

OFFERING MEMORANDUM

14015 SE MILL PLAIN BLVD.



MAJ COMMERCIAL
REAL ESTATE

HIGHLY TRAFFICATED AUTO CENTER ON SE MILL PLAIN | EQUIPMENT INCLUDED





**MAJ COMMERCIAL
REAL ESTATE**

OFFERING MEMORANDUM

14015 SE MILL PLAIN BLVD.

TABLE OF CONTENTS:

Offering Summary	3
About Mill Plain Auto Center	4
Demographics	5
Aerial Overview	6
Satellite Overview	7
Additional Photos	8
About Vancouver	9

EXCLUSIVELY LISTED BY:

KATIE PANARRA

PROPERTY MANAGER | BROKER
KATIE@MAJCRE.COM
360.823.5101

WYATT FRANTA

BROKER
WYATT@MAJCRE.COM
360.787.6078

ALL EQUIPMENT INCLUDED AT NO COST

Available Shop Details:

- 2,176 +/- SqFt Main Level
- 2,176 +/- SqFt Lower Level
- 400 +/- SqFt Mezzanine Office

Modified Gross rate of \$16.80/SqFt (\$6,000/Month)

Home to Accurate Motorwerks & Solar Eclipse Window Tints, Mill Plain Auto Center (MPAC) rarely has rentable shop space. Current tenants have thrived for over nine years, while Autumn's Auto Lube excelled for over a decade before deciding to close their doors in 2022.

MPAC Tenants enjoy unmatched exposure from Vancouver's most trafficked road, SE Mill Plain, which delivers 41,000 +/- cars per day.

All existing equipment is for Tenant's use, at no charge.



ABOUT MILL PLAIN CENTER

14015 SE MILL PLAIN BLVD.



**MAJ COMMERCIAL
REAL ESTATE**



TURNKEY AUTO CENTER

- MPAC is meticulously maintained by the ownership team with routine repairs, maintenance, and most recently, fresh paving.
- Tenants are provided ample parking to efficiently rotate servicing, increase turnaround, and maximize profitability.
- Multiple Ingress/Egress points on SE Mill Plain & SE Olympia allow for easy access in/out.
- Signage options available on the exterior of the building, as well as the dual-sided pylon sign positioned along SE Mill Plain Blvd.

Demographics

Population Growth '22-'27

Avg Household Income

1-Mile

9.51% ▲

\$74,093

3-Miles

16.88% ▲

\$78,906

5-Miles

15.61% ▲

\$89,288



SE OLYMPIA

30,000 +/-

SE 139TH AVE

38,000 +/-

41,000 +/-

SE. MILL PLAIN

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	21,001	130,269	248,603
HH INCOME	\$79,139	\$94,306	\$93,059
AVG HH VEHICLES	2	2	2

AERIAL OVERVIEW

14015 SE MILL PLAIN BLVD.



**MAJ COMMERCIAL
REAL ESTATE**



The information contained herein has been obtained from sources we deem reliable. We do not assume responsibility for its accuracy.

SATELLITE OVERVIEW

14015 SE MILL PLAIN BLVD.



MAJ COMMERCIAL
REAL ESTATE



The information contained herein has been obtained from sources we deem reliable. We do not assume responsibility for its accuracy.

ADDITIONAL PHOTOS

14015 SE MILL PLAIN BLVD.



**MAJ COMMERCIAL
REAL ESTATE**



ABOUT VANCOUVER

14015 SE MILL PLAIN BLVD.



**MAJ COMMERCIAL
REAL ESTATE**

- Vancouver is a city on the north bank of the Columbia River in the U.S. state of Washington, located in Clark County. Vancouver has a population of 186,192 as of the 2020 U.S. census, making it the fourth-largest city in Washington state. Vancouver is the county seat of Clark County and forms part of the Portland-Vancouver metropolitan area, the 25th-largest metropolitan area in the United States.
- Construction on the Waterfront Development Project began in 2015, and the first buildings opened in 2018. When finished, a full 32 acres of south-facing Columbia River waterfront real estate will include residential units, office space, a boutique hotel, restaurants and retail, and state-of-the-art green spaces that include walking and biking trails.
- Vancouver ranked in the Top 10 Best Cities for Accessible Living by RedFin for its ADA-compliant trails and outdoor attractions.
- Washington State ranked #1 in the United States for the "Quality Of Life" index according to USNews.com.

