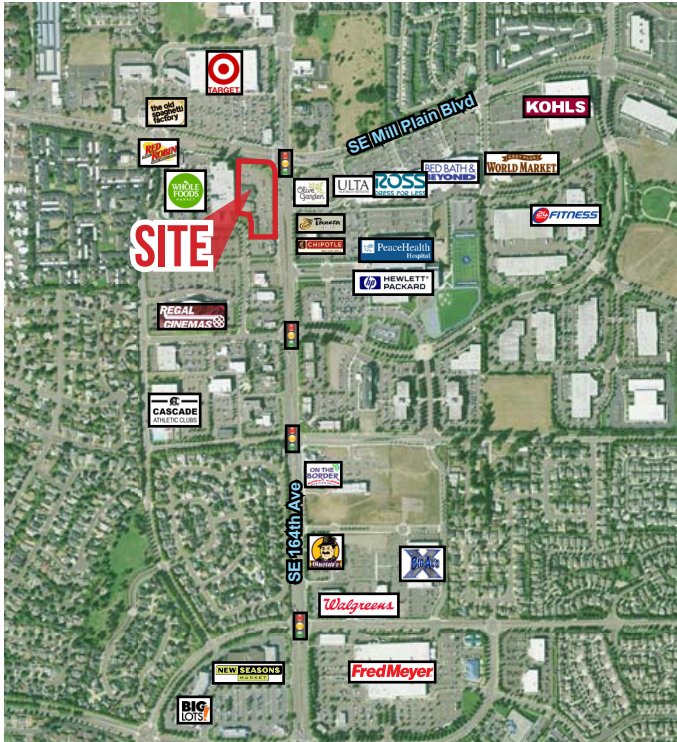


# - NOW LEASING - 164<sup>TH</sup> & MILL PLAIN RETAIL BUILDING

VANCOUVER, WASHINGTON



## LOCATION:

SE 164th Ave & SE Mill Plain Blvd in  
Vancouver, Washington

## AVAILABLE:

1,050 SF endcap

## RATE:

\$25.00/SF/YR, NNN

## COMMENTS:

- New retail space available at Vancouver's prime retail intersection of 164th & Mill Plain
- Strong daily traffic generators including Target, Kohl's, Whole Foods, New Seasons, Fred Meyer and many other shops & restaurants
- Primary employment corridor surrounded by attractive demographics and across from the 400-acre Columbia Tech Center.

## TRAFFIC COUNT:

164th Ave - 24,102 ADT (13)

Mill Plain - 30,147 ADT (13)

## DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Est. Population	21,176	89,403	185,670
Est. Households	8,462	33,799	68,736
Avg. HH Income	\$72,037	\$81,439	\$79,595
Employees	10,006	33,472	89,468

Source: Regis - SitesUSA (2017)

FredMeyer



NEW SEASONS  
MARKET

ROSS  
DRESS FOR LESS

Olive Garden  
ITALIAN KITCHEN

KOHL'S

ULTA  
YOUR BEAUTY AUTHORITY



FITNESS



JEFF OLSON

jeff@cra-nw.com

503.274.0211

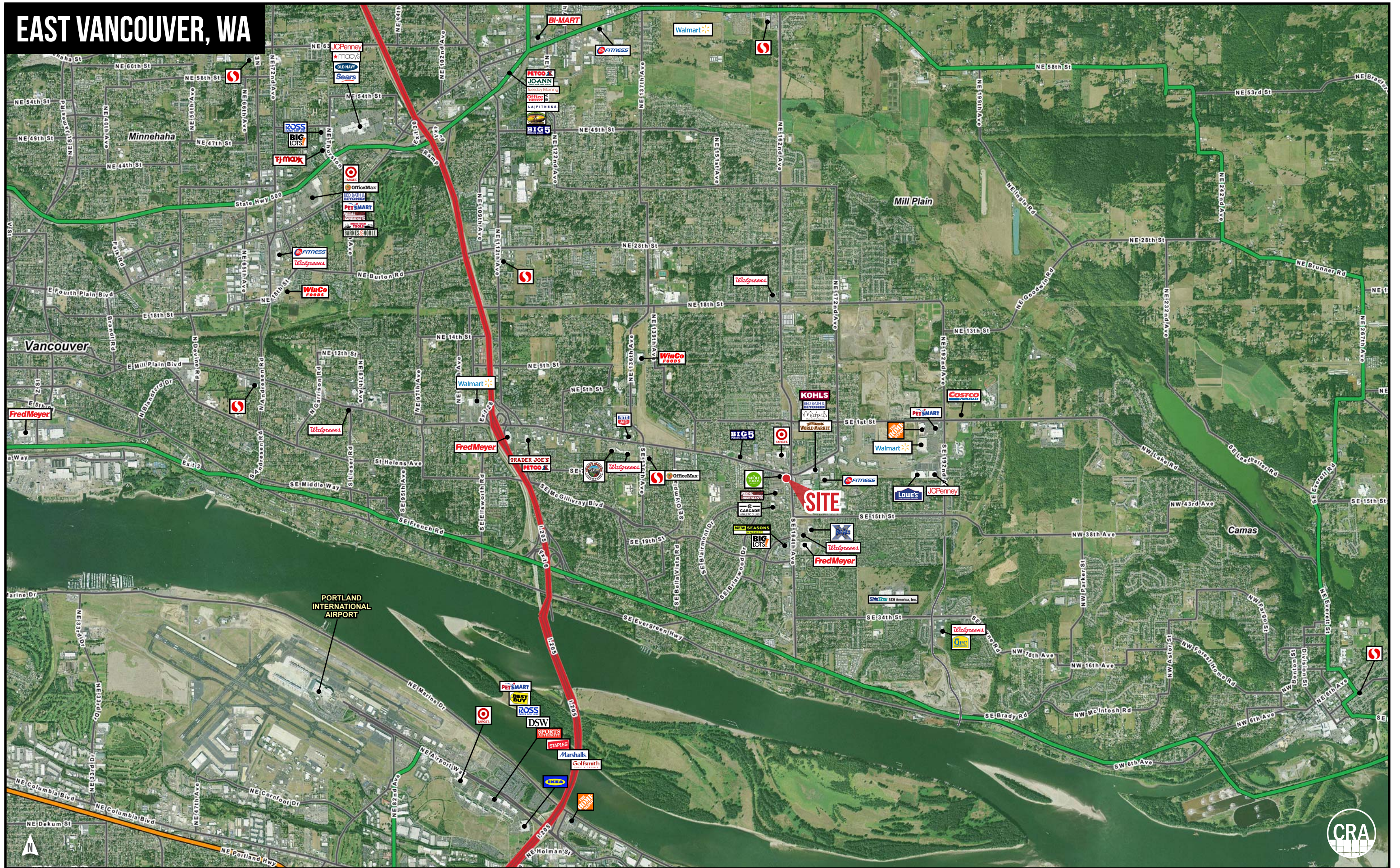
Commercial Realty Advisors NW, LLC  
733 SW Second Avenue, Suite 200  
Portland, Oregon 97204

www.cra-nw.com

Licensed brokers in Oregon & Washington.



# EAST VANCOUVER, WA





# EAST VANCOUVER, WA | DEVELOPMENT ACTIVITY



Schools	
1.	Camas High School (9-12) 1,950 students, Built 2003
2.	Dorothy Fox Elementary (K-5) 535 students, Built 1930
3.	Fishers Landing Elementary (K-6) 700 students, Built 1995
4.	Helen Baller Elementary (K-4) 576 students, Built 1970
5.	Illahee Elementary (K-6) 744 students, Built 2001-10
6.	J.D. Zellerbach Elementary (PreK-5) 650 students, Built 1978
7.	Lacamas Heights Elementary (K-5) 440 students, Built 1978
8.	New Camas High School (9-12) 1,789 students, Built 2003
9.	Prune Hill Elementary (K-5) 611 students, Built 2001-3
10.	Shahala Middle School (6-8) 1,108 students, Built 2001-10
11.	Skyridge Middle School (5-9) 813 students, Built 1996
12.	Union High School (9-12) 2,092 students, Built 2007
13.	Mt View High School (9-12) 1,829 students, Built 1981
14.	Evergreen High School (9-12) 1,832 students, Built 1945
15.	Pacific Middle School (6-8) 1,098 students, Built 1980
16.	Cascade Middle School (6-8) 966 students, Built 1980
17.	Wyeast Middle School (6-8) 858 students, Built 1943
18.	Mill Plain Elementary School (K-5) 459 students, Built 1987
19.	Burton Elementary School (K-5) 456 students, Built 1975
20.	Image Elementary School (K-5) 617 students, Built 1970
21.	Orchards Elementary School (K-5) 619 students, Built 2005-9
22.	Clark Community College at CTC 1,800 students, Built 2011
<b>Total – 22,542 students</b>	

Major Employers and Business Parks	
1.	Columbia Tech Center Business Park 10,000
2.	Peace Health SW Medical Center 3,309
3.	Evergreen School District 3,052
4.	Hewlett Packard 1,500
5.	City University (includes students) 1,089
6.	Wafertech 1,100
7.	Port of Camas/Washougal Ind Park 1,000
8.	Georgia Pacific 1,250
9.	Kaiser Permanente 766
10.	Fisher Investments* 445
11.	Camas School District 596
12.	Nautilus Inc 320
13.	Sharp Microelectronics* 223
14.	Underwriters Laboratories 191
15.	C-Tech 250
16.	Linear Technology* 580
17.	Pendleton Woolen Mills 264
18.	Glacier NW 200
19.	City of Camas 150
20.	Family Physicians 127
21.	First Aid Only 125
22.	ControlTek 115
23.	Tidland Corp 120
24.	PeaceHealth 635
25.	Integra* 650
<b>Total 28,057</b>	

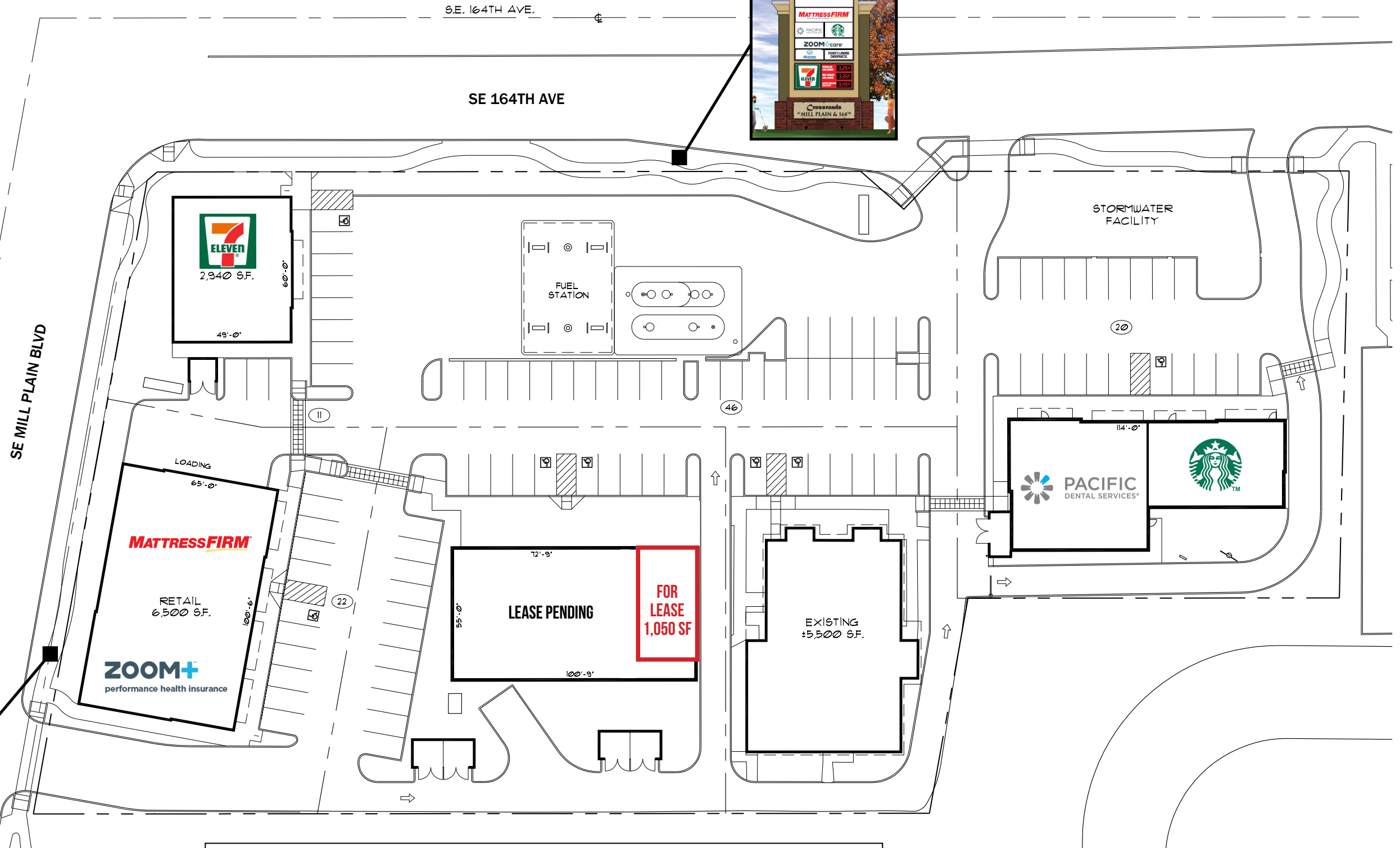
Housing Developments (164th to Camas)	
1.	192nd Ave Station Lofts 80
2.	Beckinridge 80
3.	Carson Estates 18
4.	Columbia River Crossing 9
5.	Dove Hill 32
6.	Fisher's Pointe 15
7.	Forest Glen 13
8.	Glenwood Heights 9
9.	Grand View Place 154
10.	Hidden Leaf II 7
11.	Hidden Meadows 60
12.	Ilwaco Estates 5
13.	Knight's Court 12
14.	Lacamas Estates 15
15.	Lacamas Meadows 170
16.	Lakeridge North 113
17.	Lakes at Fisher's Landing 86
18.	Pebble Creek 33
19.	Renaissance at Hiddenbrook 28
20.	Stoneleaf 52
21.	Summit at Columbia Vista I & II 84
22.	Summit at Columbia Vista III & IV 60
23.	The Reserve at CTC 412
24.	Thomas Estates 52
25.	Village at Logan Place 34
26.	Vista Pointe 9
27.	Westridge Lofts 108
28.	Lacamas Prairie Estates 176
<b>Total 1,926</b>	

\*EXPANDING

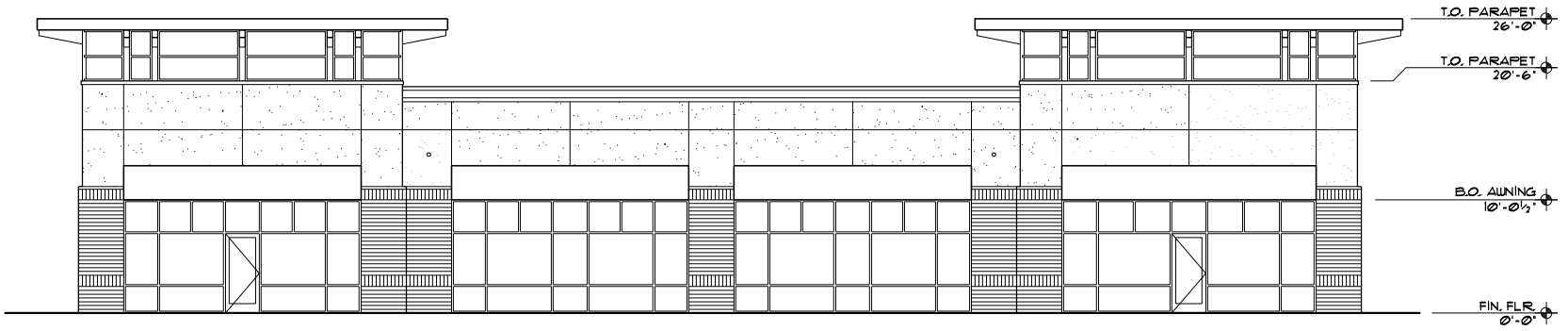




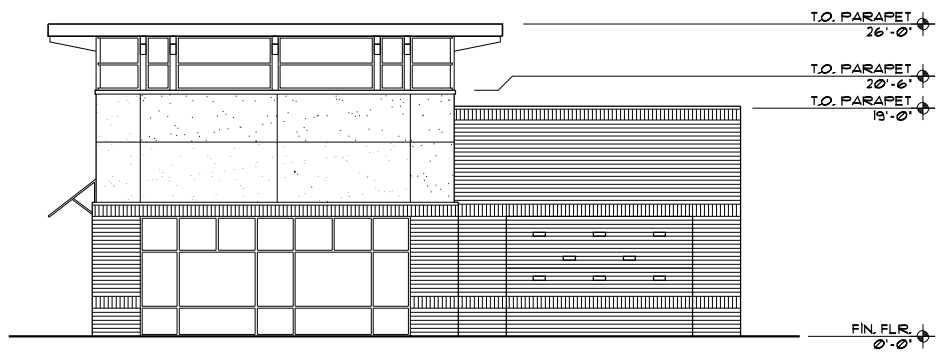
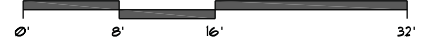
# SITE PLAN | 164TH & MILL PLAIN



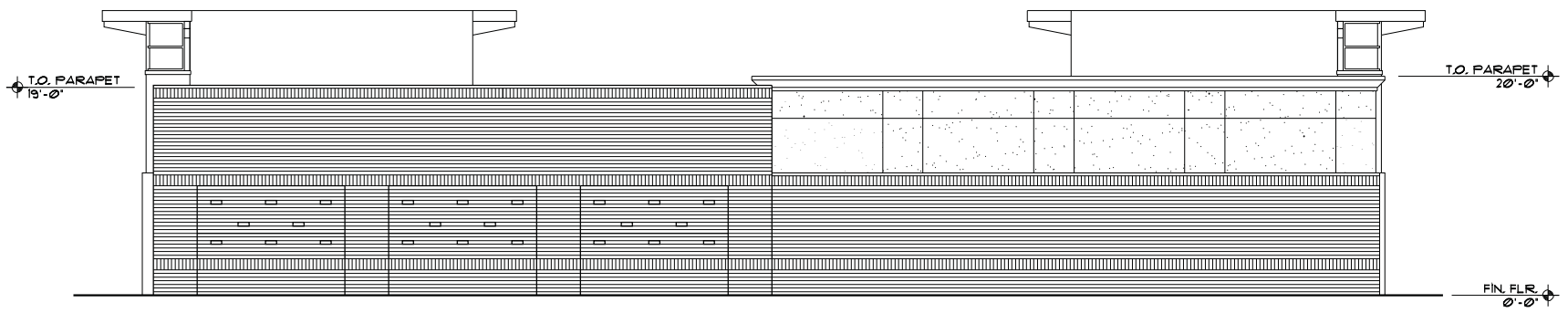
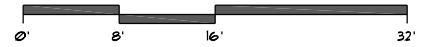
# ELEVATIONS | 164TH & MILL PLAIN



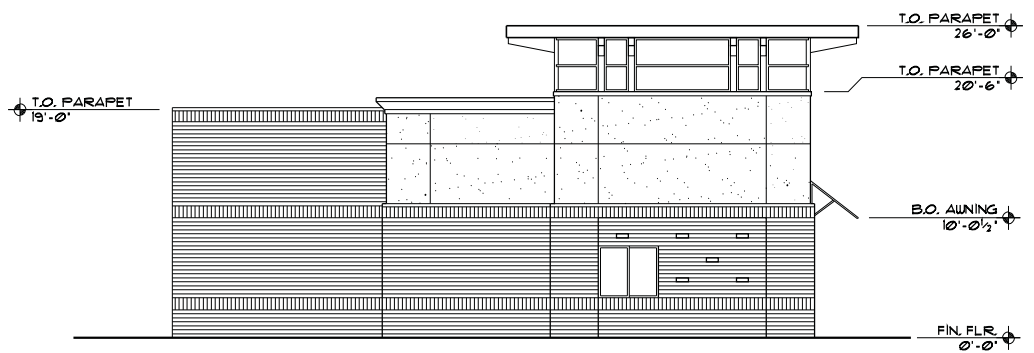
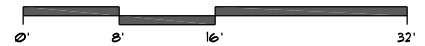
1 EAST ELEVATION



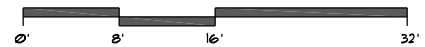
2 NORTH ELEVATION



3 WEST ELEVATION



4 SOUTH ELEVATION





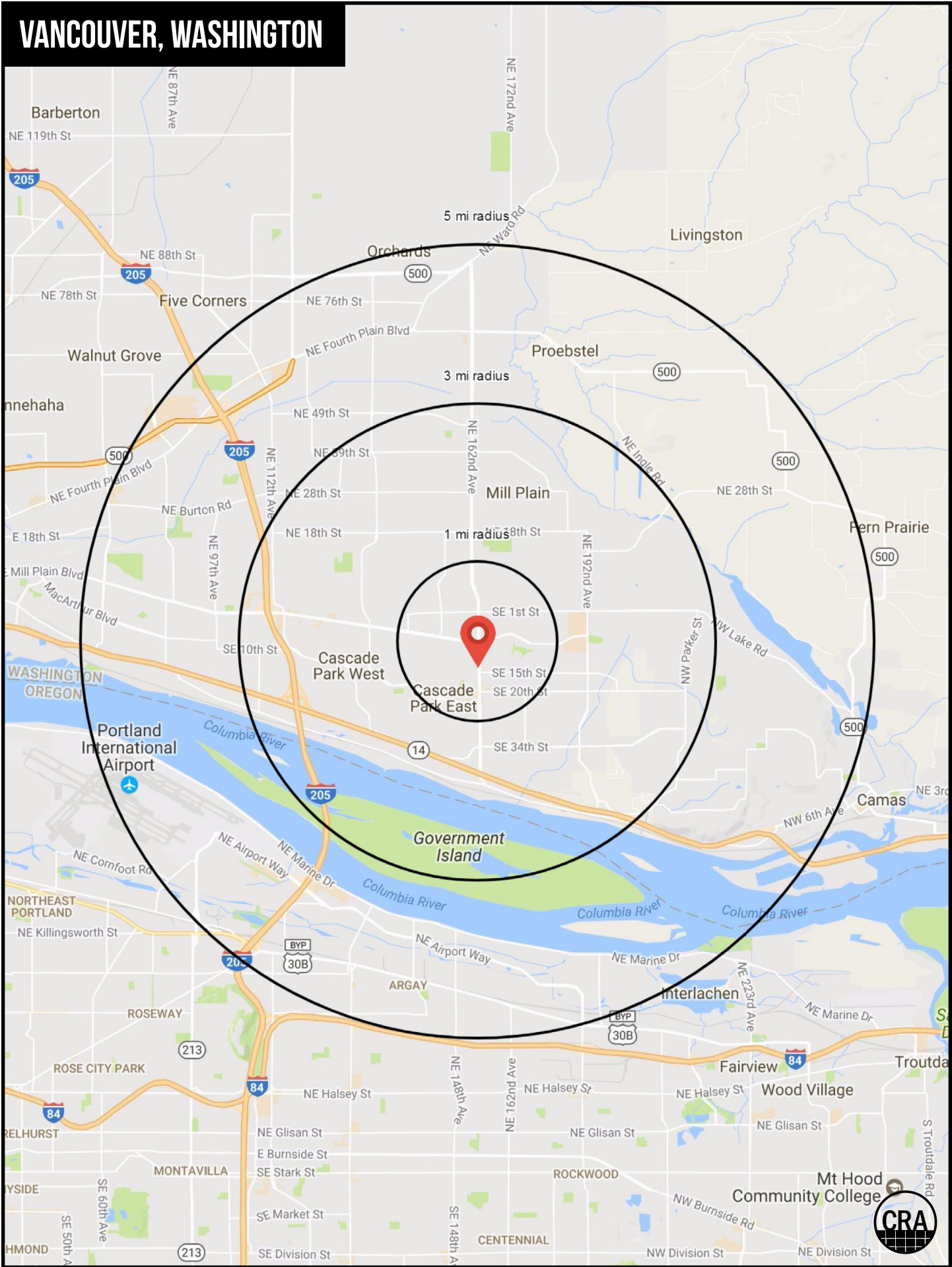


**164<sup>TH</sup> & MILL PLAIN BLVD PHOTOS**





# VANCOUVER, WASHINGTON



# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6156/-122.5044

RF1

## Mill Plain Boulevard & SE 164th Ave

Vancouver, WA 98684

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2017 Estimated Population	21,176	89,403	185,670
	2022 Projected Population	23,239	98,079	203,177
	2010 Census Population	18,565	82,150	170,072
	2000 Census Population	16,826	66,603	139,974
	Projected Annual Growth 2017 to 2022	1.9%	1.9%	1.9%
	Historical Annual Growth 2000 to 2017	1.5%	2.0%	1.9%
	<b>HOUSEHOLDS</b>	2017 Estimated Households	8,462	33,799
2022 Projected Households		9,075	36,221	73,632
2010 Census Households		7,503	31,269	63,470
2000 Census Households		6,359	24,800	52,103
Projected Annual Growth 2017 to 2022		1.4%	1.4%	1.4%
Historical Annual Growth 2000 to 2017		1.9%	2.1%	1.9%
<b>AGE</b>		2017 Est. Population Under 10 Years	11.7%	12.4%
	2017 Est. Population 10 to 19 Years	13.8%	14.0%	13.9%
	2017 Est. Population 20 to 29 Years	12.6%	12.7%	12.8%
	2017 Est. Population 30 to 44 Years	20.1%	20.2%	20.4%
	2017 Est. Population 45 to 59 Years	19.1%	19.2%	19.2%
	2017 Est. Population 60 to 74 Years	14.3%	14.9%	14.8%
	2017 Est. Population 75 Years or Over	8.4%	6.6%	6.1%
	2017 Est. Median Age	38.8	37.9	37.4
<b>MARITAL STATUS &amp; GENDER</b>	2017 Est. Male Population	48.0%	48.9%	49.2%
	2017 Est. Female Population	52.0%	51.1%	50.8%
	2017 Est. Never Married	30.3%	29.2%	30.4%
	2017 Est. Now Married	42.8%	47.2%	46.5%
	2017 Est. Separated or Divorced	20.6%	18.7%	18.0%
	2017 Est. Widowed	6.2%	5.0%	5.1%
<b>INCOME</b>	2017 Est. HH Income \$200,000 or More	3.4%	6.1%	5.8%
	2017 Est. HH Income \$150,000 to \$199,999	5.2%	6.0%	5.8%
	2017 Est. HH Income \$100,000 to \$149,999	17.1%	17.6%	16.8%
	2017 Est. HH Income \$75,000 to \$99,999	13.1%	14.6%	14.2%
	2017 Est. HH Income \$50,000 to \$74,999	20.9%	20.7%	20.9%
	2017 Est. HH Income \$35,000 to \$49,999	18.6%	15.0%	14.3%
	2017 Est. HH Income \$25,000 to \$34,999	10.0%	8.5%	8.8%
	2017 Est. HH Income \$15,000 to \$24,999	6.6%	5.9%	7.1%
	2017 Est. HH Income Under \$15,000	5.1%	5.6%	6.2%
	2017 Est. Average Household Income	\$72,037	\$81,439	\$79,595
	2017 Est. Median Household Income	\$63,513	\$71,533	\$70,063
	2017 Est. Per Capita Income	\$28,871	\$30,847	\$29,600
		2017 Est. Total Businesses	1,017	3,106
2017 Est. Total Employees		10,006	33,472	89,468

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# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6156/-122.5044

RF1

## Mill Plain Boulevard & SE 164th Ave

Vancouver, WA 98684

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>RACE</b>	2017 Est. White	77.3%	78.2%	77.4%
	2017 Est. Black	2.9%	2.8%	3.6%
	2017 Est. Asian or Pacific Islander	10.3%	9.6%	8.8%
	2017 Est. American Indian or Alaska Native	0.7%	0.7%	0.8%
	2017 Est. Other Races	8.7%	8.7%	9.4%
<b>HISPANIC</b>	2017 Est. Hispanic Population	2,057	8,427	18,987
	2017 Est. Hispanic Population	9.7%	9.4%	10.2%
	2022 Proj. Hispanic Population	10.6%	10.3%	11.1%
	2010 Hispanic Population	8.5%	8.0%	8.9%
<b>EDUCATION (Adults 25 or Older)</b>	2017 Est. Adult Population (25 Years or Over)	14,490	60,223	124,561
	2017 Est. Elementary (Grade Level 0 to 8)	1.5%	2.3%	2.9%
	2017 Est. Some High School (Grade Level 9 to 11)	5.4%	4.9%	5.7%
	2017 Est. High School Graduate	22.0%	23.7%	25.1%
	2017 Est. Some College	29.6%	26.9%	27.1%
	2017 Est. Associate Degree Only	9.8%	10.0%	10.0%
	2017 Est. Bachelor Degree Only	21.1%	20.7%	19.0%
	2017 Est. Graduate Degree	10.6%	11.5%	10.1%
<b>HOUSING</b>	2017 Est. Total Housing Units	8,648	34,647	70,560
	2017 Est. Owner-Occupied	49.2%	58.4%	60.0%
	2017 Est. Renter-Occupied	48.6%	39.1%	37.5%
	2017 Est. Vacant Housing	2.1%	2.4%	2.6%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	2.3%	1.5%	1.1%
	2010 Homes Built 2000 to 2004	15.5%	22.3%	20.4%
	2010 Homes Built 1990 to 1999	44.7%	36.1%	32.0%
	2010 Homes Built 1980 to 1989	19.5%	16.9%	14.2%
	2010 Homes Built 1970 to 1979	18.4%	19.7%	19.9%
	2010 Homes Built 1960 to 1969	2.4%	3.7%	7.5%
	2010 Homes Built 1950 to 1959	1.5%	2.0%	4.2%
	2010 Homes Built Before 1949	2.7%	3.1%	5.7%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.2%	0.3%	0.5%
	2010 Home Value \$500,000 to \$999,999	4.3%	7.0%	8.7%
	2010 Home Value \$400,000 to \$499,999	3.3%	7.9%	8.4%
	2010 Home Value \$300,000 to \$399,999	13.4%	18.1%	17.6%
	2010 Home Value \$200,000 to \$299,999	49.0%	44.9%	41.7%
	2010 Home Value \$150,000 to \$199,999	22.3%	16.3%	17.8%
	2010 Home Value \$100,000 to \$149,999	5.5%	5.5%	6.0%
	2010 Home Value \$50,000 to \$99,999	1.6%	1.4%	1.9%
	2010 Home Value \$25,000 to \$49,999	3.2%	1.5%	1.7%
	2010 Home Value Under \$25,000	2.4%	1.4%	1.8%
	2010 Median Home Value	\$229,829	\$263,106	\$263,289
	2010 Median Rent	\$971	\$1,016	\$976

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# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6156/-122.5044

RF1

## Mill Plain Boulevard & SE 164th Ave

Vancouver, WA 98684

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>LABOR FORCE</b>	2017 Est. Labor Population Age 16 Years or Over	16,908	70,514	146,034
	2017 Est. Civilian Employed	62.6%	61.1%	60.8%
	2017 Est. Civilian Unemployed	3.7%	3.7%	3.9%
	2017 Est. in Armed Forces	0.1%	0.1%	0.1%
	2017 Est. not in Labor Force	33.6%	35.1%	35.3%
	2017 Labor Force Males	47.3%	48.2%	48.6%
	2017 Labor Force Females	52.7%	51.8%	51.4%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	10,276	42,863	88,644
	2010 Mgmt, Business, & Financial Operations	15.3%	16.4%	15.6%
	2010 Professional, Related	17.4%	19.7%	18.0%
	2010 Service	16.6%	17.2%	17.0%
	2010 Sales, Office	28.3%	25.3%	25.7%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.4%
	2010 Construction, Extraction, Maintenance	9.2%	8.9%	9.4%
	2010 Production, Transport, Material Moving	13.2%	12.4%	13.9%
	2010 White Collar Workers	60.9%	61.3%	59.3%
	2010 Blue Collar Workers	39.1%	38.7%	40.7%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	79.4%	79.2%	77.9%
	2010 Drive to Work in Carpool	8.8%	8.3%	8.7%
	2010 Travel to Work by Public Transportation	3.2%	2.3%	3.3%
	2010 Drive to Work on Motorcycle	0.4%	0.3%	0.3%
	2010 Walk or Bicycle to Work	2.6%	2.1%	2.5%
	2010 Other Means	0.9%	1.3%	1.2%
	2010 Work at Home	4.6%	6.4%	6.1%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	27.8%	25.5%	25.2%
	2010 Travel to Work in 15 to 29 Minutes	44.1%	41.2%	40.9%
	2010 Travel to Work in 30 to 59 Minutes	29.4%	29.5%	28.1%
	2010 Travel to Work in 60 Minutes or More	5.7%	6.8%	7.1%
	2010 Average Travel Time to Work	21.4	21.8	21.6
<b>CONSUMER EXPENDITURE</b>	2017 Est. Total Household Expenditure	\$475 M	\$2.06 B	\$4.10 B
	2017 Est. Apparel	\$16.5 M	\$72.1 M	\$144 M
	2017 Est. Contributions, Gifts	\$31.4 M	\$142 M	\$283 M
	2017 Est. Education, Reading	\$18.1 M	\$81.8 M	\$162 M
	2017 Est. Entertainment	\$26.6 M	\$116 M	\$231 M
	2017 Est. Food, Beverages, Tobacco	\$72.9 M	\$313 M	\$625 M
	2017 Est. Furnishings, Equipment	\$16.3 M	\$71.8 M	\$143 M
	2017 Est. Health Care, Insurance	\$41.5 M	\$177 M	\$354 M
	2017 Est. Household Operations, Shelter, Utilities	\$147 M	\$636 M	\$1.27 B
	2017 Est. Miscellaneous Expenses	\$7.07 M	\$30.1 M	\$60.1 M
	2017 Est. Personal Care	\$6.18 M	\$26.7 M	\$53.3 M
	2017 Est. Transportation	\$91.2 M	\$392 M	\$781 M

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