

# Fairmount Center

2111, 2105, 2201 Fairmount Avenue AND 2903 E Fourth Plain Blvd  
Vancouver, WA 98661

This property consists of 4 adjacent tax lots in Vancouver Washington at the corner of Fourth Plain Boulevard and Fairmount Avenue. The property is shadowed by Walmart and a stand alone Aaron's. All of the existing Tenant's are on month to month leases making this a great redevelopment property.



## REDEVELOPMENT PROPERTY

### FOR SALE

#### 4 Tax Lots

**Total lot square footage:** 60,984 SF  
1.4 Acres

**PRICE:** \$2,000,000  
**Current Rentable SF:** 13,867 SF

**Price Per SF:** \$32.80 on land  
\$144.23 on rentable

**Zoning:** CC  
Community Commercial

The package contains two tax lots that are improved with residential properties, also with month to month Tenant's and zoned for commercial use. The property has a monument sign at the corner of Fourth Plain Blvd and Fairmount Ave. Average daily traffic along this stretch of Fourth Plain Boulevard is 17,236 cars per day.

### Demographics

<b>2017 Estimate:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population:</b>	19,989	96,787	227,211
<b>Avg HH Income:</b>	\$48,908	\$63,621	\$69,322

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