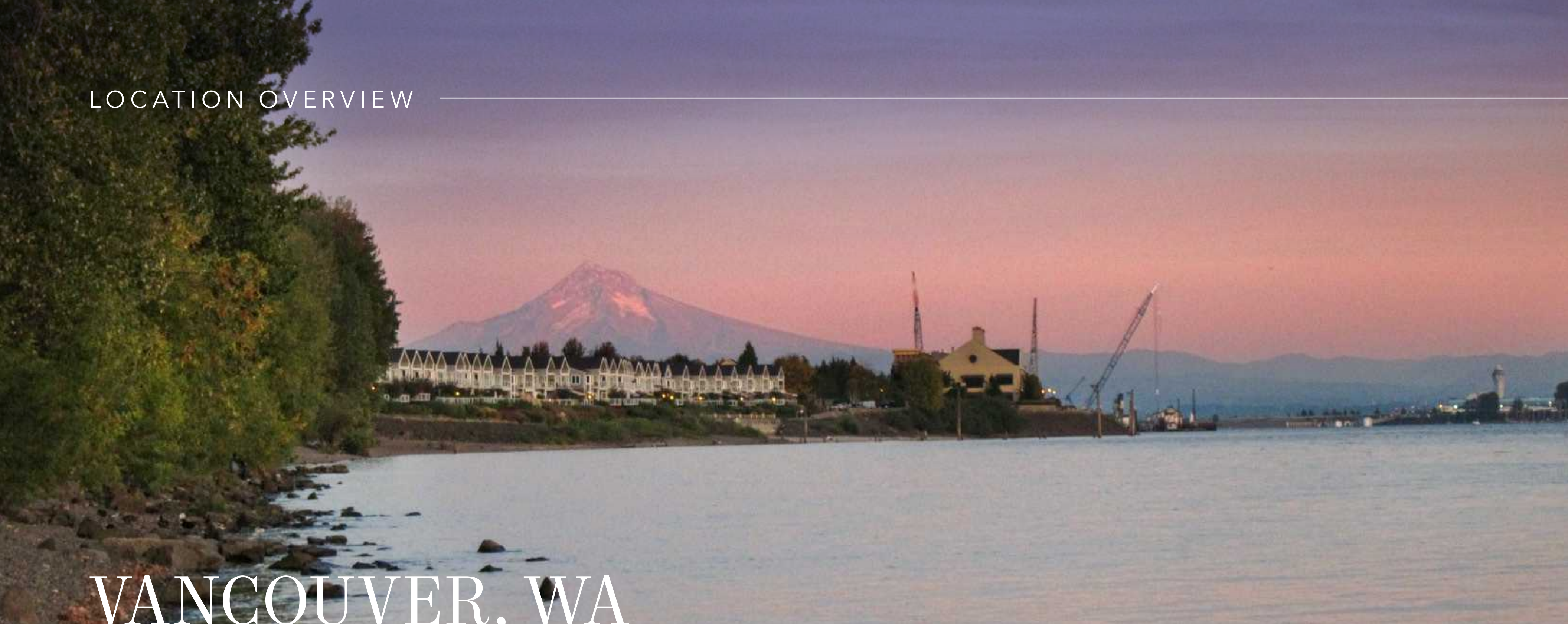

PARCEL

SITE PLAN

ESPRESSO STAND
EL TAPATIO
7-11
JENNIFER WRAY
HAZEL DELL DENTAL CARE
RED SUN MASSAGE
GRATEFUL FAMILY TREASURES
EAST WEST KUNG FU
MIDAS
EAST WEST KUNG FU
HOT MESS SALON
GOLDEN CITY
NW OLIVE CLINIC
INTEGRATIVE WELLNESS

LOCATION OVERVIEW

Section 03



VANCOUVER, WA

Vancouver is a rapidly growing city in Southwest Washington, strategically positioned along the north bank of the Columbia River and directly across from Portland, Oregon. As part of the Portland–Vancouver–Hillsboro MSA, the city benefits from strong regional connectivity while maintaining a distinct identity as one of Washington's fastest-growing markets.

The area offers excellent accessibility via Interstate 5, Interstate 205, SR-14, and close proximity to Portland International Airport, providing seamless regional and interstate access for both commerce and commuters. Vancouver's location allows businesses and residents to take advantage of Oregon's metropolitan amenities while benefiting from Washington's business-friendly tax environment, including no state income tax.

Vancouver's economy is diverse and expanding, anchored by key sectors such as advanced manufacturing, logistics and distribution, healthcare, technology, and professional services. Major employers include PeaceHealth, Clark College, SEH America, HP, and multiple regional logistics and industrial operators drawn by the area's transportation infrastructure and skilled workforce.

The city continues to experience strong population growth, driven by in-migration from the greater Portland metro and the West Coast. Downtown Vancouver and the Waterfront District have undergone significant revitalization, introducing mixed-use development, modern retail, dining, and office space that enhances the area's live-work-play appeal.

LOCATION OVERVIEW

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	10,458	108,615	209,214
2030 PROJECTION	10,852	110,051	213,478
2020 CENSUS	10,368	105,869	198,595

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	$112,088	$114,152	$124,211
2030 PROJECTED HH INCOME	$111,820	$114,424	$123,920
TOTAL BUSINESSES	672	5,281	10,094
TOTAL EMPLOYEES	3,742	37,205	83,018

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	4.2%	5.9%	5.4%
HIGH SCHOOL DIPLOMA	23.3%	24.5%	24.0%
SOME COLLEGE	24.7%	24.3%	23.5%
ASSOCIATE	14.5%	10.8%	11.0%
BACHELOR	19.9%	19.9%	20.8%
GRADUATE	11.7%	11.5%	12.6%

HOUSEHOLDS

4,508
1 MILE

46,064
3 MILES

87,269
5 MILES

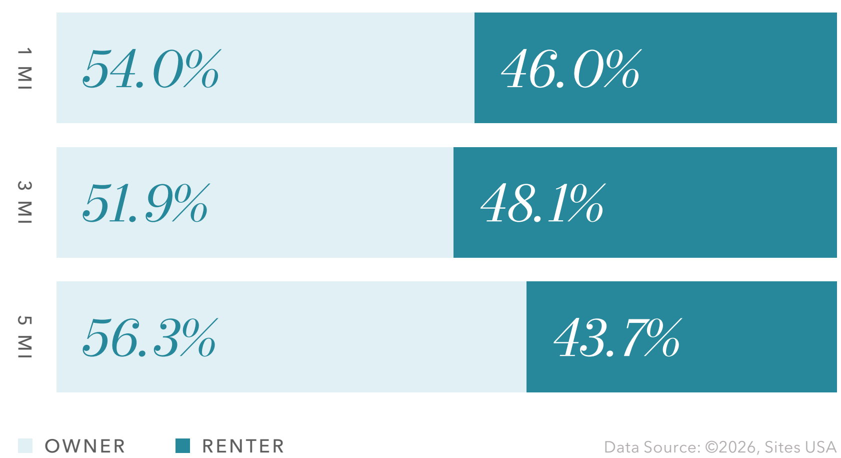
2030 PROJECTED GROWTH

1.1%
1 MILE

0.8%
3 MILES

0.9%
5 MILES

OWNER VS. RENTER OCCUPIED



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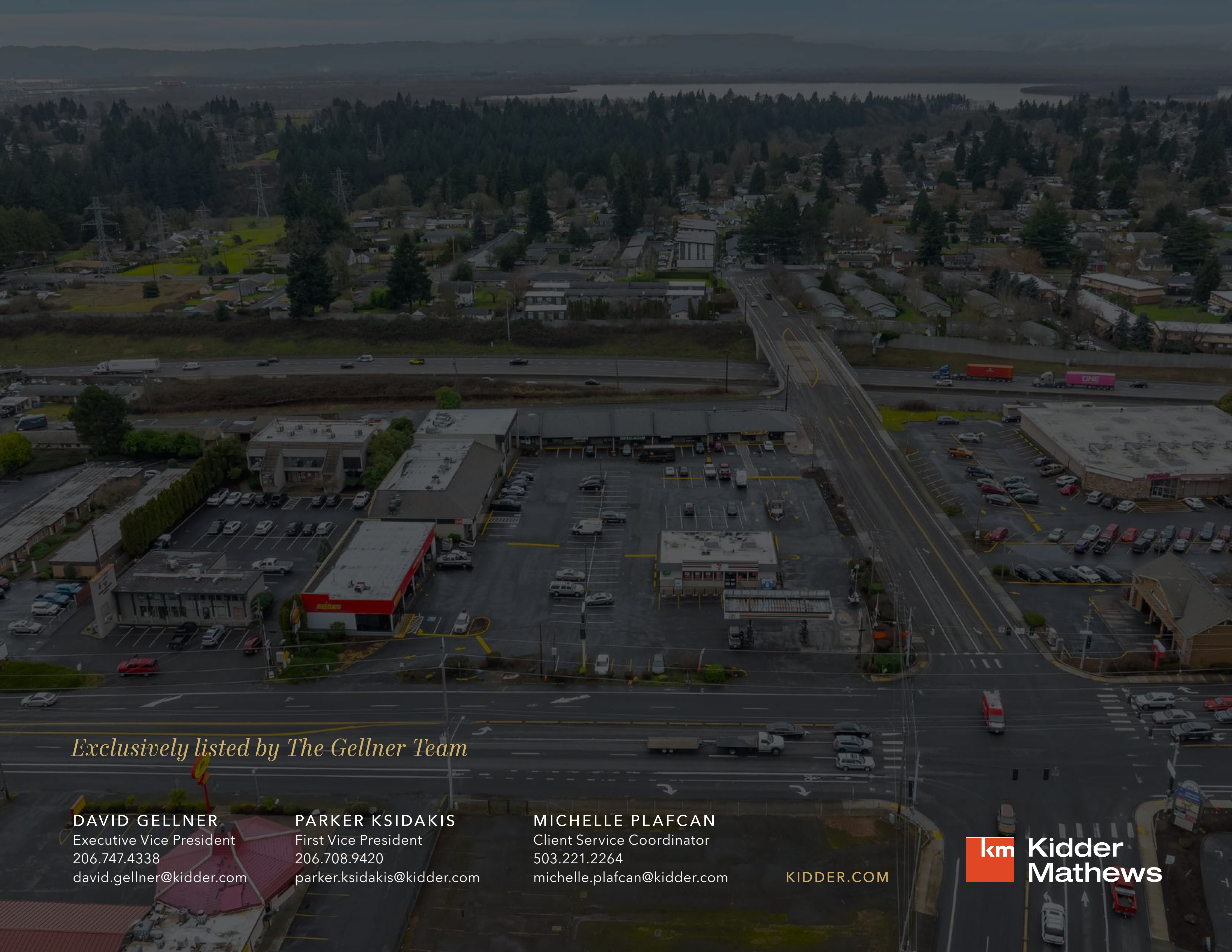

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