



Joe Sosky
360-816-9652
joe@kwcommercial.com

Trevor Sosky
360-816-9651
trevor@kwcommercial.com

Becky Graybill
360-921-5856
beckygraybill@kw.com

Don Rogers
360-903-8842
targuys@aol.com

Dug Barnett
360-600-8342
dugbarnett@kwcommercial.com

Eric Constable
360-576-9809
eric@kwcommercial.com

Heidi Hawk
360-910-3117
heidihawk@kwcommercial.com

Jim Slaight
360-624-2255
jimslaight@kw.com


Karen Higgins
360-772-5746
Karen@kwcommercial.com

Stephanie Carroll
360-901-1736
stephanie@kwcommercial.com

Current Listings

Please call or email us for more information regarding the properties displayed below.

For Lease

Retail	Address	Agent	Building Size	Available Space	Lease Rate /Type	Comments
	Gardner Center E-2 1910 SW 10th Ave. Battle Ground, WA	T Sosky, J Sosky	Land Lease	21,598 SF	\$60K Annually, Ground Lease	<ul style="list-style-type: none"> ·Site plan approved for drive-thru building ·Utilities to the Site ·Adjacent to Gentle Dental and Legacy Health Systems
	WinCo Retail 905 NE 136th Ave. Vancouver, WA	T Sosky, J Sosky	9,000 SF	4,000 SF	\$28 - \$32 /SF, NNN	<ul style="list-style-type: none"> ·Only out-parcel to WinCo Foods ·Shadow anchored by Firstenburg Community Center ·New 2009 Quality Construction ·Join Great Clips, Ichi 18 Teriyaki and Dr. Hardie, DDS
	Concerto Square 3414 NE 52nd St. Vancou- ver, WA	T Sosky, Constable	10,500 SF	5,100 SF	\$13.50 - \$17.50 /SF	<ul style="list-style-type: none"> ·Convenient Location ·Great Lease Rates ·Adjacent to Chase, Chevron and Walgreens
	Vancouver Market Place, Suite 600 210 W Evergreen Blvd. Vancouver, WA	Constable	N/A	800 SF	1,024/monthly Sub Lease	<ul style="list-style-type: none"> ·Busy location; high foot traffic ·7+ month sub lease, then direct lease with landlord. ·Access from indoor shared courtyard. Call for details.
	Andresen Plaza 2700 NE Andresen Rd. Vancouver, WA 98661	T Sosky	16,597 SF	(700 SF -2,314 SF Suites)	\$8.00 -\$16.00 / SF	<ul style="list-style-type: none"> ·Located just up the street from WinCo Foods. ·Flexible terms, 2nd and ground floor suites available. ·Storefront retail, executive suites and warehouse space!
	Fairgrounds Station 309 NE 179th Street Vancouver, WA 98642	T Sosky, J Sosky	Proposed 12,597 SF	8,080 SF	Call for Details	<ul style="list-style-type: none"> ·1/2 mile to Clark County Fairgrounds and I-5 ·Proposed Occupancy Fall 2011 ·2 end caps and in line retail suites available.



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Office	Address	Agent	Building Size	Available Space	Lease Rate /Type	Comments
	Interstate Biz Cntr. 9017 NE HWY 99 Vancouver, WA	T Sosky	23,210 SF	7,200 SF	\$10 - 13.5 /SF, NNN	·Flexible terms and floor plans ·Easy Access to Interstate 5 ·Across from Wal-Mart, Regal Cinemas and HWY 99
	Excel Dental Bldg. 1401 NW 1st St. Battle Ground, WA	T Sosky, Constable	5,760 SF	1,536 SF	\$23 /SF, NNN	·Main Street Frontage and Signage ·Beautiful 2009 Construction ·Join Excel Dental in this premium medical building
	Evergreen Dental 2403 E Evergreen Blvd Vancouver, WA	T Sosky, Constable	7,342 SF	3,101 SF	\$14 - \$16 /SF	·Convenient location close to Interstate 5 and HWY 14 ·Suites laid out with all needed dental features ·Used equipment available
	Fort Vancouver Dental 718 NE 87th Ave. Vancouver, WA	T Sosky, J Sosky	7,743 SF	3,336 SF	\$12 - \$21 /SF	·Adjacent to SW Wash. Medical Center ·Quality finishes; updated recently ·Access to services of May Brother's Dental Labs
	Freestanding Office 1923 Broadway St. Vancouver, WA	T Sosky	1,358 SF	1,358 SF	\$18.88 /SF	·Free standing single tenant office building ·Broadway Frontage and Signage ·Partially furnished
	Uptown Office 2400 Broadway St. Vancouver, WA	T Sosky	8,921 SF	2,000 SF	\$15 /SF, NNN	·Broadway Frontage and Signage ·Private parking lot and free street parking ·1,000 SF of basement storage space included
	Belmont Loop Offices 1925 Belmont Loop Woodland, WA	T Sosky, Barnett	3,150 SF	1,380 SF	\$650 - \$750 /Monthly	·Attractive architecture and finishes ·Less than 2 min. to I-5; 25 min. to Portland ·Wal-Mart is under construction less that 2 min. away



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Office Continued	Address	Agent	Building Size	Available Space	Lease Rate /Type	Comments
	River 'S' Building 220 Pioneer Street Ridgefield, WA 98642	S Carroll, T Sosky	1,350 SF	1,350 SF	\$1,400 / Monthly	<ul style="list-style-type: none"> ·Adjacent to Ridgefield City Hall and National Wildlife Refuge. ·New roof and great security ·Two off-street parking spaces and free street parking

For Sale

Retail	Address	Agent	Building Size	Lot / Size	Sale Price	Comments
	WinCo Retail 905 NE 136th Ave. Vancouver, WA	T Sosky, J Sosky	9,000 SF	Condos Available 2,000 - 4,500 SF	\$250 / SF	<ul style="list-style-type: none"> ·Only out-parcel to WinCo Foods ·Shadow anchored by Firstenburg Community Center ·Own your own condo, call for details ·Join Great Clips and others
	Chelatchie Prairie Store 42411 NE Yale Bridge Rd. Amboy, WA	Graybill	5,000 SF	4.36 Acres	\$1,600,000	<ul style="list-style-type: none"> ·City Center and tourist and recreational area ·Direct access to Mt St Helens viewing ·No gas for 12 miles beyond the store
	Taft Chevron 4648 SE Hwy 101 Lincoln City, OR	Graybill	3,502 SF	.78 Acres	\$1,300,000	<ul style="list-style-type: none"> ·Heavy tourist area within the Urban Renewal Plan area. ·Convenience store w/gas ·G-C zoning, 4 MPD's, Digital security program
	Glenwood Grocery 11811 NE 72nd Ave. Vancouver, WA	Graybill, J Sosky	7,822 SF	1.43 Acres	\$3,970,000	<ul style="list-style-type: none"> ·Convenience store with deli and gas ·2 leased spaces with room for further development ·4 MPD's; C-3 zoning ·Digital security program



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Retail Continued	Address	Agent	Building Size	Lot / Size	Sale Price	Comments
	Drive Thru Retail 14389 SE Mill Plain Blvd. Vancouver, WA 98683	J Sosky, T Sosky	Call For Details	14,375 SF	\$950,000	·2006 Built Drive-Thru Building ·Zoned CC, Private Parking & Outside Bench Seating ·Terrific Location on Mill Plain Blvd.

For Sale

Office	Address	Agent	Building Size	Lot Size	Sale Price	Comments
	Uptown Office 2400 Broadway St. Van- couver, WA	T Sosky	8,921 SF	1.43 Acres	\$1,000,000	·Broadway Frontage and Signage ·Private parking lot and free street parking ·Current tenants include massage therapist, chiropractor and other medical users
	Belmont Loop Offices 1925 Belmont Loop Woodland, WA	T Sosky, Barnett	3,150 SF	.78 Acres	\$400,000 (Pending)	·Attractive architecture and finishes ·Less than 2 min. to I-5; 25 min. to Portland ·Wal-Mart is under construction less that 2 min. away
	2005 Built Office 339 Bozarth Ave. Wood- land, WA	T Sosky, J Sosky	2,496 SF	5,000 SF	\$325,000	·2005 Built with separate entrances for each suite ·Seller is willing to lease back 50% of the building ·On site parking
	River 'S' Building 220 Pioneer Street Ridge- field, WA 98642	S Carroll, T Sosky	1,350 SF	2,614 SF	\$249,900	·Adjacent to Ridgefield City Hall and National Wildlife Refuge. ·New roof and great security ·Two off-street parking spaces and free street parking
	Fort Vancouver Dental 718 NE 87th Ave. Vancouver, WA	T Sosky, J Sosky	7,743 SF	.64 Acres	\$1,750,000	·Adjacent to SW Wash. Medical Center ·Quality finishes; updated recently ·Current tenants include dental practice and dental lab



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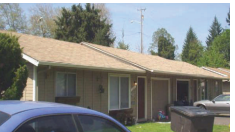
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For Sale

Multi-Family	Address	Agent	Building Size / Units	Lot Size	Sale Price	Comments
	Retirement Inn 8613 NE St. Johns Rd. Vancouver, WA	J Sosky	11,060 SF	3+ Acres	\$725,000	·16 bed enhanced adult care facility ·3 residential rentals on property for additional income or convert into care facility campus ·3+ Acres
	Columbia Rdg. Condos 1040 SE Columbia Ridge Dr. Vancouver, WA	Barnett, J Sosky	13 Units	Call for details	\$1,137,500	·13 unit package; Income potential ·Recently updated condos, most include stacked w/d ·Desirable Location
	Ridgefield Duplex - 300 300 N 4th Place Ridgefield, WA	Barnett	1,380 SF / 2	8,321 SF	\$138,499	·Each unit has a one car garage and 690 living SF ·Good Ridgefield location ·Cap Rate 7.1%, this is a short sale. Please call for details
	Ridgefield Duplex - 316 316 N 4th Place Ridgefield, WA	Barnett	1,500 SF / 2	8,919 SF	\$138,499	·Each unit has a one car garage and 756 living SF ·Good Ridgefield location ·Cap Rate 7.1%, this is a short sale. Please call for details
	2005 Built Duplex 5808 NE 135th Ave. Vancouver, WA	Barnett	2,520 SF	4,945 SF	\$225,000	·3 bed / 2 bath units with two car garages ·Dishwasher, range, w/d hookups in each unit ·Month to month renters, call for Proforma
	Maple St. 5-Plex 3308 Maple Street Longview WA	Barnett	4,710 SF	6,325 SF	\$224,999	·Good Location; close to everything ·Low turnover rate. Good cash flow. ·Quick close available if wanted. NOT a short sale!
	Ridgefield Duplexes 400/408 N 4th Place Ridgefield, WA	Barnett	1,500 Each	7K-10K SF Each	\$159,900 Each	·Identical Duplexes, \$159,900 Each. ·Good Ridgefield location ·Cap Rate 7.1%, this is a short sale. Please call for details



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For Sale

Hospitality / Special Purpose

Address	Agent	Building Size	Lot Size	Sale Price	Comments
 <p>Colwell Motor Inn 501 W 1st Street Ritzville, WA 99169</p>	Hawk	11,118 SF	35,000 SF	\$399,900	<ul style="list-style-type: none"> ·Renovated in 2007, new roof in 2000 ·4 buildings with 24 rooms; single full to king Jacuzzi suites ·All rooms are ground level with at-door parking.
 <p>The Alaskan Lodge Alexander Creek, AK</p>	Hawk	11 Buildings	5.04 Acres	\$350,000	<ul style="list-style-type: none"> ·Fully Furnished, including fishing equipment! ·Main lodge seats 30 for meals, kitchen, laundry, shower and bathrooms, couches and fireplace in dining area
 <p>Turning Point Church 3214 N Street Vancouver, WA 98668</p>	W Sosky, T Sosky	2,400 SF	Lot 018100 / 5,124 SF Lot 018110 / 5,201 SF	\$350,000	<ul style="list-style-type: none"> ·1st floor contains sanctuary, elevated stage area, 3 private offices, 2 restrooms, kitchen/work room, child care room and meeting room. 2nd floor has large open office area and 2 small storage rooms. On the corner of N St. / E 33rd.



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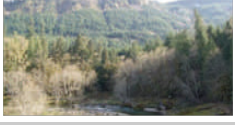
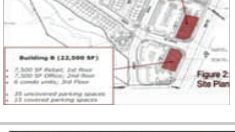
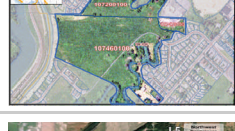
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Land	Address	Agent	Total SF/Acre	Price Per SF/Acre	Sale Price	Comments
	Cobblestone One / Park 2106 NE 158th St. Vancouver, WA	Hawk	45 finished single family lots 102 approved single family lots	45 lots, \$43,902 ea. 102 lots, \$18,000 ea.	45 lots, \$1,975,600 102 lots, \$1,836,000 147 lots, \$3,334,000	·Fully finished and approved lots located in N Salmon Creek ·All docs. are provided to buyer during feasibility period · CALL FOR MORE DETAILS
	Gardner Center E2 1910 SW 9th Avenue Battle Ground, WA	T Sosky, J Sosky	21,598 SF	\$30 / SF	\$650,000	·Site plan approved for drive-thru building ·Utilities to the Site ·Adjacent to Gentle Dental and Legacy Health
	La Center Land 630 Birch Avenue La Center, WA	T Sosky,	10,454 SF	\$8.51 / SF	\$89,000	·Great price for a nice piece of commercial land ·Utilities to the Site ·Located in the heart of La Center; 30 min. to Portland
	Rain Creek Ranch Lewis River Rec. Area Cougar, WA	Hawk	41 Acres (divisible, call for details)	\$13,414 / Acre	41 Acres, \$550000 21 Acre, \$250,000 1-1.5 Acre Sites, \$19,000-\$35,900	·Suited for RV parking and a community park with creek frontage. ·Is approved as mountain recreational MR20. ·Offered in 3 different arrangements.
	University Village Mixed Use Project 107th St. / HWY 99 Vancouver, WA	Hawk, J Sosky, T Sosky	PROPOSED: Bldg. A 36,000 SF Bldg. B 22,500 SF 130 homes	13.79 Acres	\$4.5 Million	·Mixed Use PUD to be built in several phases. ·Preliminary Plans are valid until Dec. 2012 ·R-43 / CH
	Mt. Solo Land Longview, WA	Hawk, J Sosky	50.18 Acres	\$21,522 / Acre	\$1,080,000	·3 Separate parcels. Could be purchased for 1-3 home sites ·Previously approved for 176 residential lots; has expired but the city is very open to working with buyer on project.
	Freeway Comm. Land 0 Rogers Road Toledo, WA 98591	J Sosky H Kofstad	7.13 Acres	\$35,063 / Acre	\$250,000	·Call for more information about county approvals ·Zoned FC (Freeway Commercial), Level Site ·Immediately West of Gee Cee's Truck Stop & Shop



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Res/Commercial	Address	Agent	Total SF	Price Per SF	Sale Price	Comments
	I-5 2 story house 10310 NE 13th Ave. Vancouver, WA	T Sosky, J Sosky	1,559 SF	.29 Acres	\$150,000 (pending)	·Nice 2 story house on .29 Acres, with I-5 visibility ·Was previously an office for a siding and window co. ·Subject to 3rd party approval
	CL zoned with house 6019 NE 110th Ave. Vancouver, WA	T Sosky	Call for details	.50 Acres	\$250,000	·Great location; near Fourth Plain and Covington Rd. ·Updated; was previously an office for a contractor ·Zoned CL
	Hazel Dell House 303 NE 71st St Vancouver, WA	T Sosky	Call for details	.15 & .18 Acre lots	\$259,000	·Two lots of CL zoned commercial land with house ·Convenient Hazel Dell Ave. location. 0.3 miles to I-5 ·Catty-corner to Half Time Tavern
	The Center on W 13th 1010 West 13th Street Vancouver, WA	Slight	3,087 SF	5,400 SF	\$329,900	·2 Story building; can be remodeled for 6 offices & reception ·Built in 1911 with plenty of unmetered parking close by ·Zoned CX
	The McLoughlin Bldg. 701 E McLoughlin Blvd. Vancouver, WA	Slight	2,606 SF	12,000 SF	\$318,000	·Zoned CC, residential use is grandfathered in ·Could be used as a live/work space; currently configured for residential ·Build 1910
	Washougal Lots 1830 T Street Washougal, WA	Slight	1,068 SF	30,056 SF	\$359,900	·Divisible into 5 parcels ·Existing house on property can stay ·Platting process 90% complete. Horizontal improvements in.