

## RECENT CLIENT SUCCESS

# BREWER BRINGS RENEWED VITALITY TO DOWNTOWN WASHOUGAL

### THE CHALLENGE

Trap Door Brewing has been on a steady growth path, since their Vancouver founding in 2015. They have considered expansion and second locations in several Clark County places. With success of their Beer distribution across the Northwest, they were in need of expanded production capacity to serve their ever-growing market.



### THE ACTION

They became aware of 1834 Main in Washougal on the market for sale. Well known as a building that had been refurbished as a Brewery in 2013 by Wes Hickey, to help provide a local amenity to downtown Washougal. Its previous operators had not fared well during COVID and the building had been on the market for almost two years. The brewing system had a 15-barrel capacity and tap Room. Trap Door engaged Jim West Commercial Real Estate, who had helped them Lease their Vancouver location back in 2013, to assist in acquiring the building.



### THE RESULT

- Jim West helped Trap Door prepare and submit an offer in February of 2022. After a straightforward Feasibility Period, the transaction closed on the building May 4, 2022. Trap Door transferred the bulk of their production operations from Vancouver to Washougal, allowing them to answer the high demand distribution capacity. Over the summer, they updated the interior of the Tap Room and opened doors to the public the first weekend in September. They are bringing renewed activity and life back into downtown Washougal!



## Testimonial

"Jim West has now helped us on three separate transactions. He has assisted in so many ways, including important determinations on the correct valuation of property. His insights and experience with the negotiating process were right on target. Not only will Trap Door be able to continue growth of our

brand, but we are now official Owners of our production facility which will provide us with considerable long term economic benefits."

*Bryan Shull*  
Owner, Trap Door Brewing LLC