

OFFERING MEMORANDUM

PACIFIC 63 CENTER

6200 NE HWY 99, VANCOUVER, WA 98665



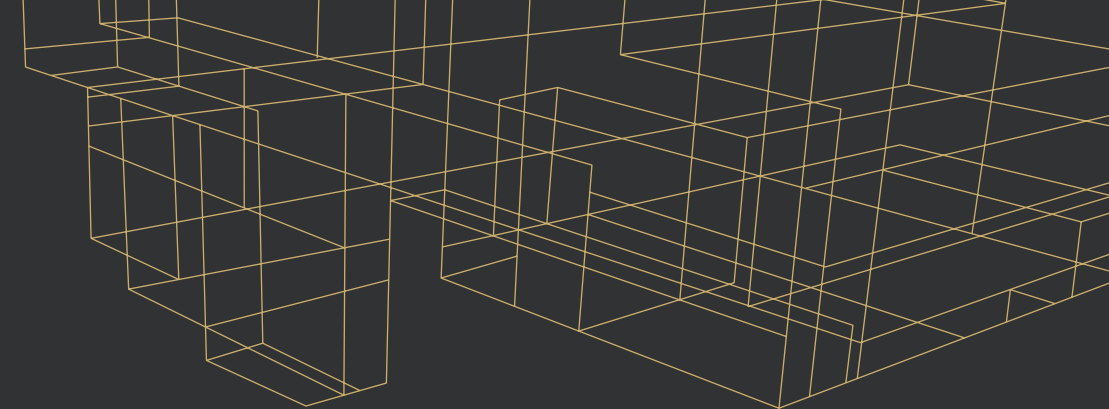


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*Exclusively Listed by
The Gellner Team*

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

INVESTMENT SUMMARY

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



SITE PLAN





LOCATION OVERVIEW

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

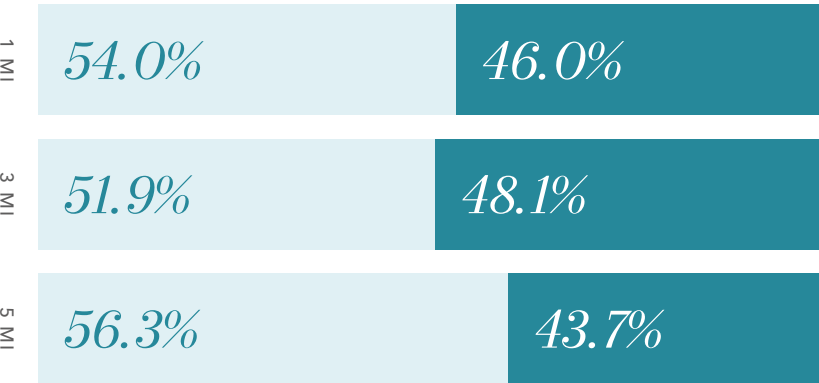
2030 PROJECTED GROWTH

1.1%
1 MILE

0.8%
3 MILES

0.9%
5 MILES

OWNER VS. RENTER OCCUPIED



OWNER RENTER

Data Source: ©2026, Sites USA

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