



EVGRN

EVERGREEN LOFT
SQUARE

A PLACE TO

EVERGREEN LOFT SQUARE
VANCOUVER, VA

**WORK
LIVE
SHARE**



PROJECT OVERVIEW

The proposed project entails the development of an innovative and contemporary 60-unit apartment building located on Evergreen Boulevard. This prime location offers a unique combination of modern living, convenience, and access to various amenities. This apartment complex is designed to cater to the needs and preferences of urban residents, providing a sophisticated living experience that embraces both comfort and style.

MODERN DESIGN

This apartment building boasts a striking and modern architectural design. Clean lines, sleek façades, and thoughtful design elements contribute to a visually appealing structure that stands out in the area.

AMENITIES

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GROUND FLOOR COMMERCIAL SPACES

The ground floor of the building is dedicated to commercial retail spaces, including a restaurant area and office spaces. This configuration not only adds convenience for residents and provides a hub for local businesses, and enhancing the vibrancy of the neighborhood.



PROJECT OVERVIEW

PRIME LOCATION

Situated within walking distance to Fort Vancouver, Officers Row, and Downtown Vancouver, the apartment complex offers residents the advantage of easy access to historical landmarks, cultural venues, and dining options. The proximity to these areas ensures that residents can enjoy a well-rounded urban experience.

URBAN CONNECTIVITY

The location of the apartment building encourages an environmentally friendly lifestyle by promoting walking and biking. Its close proximity to key destinations reduces the reliance on private vehicles, contributing to reduced traffic congestion and a greener urban environment.

Property Address 2811, E. EVERGREEN BOULEVARD, VANCOUVER, WA

Year Built 2024

Total Units 60

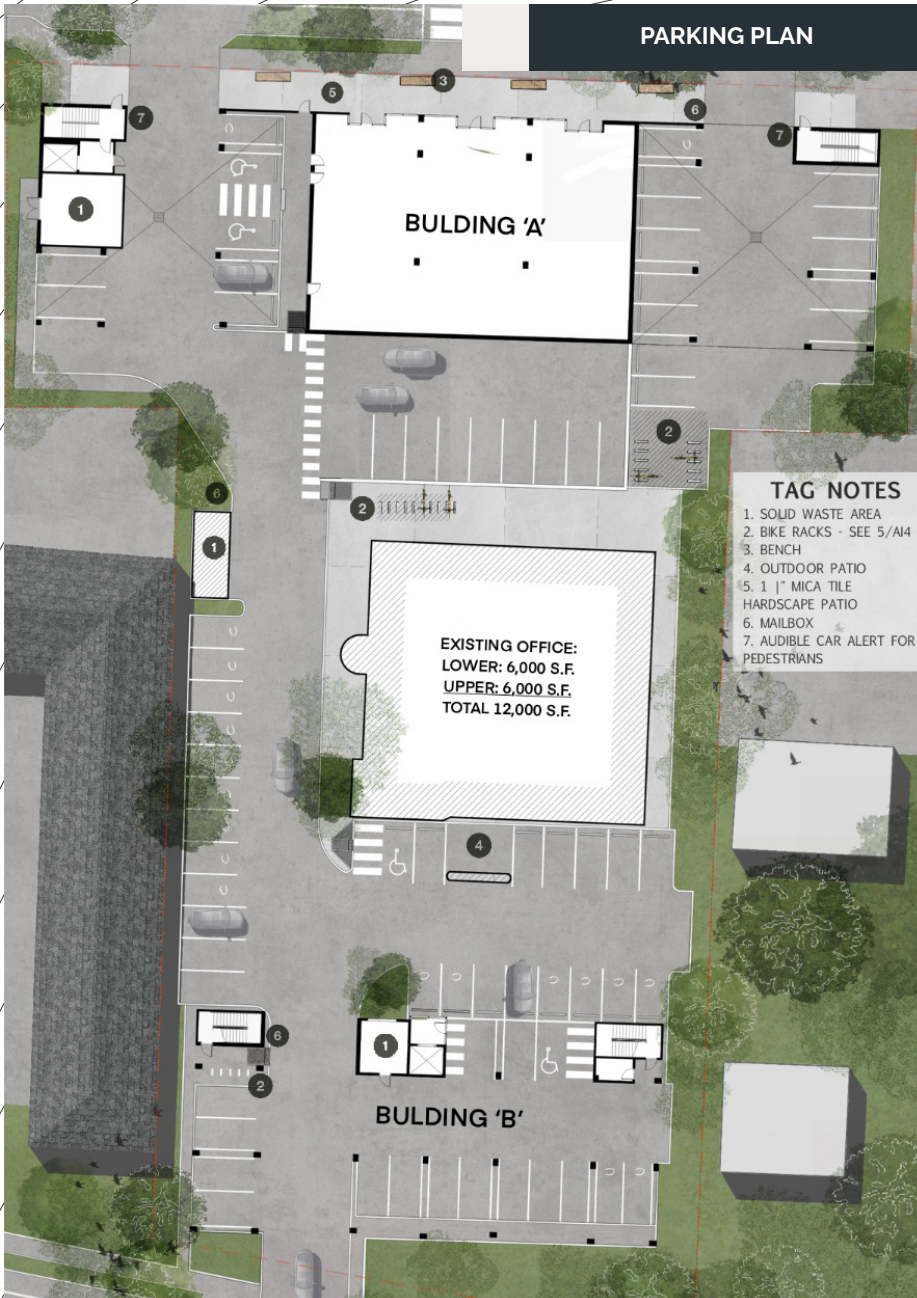
Number of buildings 3

Land Size 57,867 SF (47,045 + 6,030 + 4,792)

Zoning CC



COMPLEX PLAN



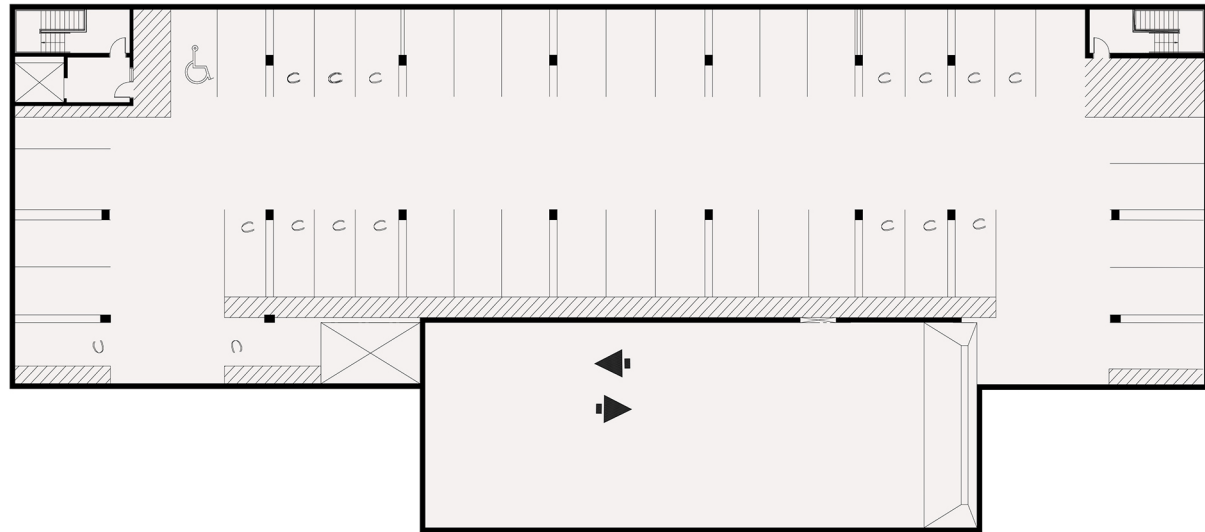
EVERGREEN LOFT SQUARE



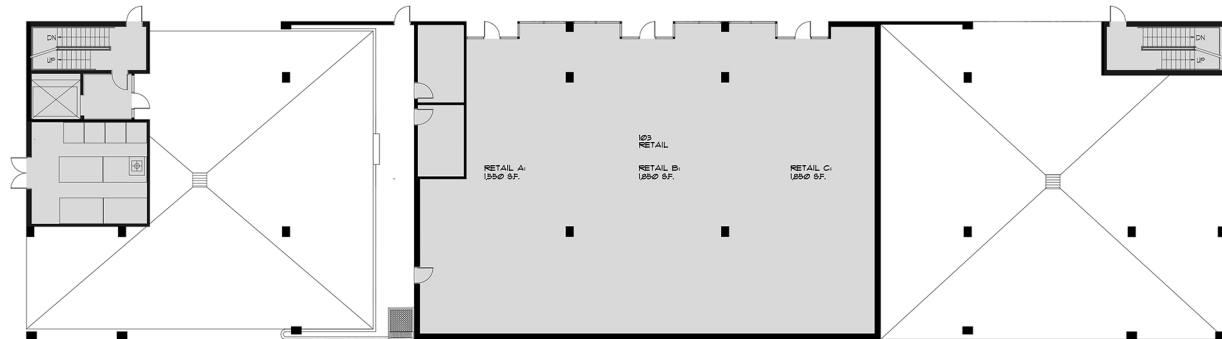
RESIDENTIAL COMPLEX FLOOR PLANNING

BUILDING A

BASEMENT



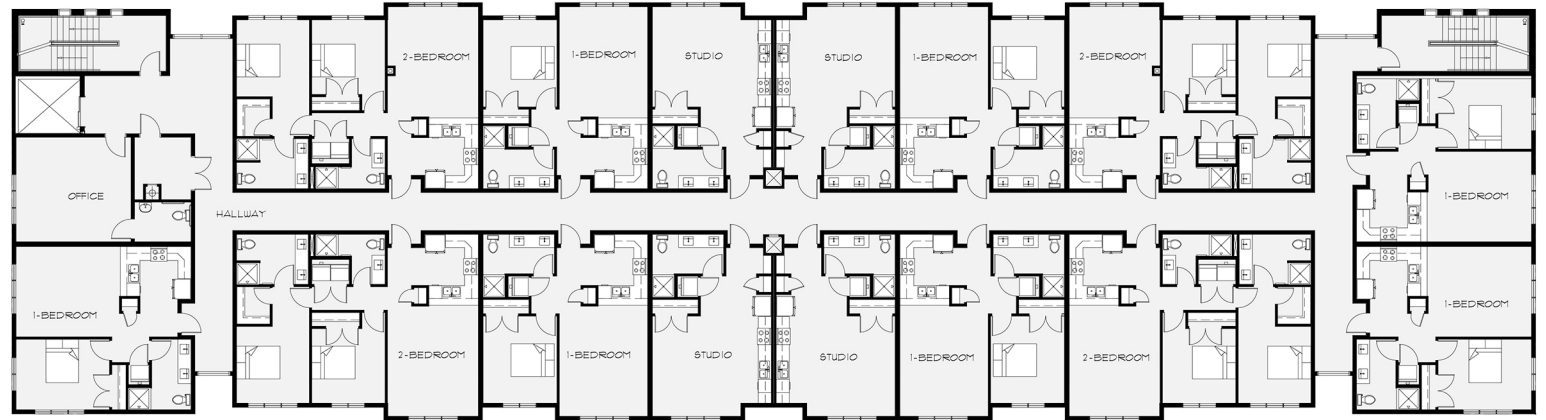
GRANDE LEVEL



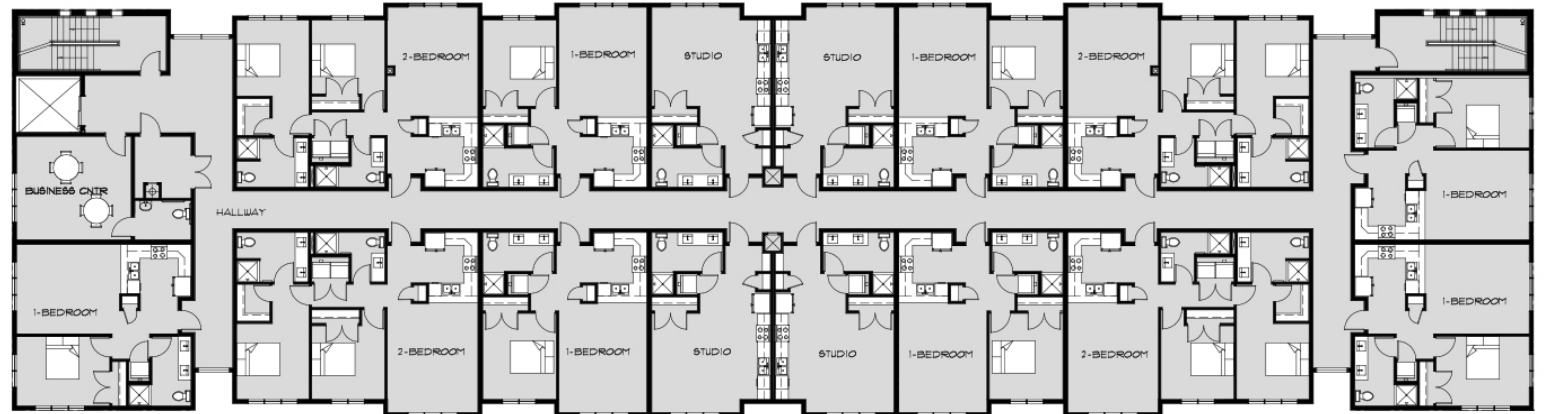
RESIDENTIAL COMPLEX FLOOR PLANNING

BUILDING A

2nd FLOOR



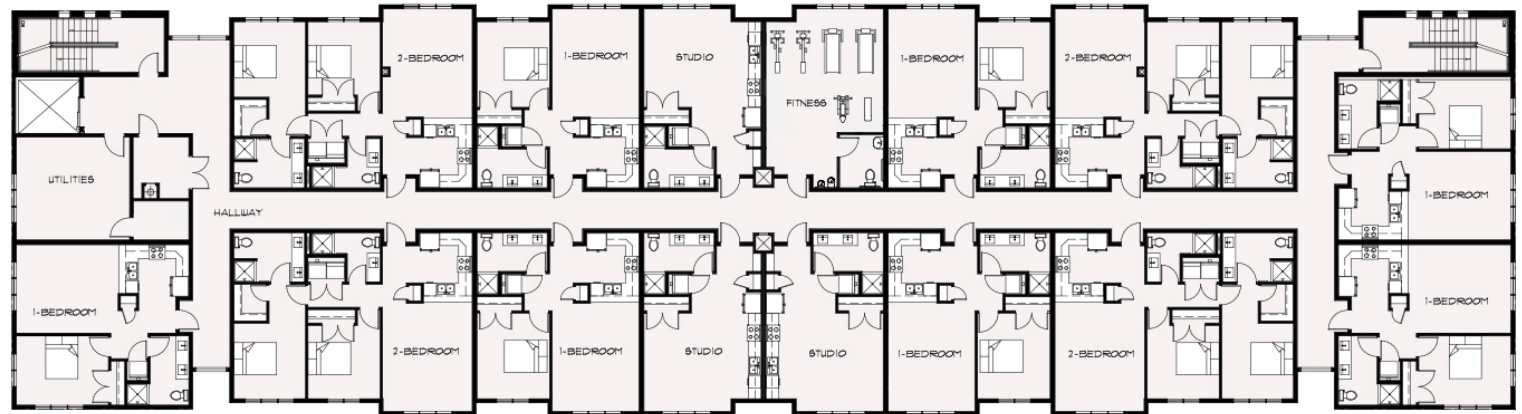
3rd FLOOR



RESIDENTIAL COMPLEX FLOOR PLANNING

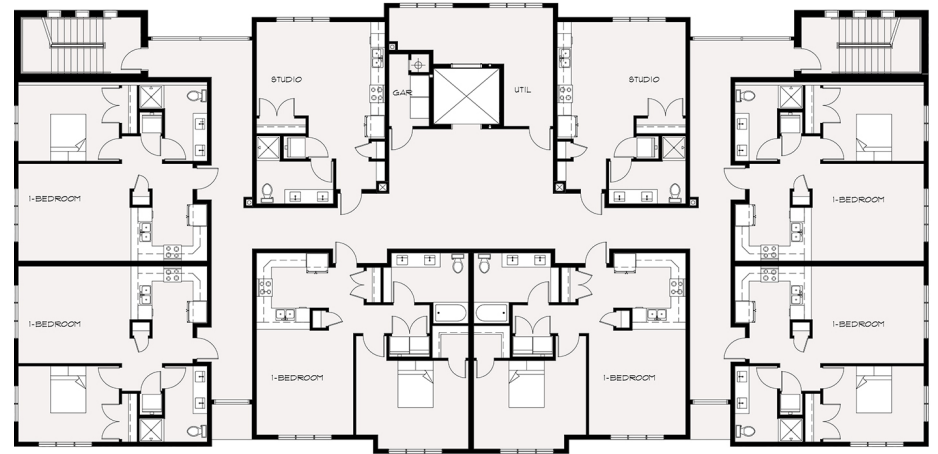
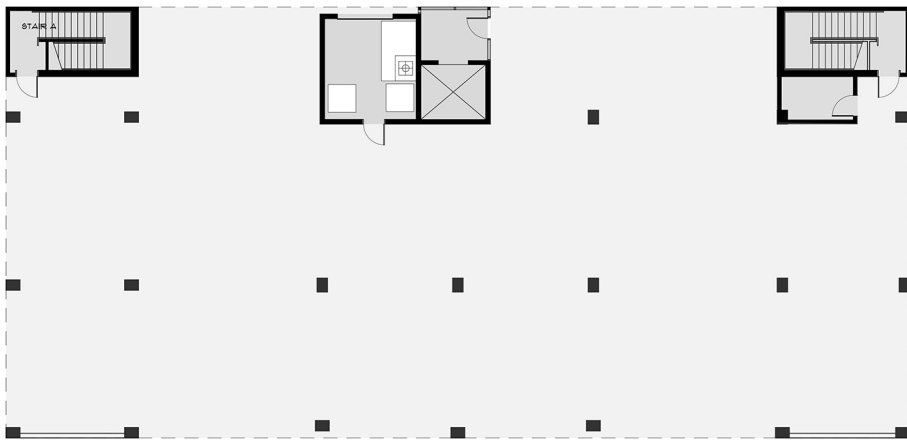
BUILDING A

4th FLOOR



RESIDENTIAL COMPLEX FLOOR PLANNING

BUILDING B



GRANDE LEVEL

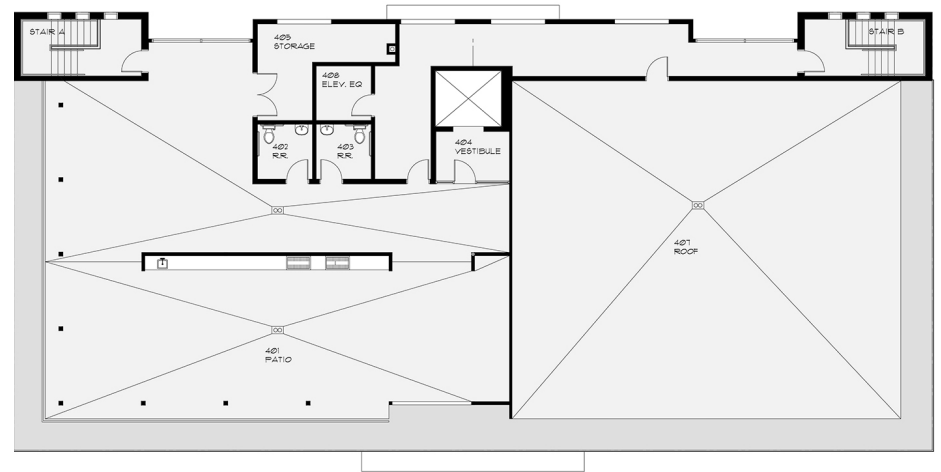
2nd FLOOR

RESIDENTIAL COMPLEX FLOOR PLANNING

BUILDING B



3rd FLOOR



ROOF PATIO

UNITS



STUDIO

STUDIO-1

SIZE - 525 SF

1 1

S



STUDIO

STUDIO-1

SIZE - 525 SF

1 1

S



1 BEDROOM APT.

TYPE 1-1

SIZE - 720 SF

1 1

1B

UNITS



1 BEDROOM APT.

TYPE 1-2

SIZE - 720 SF

1 1

1B



1 BEDROOM APT.

TYPE 1-3

SIZE - 720 SF

1 1

1B



1 BEDROOM APT.

TYPE 1-4

SIZE - 720 SF

1 1

1B

UNITS



1 BEDROOM APT.

TYPE 1-5

SIZE - 720 SF



1B



2 BEDROOM APT.

TYPE 2-1

SIZE - 1,045 SF



2B



2 BEDROOM APT.

TYPE 2-2

SIZE - 1,045 SF



2B

OFFICE BUILDING

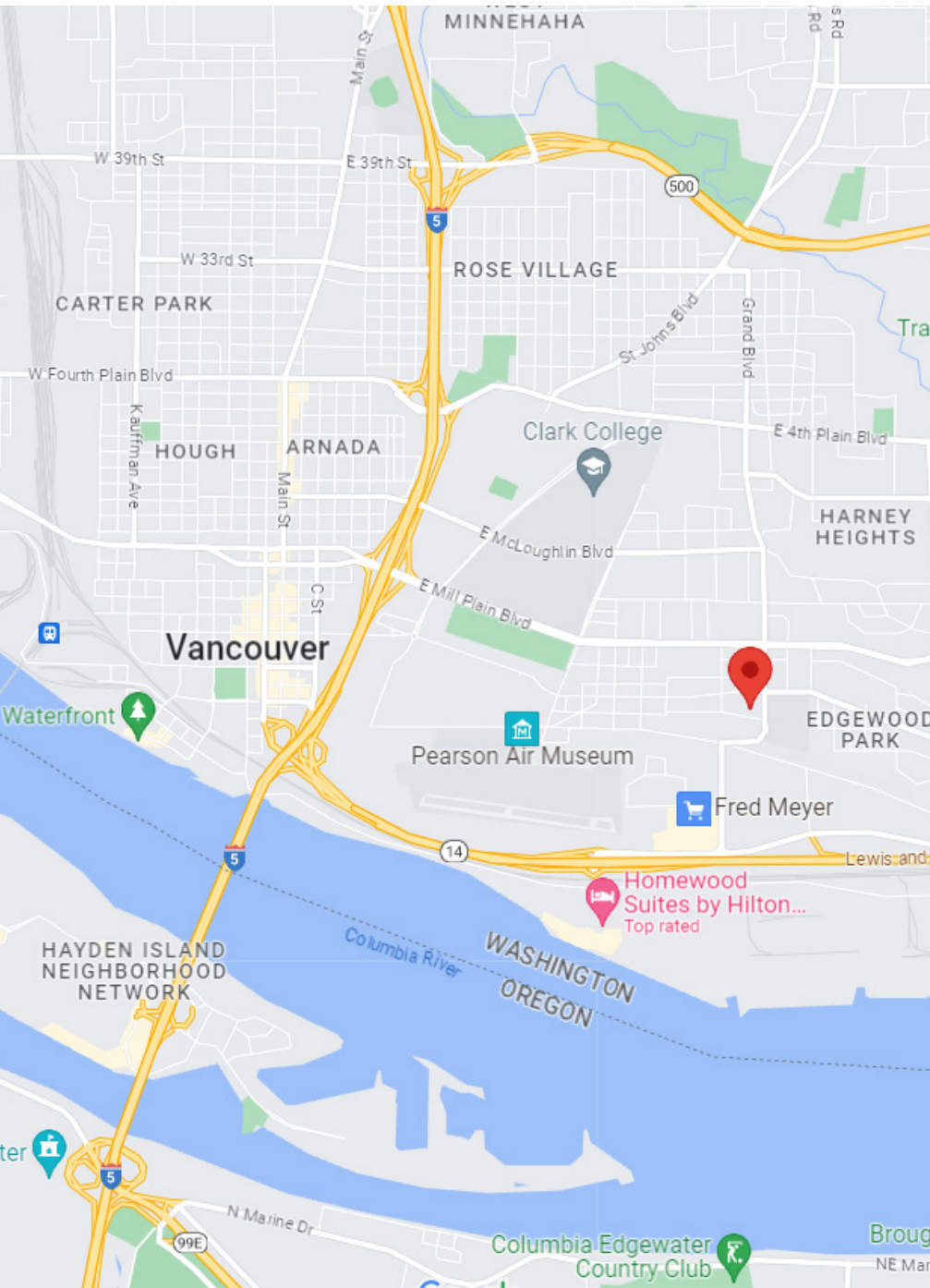


EVERGREEN LOFT SQUARE
OFFICE BUILDING

Building Size 12,000 SF



LOCATION



LIVING IN VANCOUVER



LOW COST OF LIVING

Vancouver has a relatively low cost of living compared to other major cities in the United States. This is especially true when it comes to housing, which is significantly cheaper than in cities like Seattle and Portland.



STRONG ECONOMY

Vancouver has a strong economy, with a low unemployment rate and a high median household income. This means that there are plenty of job opportunities available, and residents tend to have a high standard of living.



PROXIMITY TO NATURE

Vancouver is located in a beautiful area, with easy access to mountains, forests, and the Columbia River. This makes it a great place for people who enjoy outdoor activities.



SAFE AND FAMILY-FRIENDLY

Vancouver is a safe city with a low crime rate. It is also a great place to raise a family, with excellent schools and plenty of activities for kids.



DIVERSE CULTURE

Vancouver is a diverse city, with a large immigrant population. This means that there is a wide variety of cultures and cuisines to experience.

ADVANTAGES OF

LIVING IN VANCOUVER

BUDGET-FRIENDLY LIVING

If you're thinking of moving to the state of Washington, Vancouver could be just what you're looking for! The cost of living in Vancouver is 4% lower than the rest of The Evergreen State and 12.2% less than nearby Portland, making the city a budget-friendly option for people considering moving to the Pacific Northwest.

START YOUR NEW CAREER

You can have peace of mind when looking for jobs in Vancouver! Salaries average \$70,273 which is at least \$15,000 more than the national average, and there is no income tax, making The Couve an ideal economical living choice. Clark County has seen a 6.7% increase in job creation, and unemployment has decreased to 3.8% — with top healthcare institutions like PeaceHealth, Banfield Pet Hospital, and Legacy Salmon Creek Medical Center being major employers in Vancouver.



QUICK FACTS

ABOUT VANCOUVER



197,159

TOTAL POPULATION



\$ 1,735

MEDIAN RENT/MO.
(2 BEDROOM APT.)



\$ 69,371

MEDIAN HOUSEHOLD
INCOME



\$ 3,752

AVERAGE STATE
PROPERTY TAX



18.92

AVERAGE COMMUTE

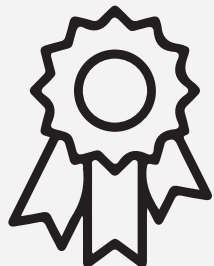


\$ 555,000

MEDIAN HOME VALUE

VANCOUVER

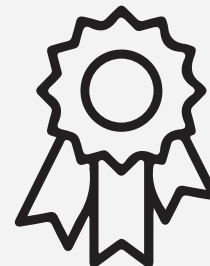
RECENT ACHIEVEMENTS



**Best Places to Live in the
U.S. – 2023**

[livability.com](https://www.livability.com)

2023



**10 Fastest Growing US
Cities in the U.S. – 2022**

[livability.com](https://www.livability.com)

2022

DEVELOPED BY

COPPICE CAPITAL

25+

YEARS OF EXPERIENCE

50

PROJECTS

6

SPECIALIST INDUSTRIES

2

EXPERIENCED FOUNDERS

FOUNDERS

Dennis and Jeff have over 25 years of experience in property development and sales between the two of them. Dennis and Jeff joined forces to form Coppice Capital due to a shared passion for improving homes & neighborhoods through real estate investment.

Both Vancouver area locals themselves, Dennis and Jeff's business goals are inspired by giving back to the community they love while creating high quality commercial and multifamily spaces.



JEFF WUNDER



DENNIS PANFILOV

EVERGREEN LOFT SQUARE

CONTACT US

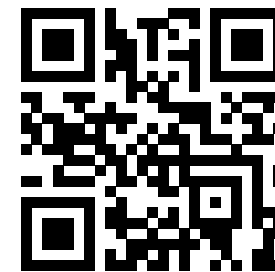
FOR ANY INQUIRIES, PLEASE CALL OR EMAIL US:

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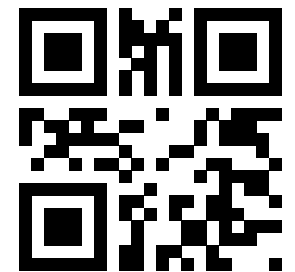
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evgrnlofts.com



EVGRN

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SQUARE

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VANCOUVER, VA

2023

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architecture
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