

OFFICE FOR LEASE

GOERIG OFFICE/MEDICAL BUILDING

1331 N Goerig Street, Woodland, WA 98674



OFFERING SUMMARY

AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	20,800 SF
BUILDING SIZE:	8,700 SF
ZONING:	C-2 Highway Commercial
MARKET:	Woodland

PROPERTY OVERVIEW

One Story Office/Medical Building with on-site parking and pylon signage available. Recent updates include new exterior paint, signing, parking lot sealed/stripped, new heat pumps/thermostats/economizers and ducts cleaned. Lone vacancy is ideally built out for medical or professional services with reception/waiting area, 3 restrooms, open space and 2 private rooms. The subject property is close to restaurants, coffee and shopping.

PROPERTY HIGHLIGHTS

- Abundant On-Site and Street Parking
- Many Recent Updates
- Signage Available
- Locally Owned and Managed
- Diverse Tenant Mix
- Owners Are WA Real Estate Licensees

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Vancouver, WA 98661

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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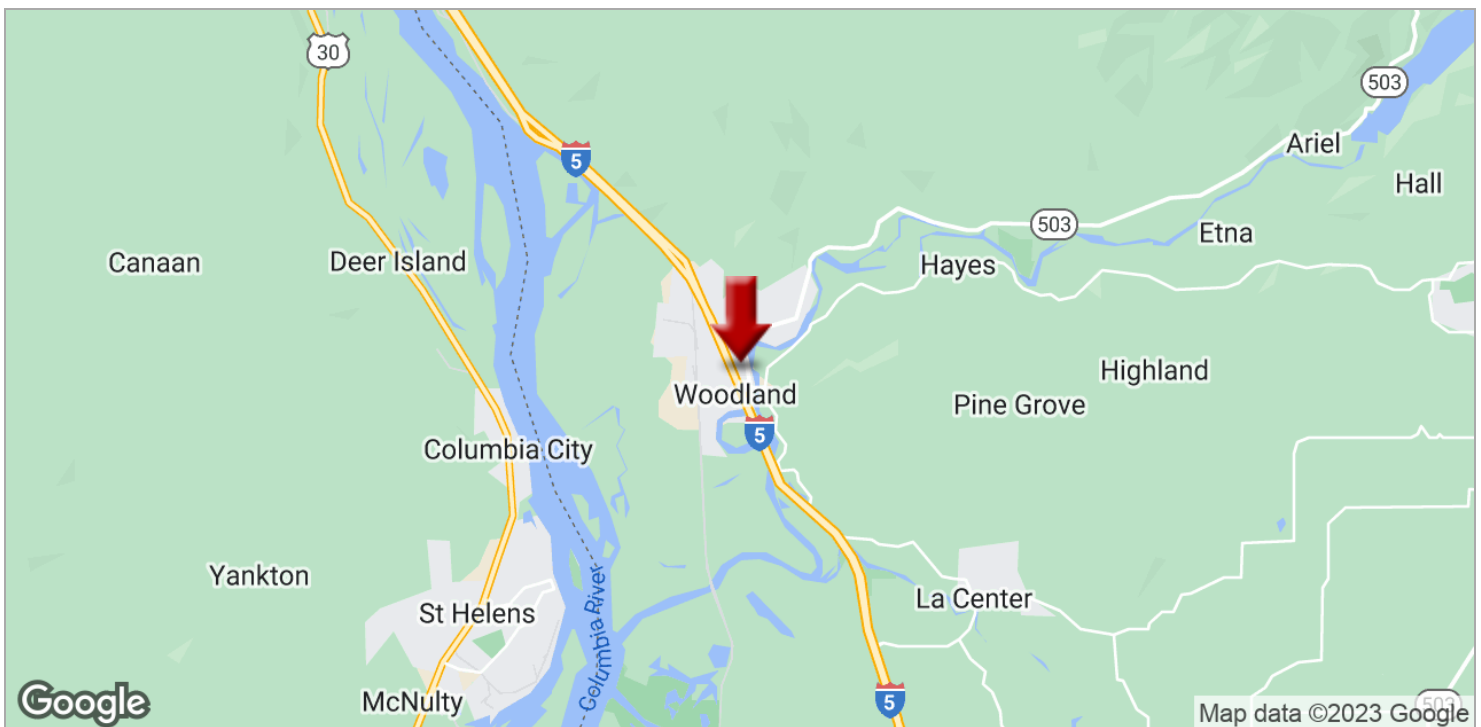
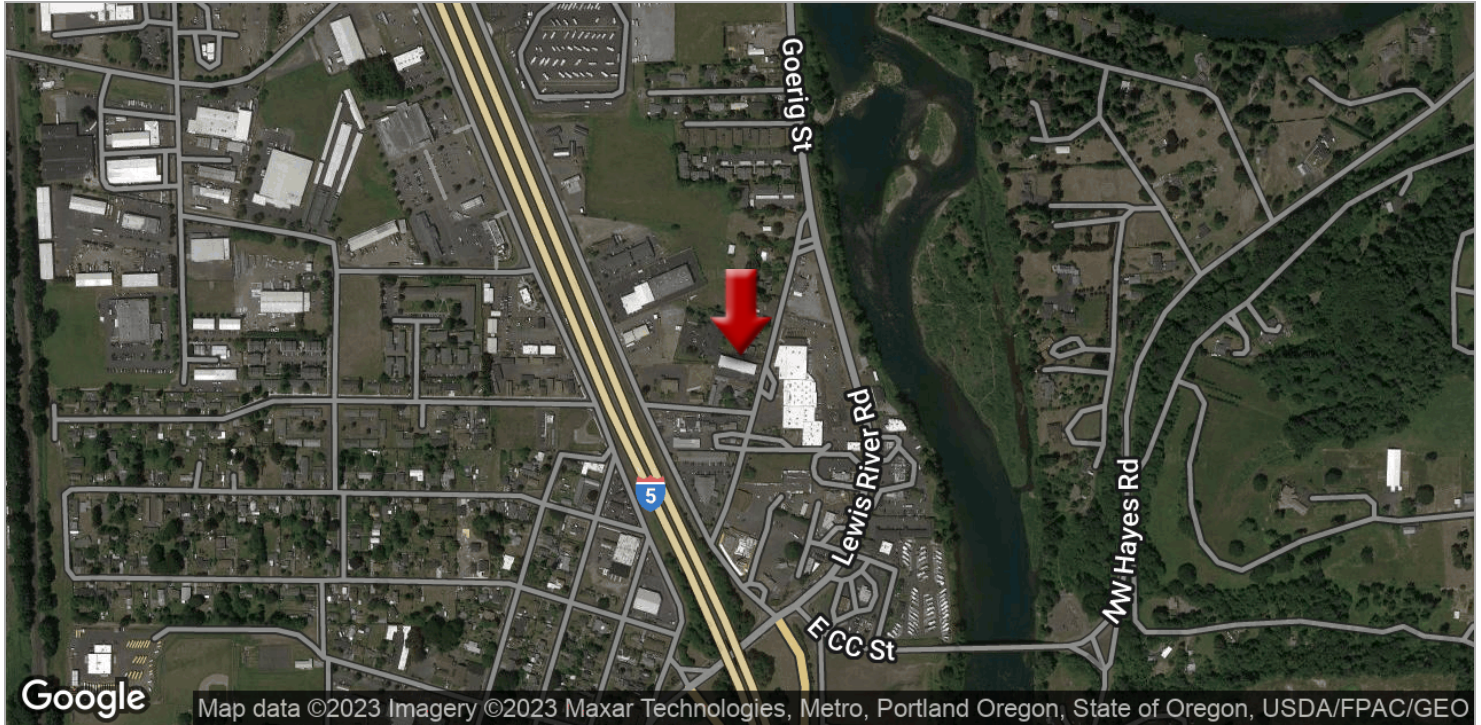
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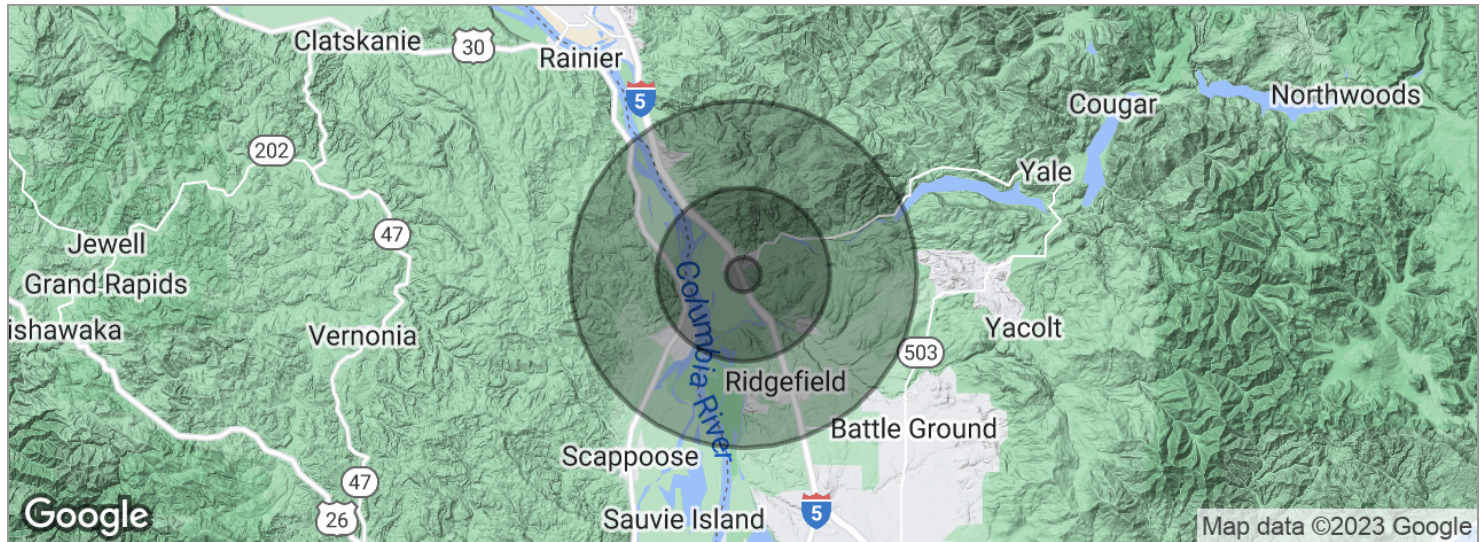
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	758	18,901	60,381
Median age	34.9	35.2	37.4
Median age (male)	34.4	34.6	37.2
Median age (Female)	35.2	35.5	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	260	6,645	22,147
# of persons per HH	2.9	2.8	2.7
Average HH income	\$65,427	\$64,522	\$68,690
Average house value	\$374,350	\$336,327	\$304,233

* Demographic data derived from 2020 ACS - US Census

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