

Results Driven Retail SolutionsSM

Barnard Commercial
Real Estate

LAND - 8712 NE Centerpointe

8712 NE Centerpointe Dr, Vancouver, WA 98665



PRIME CG LAND

Developable land located between Costco and Home Depot with potential visibility to I-205. High traffic area with over 31,500 cars per day on NE Andresen south of NE 88th. This parcel is surrounded by other well trafficked retailers including Black Rock Coffee directly adjacent, Wendy's, Taco Bell and Krispy Kreme Donuts.

FOR SALE

31,363 SF
0.72 Acres

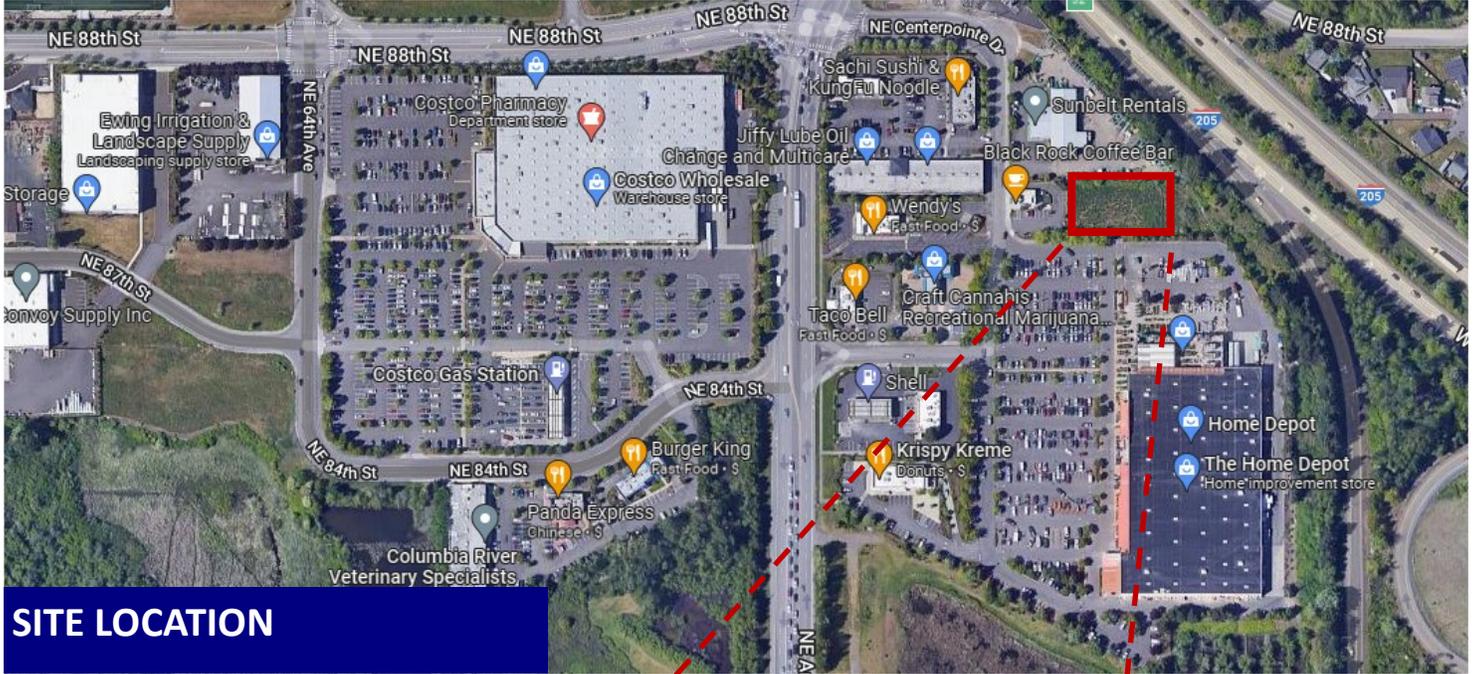
\$750,000

Zoning: CG-Vancouver

503.675.0900 | Email: info@barnardcommercial.com | www.barnardcommercial.com
Mail: 5200 Meadows Road Suite 150, Lake Oswego OR 97035

All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.

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SURROUNDING AREA



ZONING

CG: General Commercial. The CG zoning district is designed to allow for a full range of retail, office, and civic uses with a City-wide to regional trade area. Above ground floor housing is allowed. Some light industrial uses also are allowed, but limited so as not to detract from the predominant commercial character of the district. Development is generally expected to be auto-accommodating given the large service area but trips by alternative modes— walking, cycling and transit — should be encouraged through building/site design, landscaping and access. Because such areas generate more traffic than less-intense commercial zones, such developments should take their primary access from a street with at least the capacity of a Minor Arterial.

https://www.cityofvancouver.us/sites/default/files/fileattachments/vmc/titles_chapters/20.430.pdf

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ZONING USE CHART

USE	CN	CC	CG
- Community Parks	P	P	P
- Regional Parks	X	P	P
- Trails	P	P	P
Postal Service	L ¹⁹	P	P
Religious Institutions	X	P	P
Schools (not truck driving schools)	C	P	P
Social/Fraternal Clubs	C	L ²¹	L ²¹
Transportation Facility	P	P	P
Park & Ride Facilities			
Surface	X	L ²⁰	L ²⁰
Structure	X	L ²⁰	L ²⁰
COMMERCIAL			
Commercial Lodging	X	C	P
Eating/Drinking Establishments	L ^{19/20}	P	P
Entertainment-Oriented			
- Adult Entertainment	X	X	L ²¹
- Indoor Entertainment	X	P/L ²¹	P/L ²¹
- Major Event Entertainment	X	X	P
General Retail			
- Sales-Oriented	L ¹⁹	P	P
- Personal Services	L ¹⁹	P	P
- Repair-Oriented	X	P	P
- Bulk Sales	X	P	P
- Outdoor Sales	X	C	P/L ²⁰
Artisan and Specialty Goods Production	X	L ²⁰	L ²⁰
Motor Vehicle Related			
- Motor Vehicle Sales/Rental	X	P ²²	P
- Motor Vehicle Servicing/Repair (entirely	X	P ²²	L ²⁰

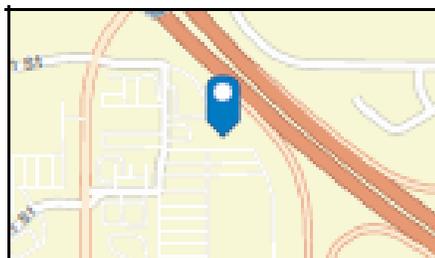
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USE	CN	CC	CG
indoors)			
- Vehicle Fuel Sales	X	L ²⁰	L ²⁰
- EV Basic Charging Stations (accessory and stand-alone)	P	P	P
- EV Rapid Charging Stations (accessory and stand-alone)	P	P	P
-EV Battery Exchange Stations	X	P	P
Office			
- General	L ¹⁹	P	P
- Medical	L ¹⁹	P	P
- Extended	X	P	P
Marina (See also VMC 20.760)	X	P	P
Non-Accessory Parking	X	C	C
Self-Service Storage	X	P ¹	P
INDUSTRIAL			
Industrial Services	X	C	C
Manufacturing and Production	X	C/X ²⁰	PX ¹¹
Railroad Yards	X	X	X
Research and Development	X	X	P
Warehouse/Freight Movement	X	X	X
Waste-Related	X	X	P ¹⁷
Wholesale Sales	X	X	C
Major Utility Facilities	X	X	X
OTHER			
Agriculture/Horticulture	X	X	X
Airport/Airpark	X	X	X
Animal Kennel/Shelters	X	L ²⁰	L ²¹
Cemeteries	X	C ²⁴	P ²⁴

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TRAFFIC COUNTS



Source: ©2021 Killarbee Technologies (Q4 2021).

Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

