
MARKET AREA DESCRIPTION

The subject property market area is the Sherwood/East Hazel Dell market, which is located approximately four miles north of downtown Vancouver. The primary use in the immediate area is single-family residential with a mix of new and established subdivisions and small acreage homesites. Commercial and service-oriented uses are centered on several major east/west (NE 78th & 99th Streets) and north/south (Hazel Dell Avenue, Interstate-5, & NE Highway 99) thoroughfares in the market area.

The subject's immediate market area is residential in nature with single family detached homes being the predominant use. Residential uses range from single family homes to medium density condominium/townhomes and multiple family developments. Residential subdivision development in the immediate area will be discussed in detail later in the Highest and Best Use section of this report.

Commercial development is located primarily along NE Highway 99 and NE 78th Street, and includes a mix of restaurants, shopping facilities, motels, and auto service/convenience stores. The commercial strip on NE Highway 99 extends from NE 63rd Street to NE 134th Street, with much of the new development occurring at the NE 99th Street and NE 134th Street intersections with Interstate-5. More recent developments include a Wal-Mart, Act III Theater, and several pad retail centers and office buildings at the major intersections. Approximately three miles northwest of the subject at NE 134th Street, there is a significant amount of retail and office development occurring, with the new Legacy Health Systems Hospital nearing completion.

Industrial development is fairly insignificant in the subject property market area, and is primarily service oriented, such as automobile repair facilities and some light manufacturing/distribution warehouses. There are scattered light industrial uses along St. Johns Road, east of the subject. Two other industrial developments in the market area include the Harten Industrial Park on the west side of NE Highway 99 at NE 95th Street, and the Hoffman Industrial Park on the north side of NE 78th Street, along NE 19th Court.

The closest point of access to the I-5 freeway is the interchange at NE 99th Street, constructed in 1996. There is also a freeway connection at NE 78th Street and NE 134th Street. NE 99th Street is four lanes between NE Highway 99 and NE 25th Avenue, with two eastbound and westbound lanes each, along with one center turn lane. Between NE 25th Avenue and NE 50th Avenue, NE 99th Street has three lanes, one each direction and one center turn lane. It is also noted that NE 88th Street is to be widened in the next five years south of the subject. These improvements and the completion of the Padden Expressway have improved overall access to the area.

In summary, the subject market area continues its growth in the residential sector between the NE Highway 99 corridor and St. Johns Road, along the NE 88th and NE 99th Streets. Much of the future residential growth will occur on in-fill sites in the immediate vicinity of the subject, and immediately east of the subject. The majority of the future commercial development will occur via redevelopment west of the subject along NE Highway 99 and in the adjacent Salmon Creek market area at NE 134th Street two miles to the north. The recent growth pattern to the will continue as the immediate area is becoming substantially built-out.