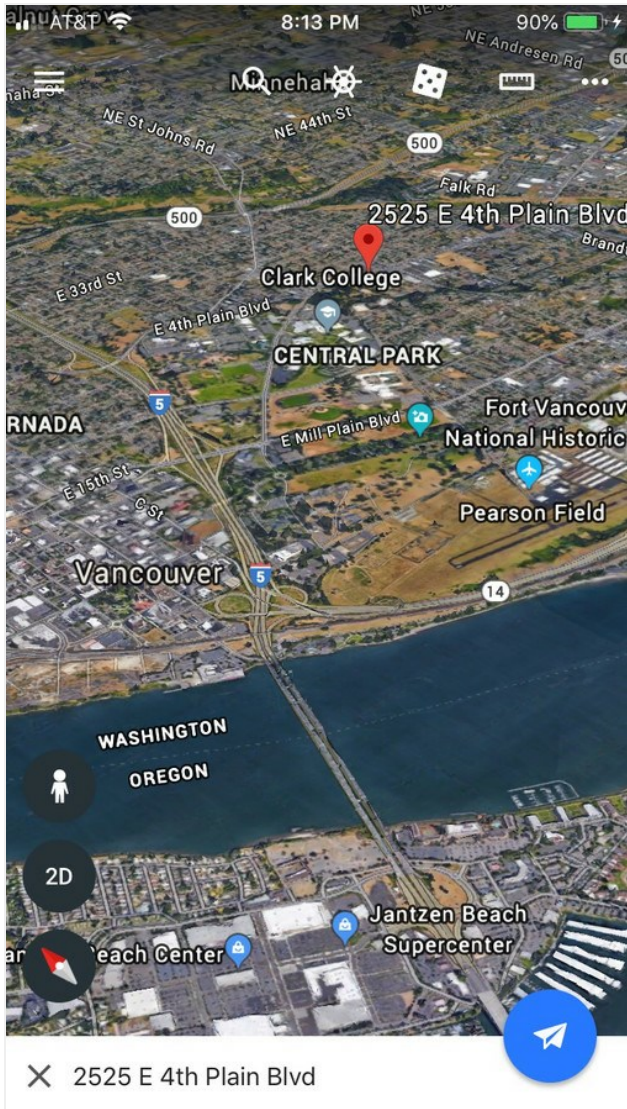


Endcap & 2nd Gen Restaurant Clos...

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

Presented by
R.A. Baranzano Company

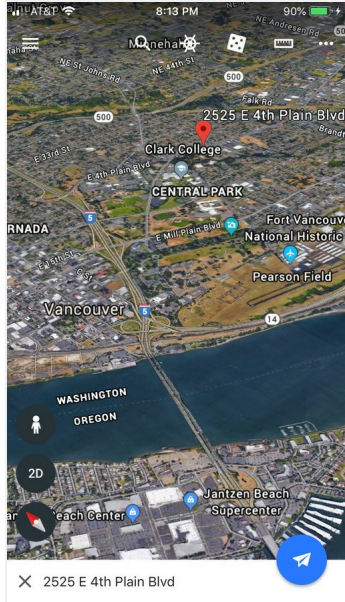


Price: Upon Request

Finished Restaurant Spaces and Former Blockbuster Video Retail Space in addition to various sized spaces. Surrounded by National Tenants and can accommodate various retail configurations. Looking for Pet Supply Store and experienced Restaurant Tenants who have Multiple Locations. Fourth Plain Plaza Consists of 2 Buildings Separated by "Z" Street. Former Butcher Boy Space and Various Retail/Office/Flex Spaces Available with 2nd Generation Restaurant Space Configurations of 11,600 sf, 10,000 sf, 6,000 sf, 4,250 sf, 2,000sf and 1,300 sf . Restaurant had Awesome Takeout and Delivery History for 15 years. Former Taste of Asia and Subway. Up to 23,200 sf Total in two Buildings. Closest Shopping Center on E Fourth Plain to Interstate-5 Interchange and to Portland. 2 Expandable Second Generation Restaurant Spaces Available in addition to an Expandable Former Blockbuster Video Location. New Freestanding Corner Starbucks 1/2 block to the East on the Corner of Grand and Fourth Plain. Retail or Office Expandable to 11,600 sf. All the Parking that you would want and with additional adjacent unrestricted Street Parking at this time. Next to Clark College, VA Hospital and, Clark County Medical Center on Vancouver's most heavily traveled Mass Transit Corridor Connecting and Serving as a Service Center for the Downtown/Port Region. DUAL DEMOGRAPHICS

Endcap & 2nd Gen Restaurant Close In 13,000sf

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661



and presently unrestricted street parking with Pedestrian Stop Walk across Fourth Plain. Great

Rich Baranzano

oregonrealestate@cs.com

(503) 330-8100

R.A. Baranzano Company

4075 N Interstate Ave

Portland, OR 97227

Easy To Find, Highly Visible, Awesome Parking, Closest Shopping Center to Interstate-5, Between Walmart Grocery, Clark College, Clark Co Medical Ctr
Finished Restaurant Spaces, Closest Shopping Center to I-5 and Portland.
Many Inquiries by Medical Users

On Bus Transit System Extending from Vancouver Mall to Downtown Vancouver
an on by C-Tran Bus South to Portland

Flexible Spaces and Usage With Multiple End Caps. Underserved in Many Sectors

Former Blockbuster Video Location Highly Visible with Storefronts on 3 Sides.
Surrounded by National Retail Tenants with very if any Neighboring Vacancies

Endcap & 2nd Gen Restaurant Close In 13,000sf

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661



New Starbucks One Block to the East

Listing space

1st Floor Ste 1

Space Available	1,100 - 21,000 SF
Rental Rate	Upon Request
Contiguous Area	21,000 SF
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Rent Negotiable. Former Blockbuster Video Location.

Endcap & 2nd Gen Restaurant Close In 13,000sf

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

Property Photos



Building Photo



Building Photo

Endcap & 2nd Gen Restaurant Close In 13,000sf

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Property Photos



Former Office Space for Vancouver Business Journal

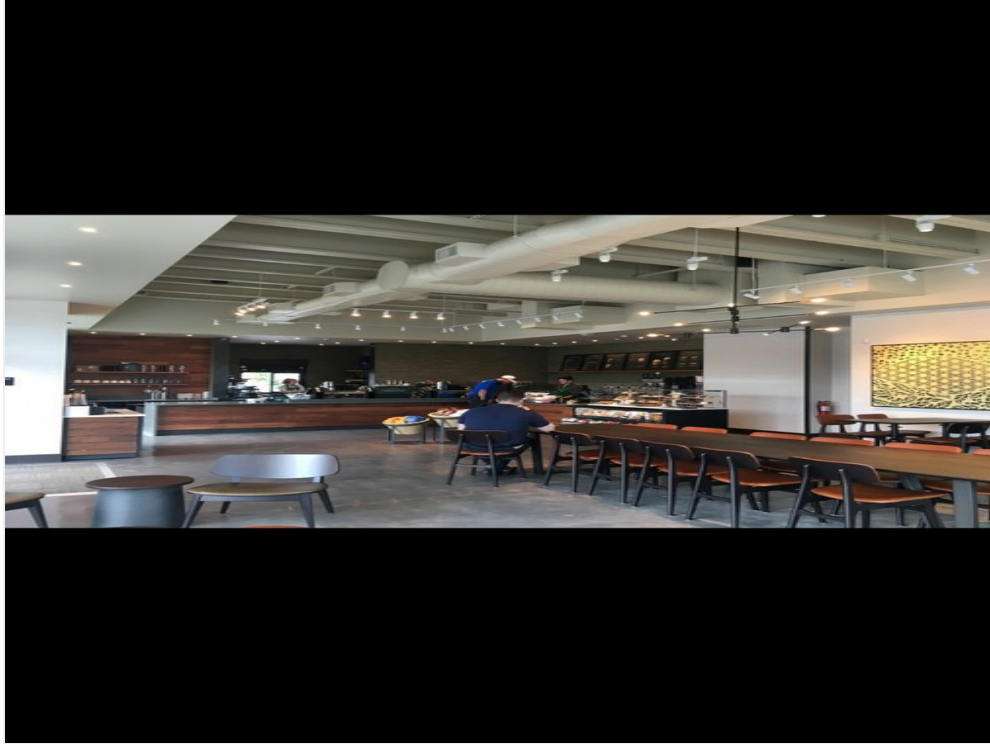


Former Blockbuster Video Location

Endcap & 2nd Gen Restaurant Close In 13,000sf

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Property Photos



Starbucks

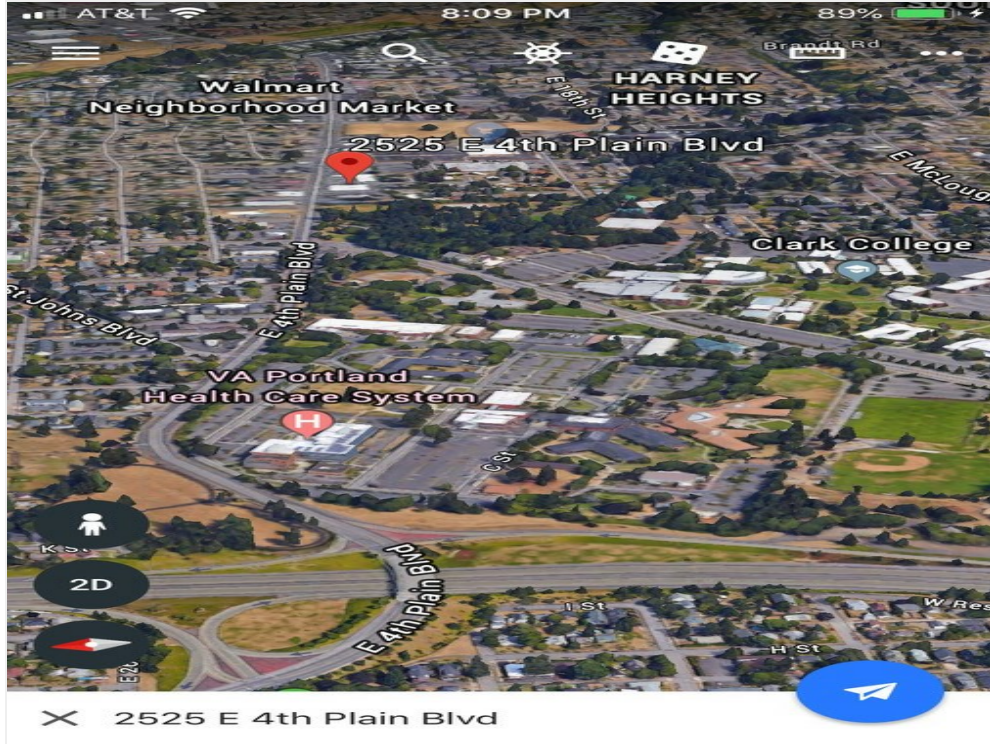


Interior photo

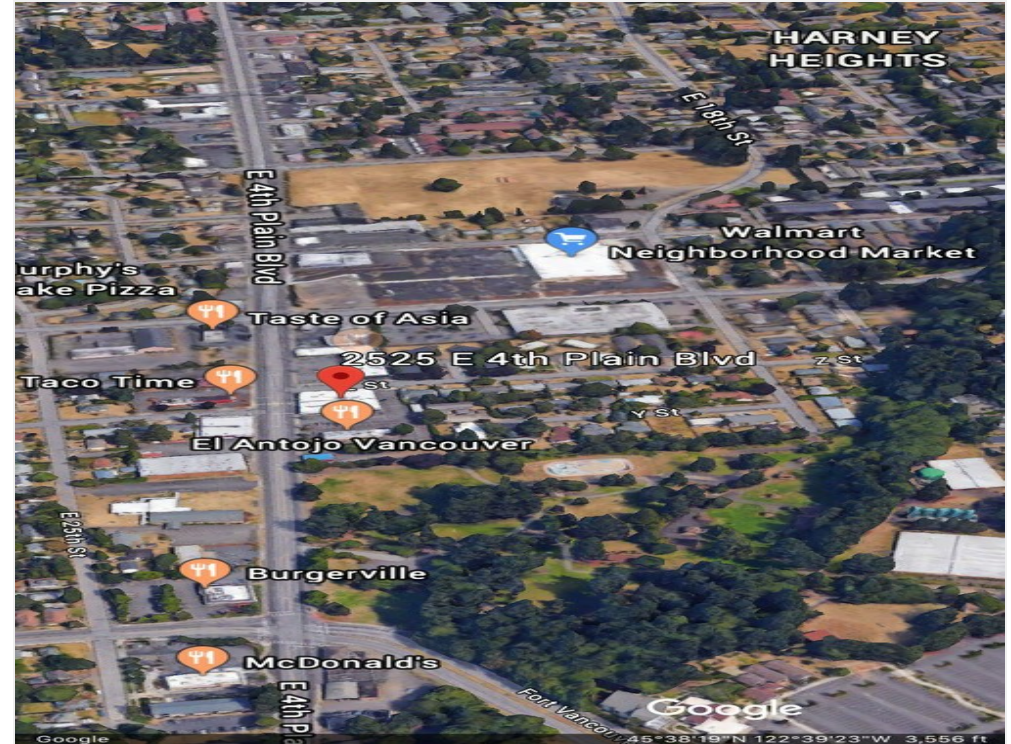
Endcap & 2nd Gen Restaurant Close In 13,000sf

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

Property Photos



Adjacent to large Institutions like Clark College, Clark County Medical Center and, VA Hospital



Surrounded by National Retailers

Endcap & 2nd Gen Restaurant Close In 13,000sf

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Property Photos



One Block West of High Sales Volume Walmart Neighborhood Grocery

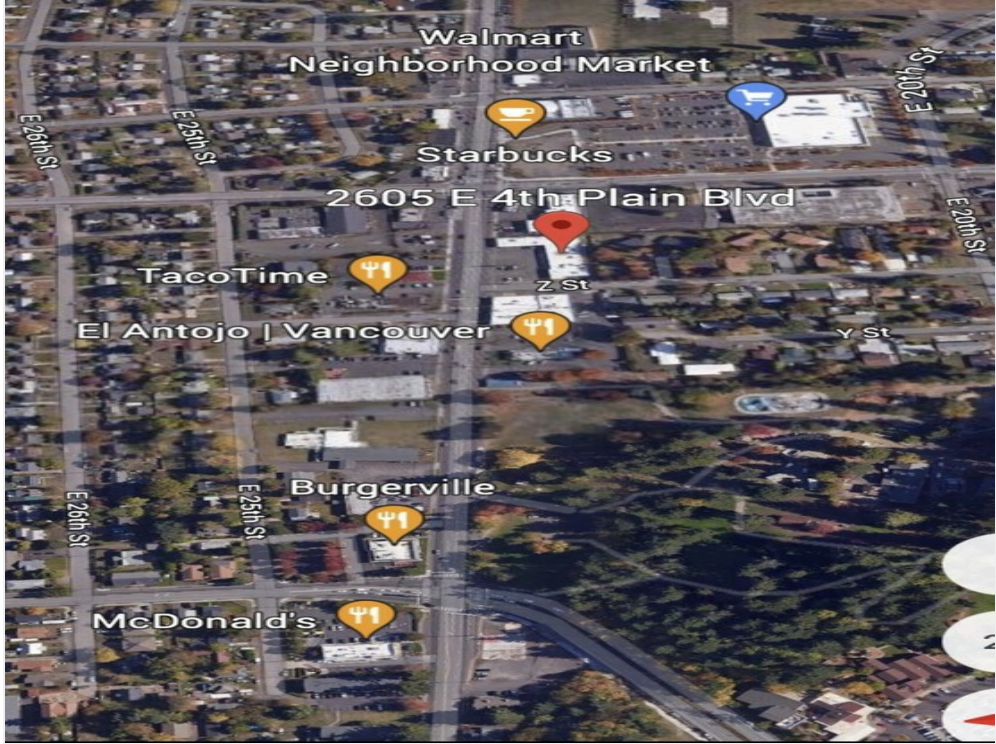


Both Buildings Fully Parked with Exstensive Street Parking with Pedestrian Stop Walk

Endcap & 2nd Gen Restaurant Close In 13,000sf

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

Property Photos



Map Photo

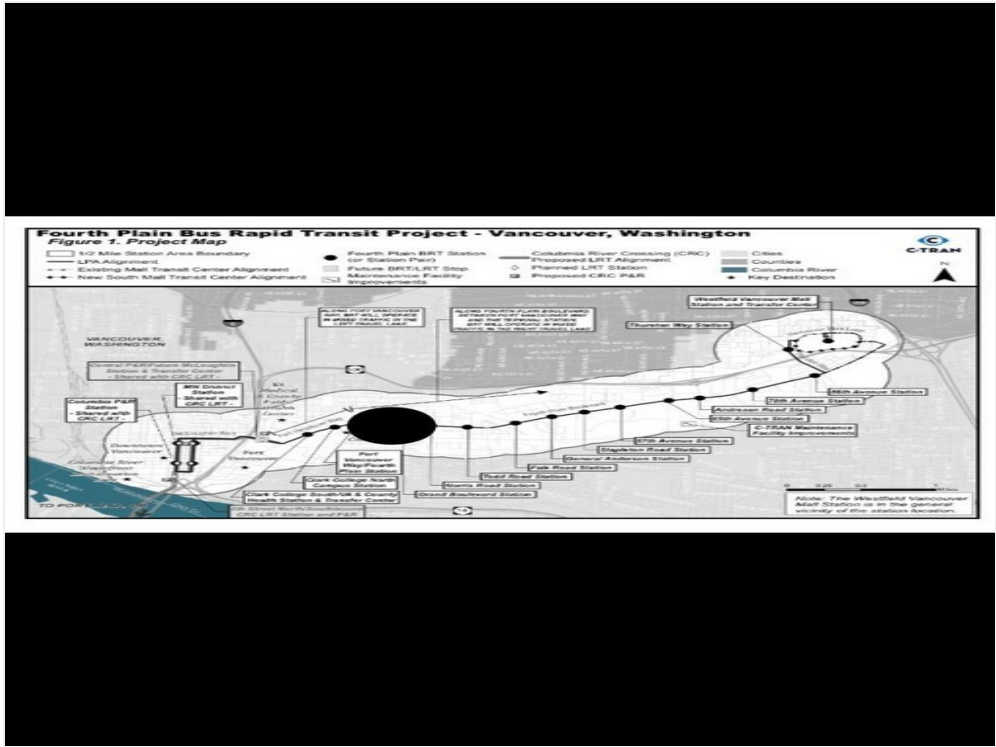


Map Photo

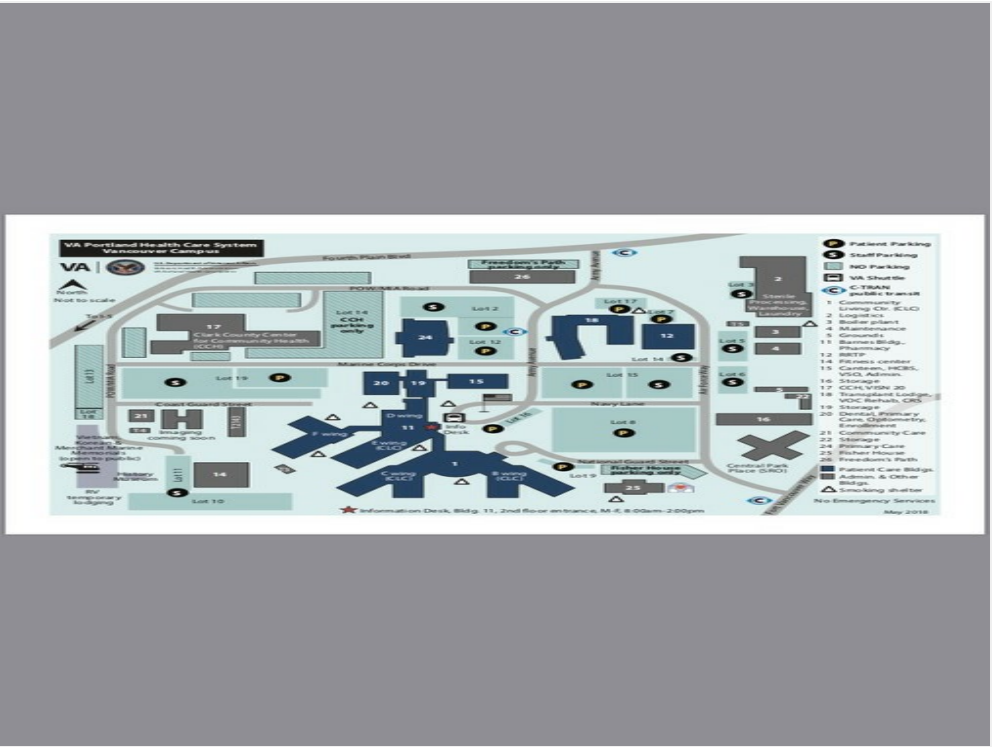
Endcap & 2nd Gen Restaurant Close In 13,000sf

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

Property Photos



Mid Point of Bus Rapid Transit Line, The Vine




Neighboring Clark County Medical Center, VA Hospital and, Clark College

Endcap & 2nd Gen Restaurant Close In 13,000sf


2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

Property Photos

Daytime Employment Report				1 Mile Radius
2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661				
Building Type: General Retail	Total Available: 26,000 SF	% Leased: 0%		
Secondary: Storefront Retail/Office	GLA: 26,000 SF	Rent/SF/Yr: Negotiable		
Year Built: 1973				
Business Employment by Type				
	# of Businesses	# Employees	#Emp/Bus	
Total Businesses	705	6,012	9	
Retail & Wholesale Trade	78	500	6	
Hospitality & Food Service	30	278	9	
Real Estate, Renting, Leasing	49	418	9	
Finance & Insurance	36	144	4	
Information	12	52	4	
Scientific & Technology Services	49	374	8	
Management of Companies	0	0	0	
Health Care & Social Assistance	212	1,332	6	
Educational Services	34	1,378	41	
Public Administration & Sales	15	380	25	
Arts, Entertainment, Recreation	8	256	32	
Utilities & Waste Management	34	180	5	
Construction	53	268	5	
Manufacturing	10	49	5	
Agriculture, Mining, Fishing	1	1	1	
Other Services	64	382	5	

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Page 1

Very Strong 1 Mile Daytime Employment

Daytime Employment Report				2 Mile Radius
2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661				
Building Type: General Retail	Total Available: 26,000 SF	% Leased: 0%		
Secondary: Storefront Retail/Office	GLA: 26,000 SF	Rent/SF/Yr: Negotiable		
Year Built: 1973				
Business Employment by Type				
	# of Businesses	# Employees	#Emp/Bus	
Total Businesses	3,641	36,277	10	
Retail & Wholesale Trade	374	3,075	8	
Hospitality & Food Service	176	2,384	14	
Real Estate, Renting, Leasing	220	1,588	7	
Finance & Insurance	276	1,722	6	
Information	71	1,722	24	
Scientific & Technology Services	568	3,120	5	
Management of Companies	8	74	9	
Health Care & Social Assistance	842	4,868	6	
Educational Services	90	6,351	71	
Public Administration & Sales	128	3,618	28	
Arts, Entertainment, Recreation	56	553	10	
Utilities & Waste Management	131	952	7	
Construction	238	1,982	8	
Manufacturing	98	2,618	27	
Agriculture, Mining, Fishing	2	6	3	
Other Services	363	1,644	5	

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Page 1

Very Strong 2 Mile Daytime Employment

Endcap & 2nd Gen Restaurant Close In 13,000sf


2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

Property Photos

Daytime Employment Report 3 Mile Radius

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

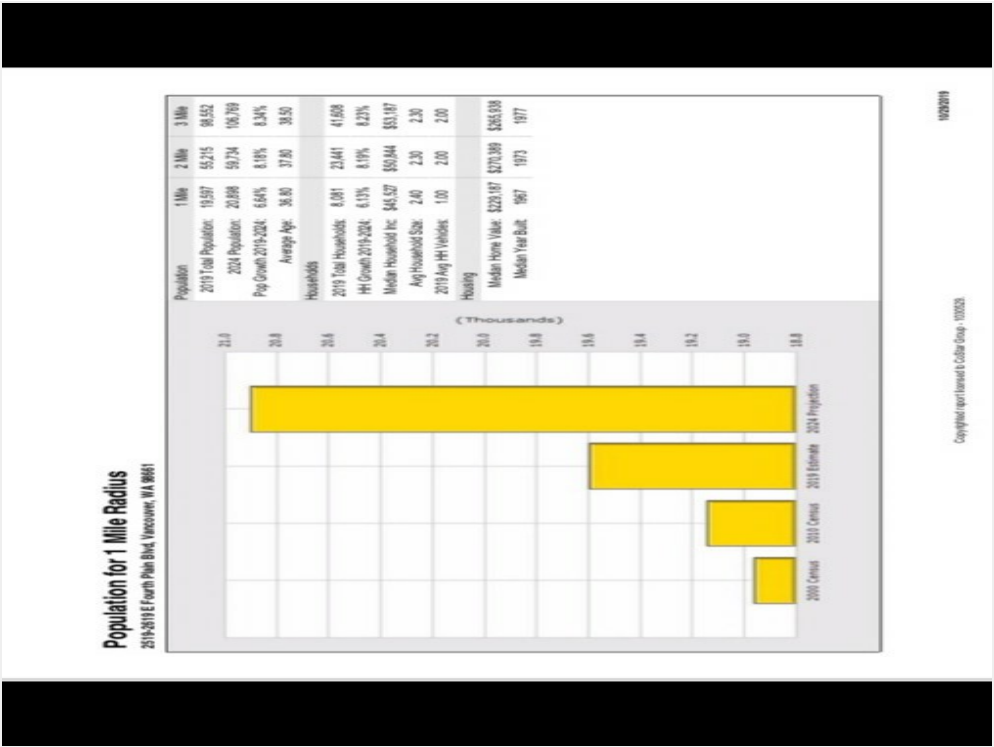
Building Type: General Retail	Total Available: 26,000 SF
Secondary: Storefront Retail/Office	% Leased: 0%
GLA: 26,000 SF	Rent/SF/Yr: Negotiable
Year Built: 1973	



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	5,917	61,530	10
Retail & Wholesale Trade	805	8,936	11
Hospitality & Food Service	323	6,075	19
Real Estate, Renting, Leasing	354	2,911	8
Finance & Insurance	454	2,415	5
Information	111	2,697	24
Scientific & Technology Services	701	3,855	5
Management of Companies	10	80	8
Health Care & Social Assistance	1,341	8,096	6
Educational Services	126	7,121	57
Public Administration & Sales	152	4,158	27
Arts, Entertainment, Recreation	99	851	9
Utilities & Waste Management	200	1,713	9
Construction	418	3,357	8
Manufacturing	197	6,248	32
Agriculture, Mining, Fishing	4	11	3
Other Services	622	3,006	5

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photo

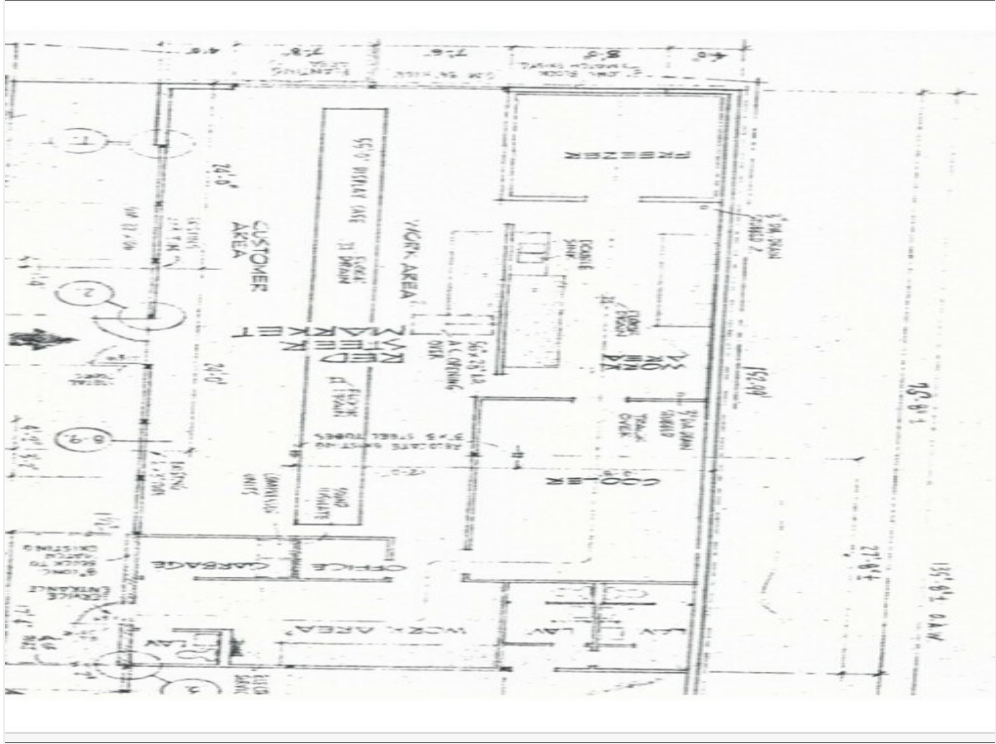


Stong Growth also in 2 and 3 Mile Radii

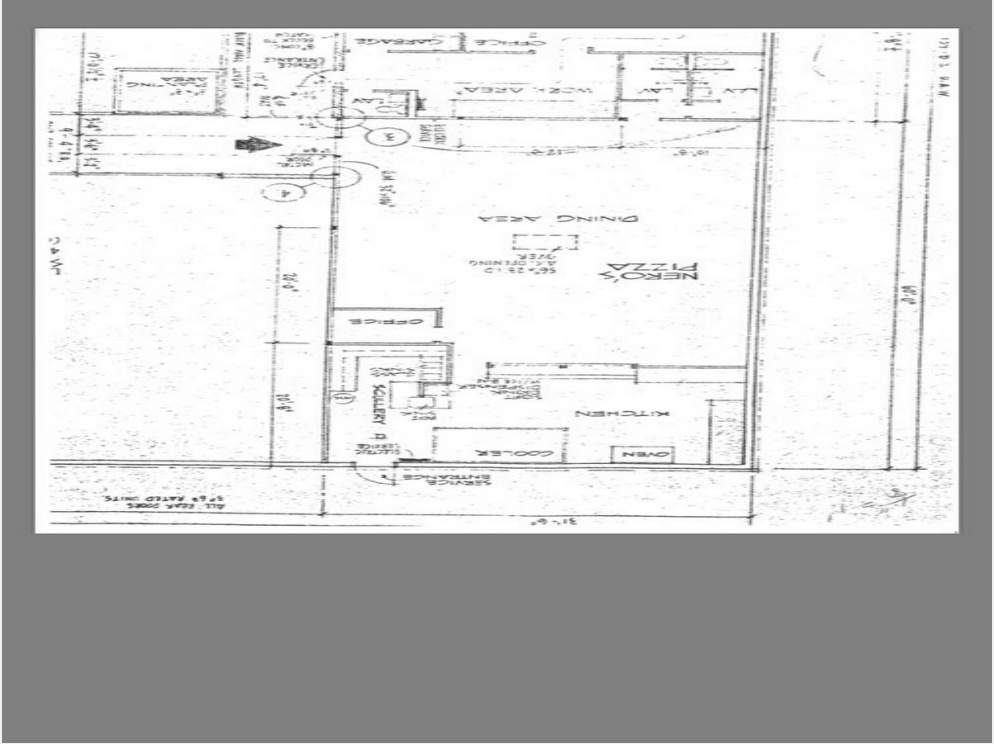
Endcap & 2nd Gen Restaurant Close In 13,000sf

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

Property Photos



North End of Old Butcher Boys

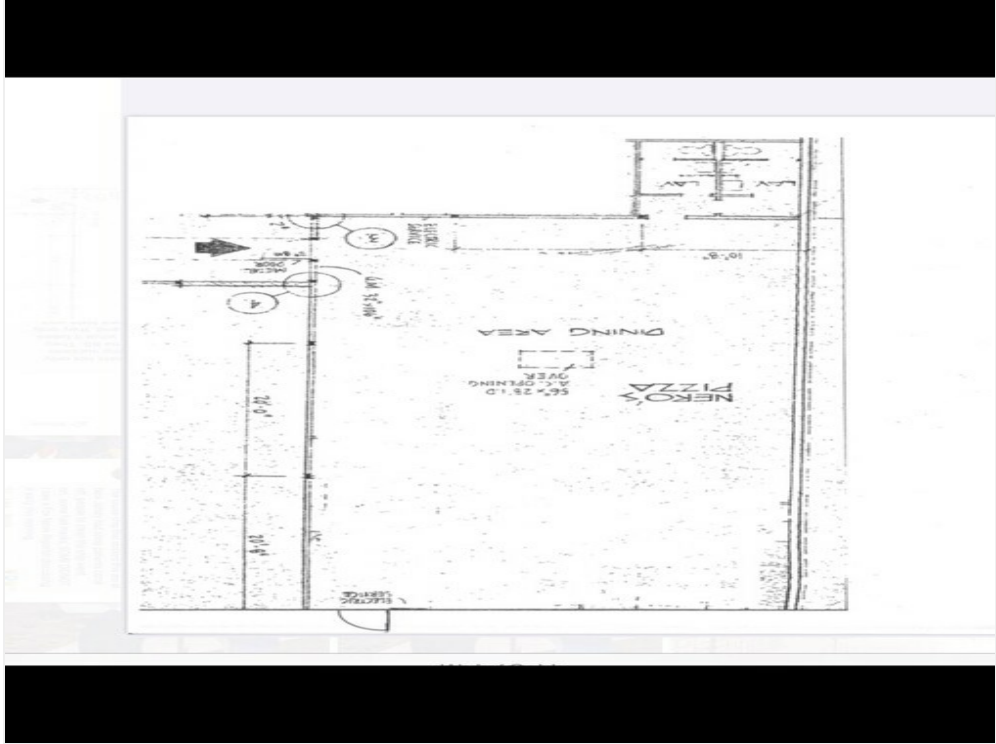


South End of Old Butcher Boys

Endcap & 2nd Gen Restaurant Close In 13,000sf

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

Property Photos



South end of Old Butcher Boys



Building Photo

Endcap & 2nd Gen Restaurant Close In 13,000sf

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Property Photos



Building Photo



Building Photo

Endcap & 2nd Gen Restaurant Close In 13,000sf

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

Property Photos



Building Photo



Building Photo

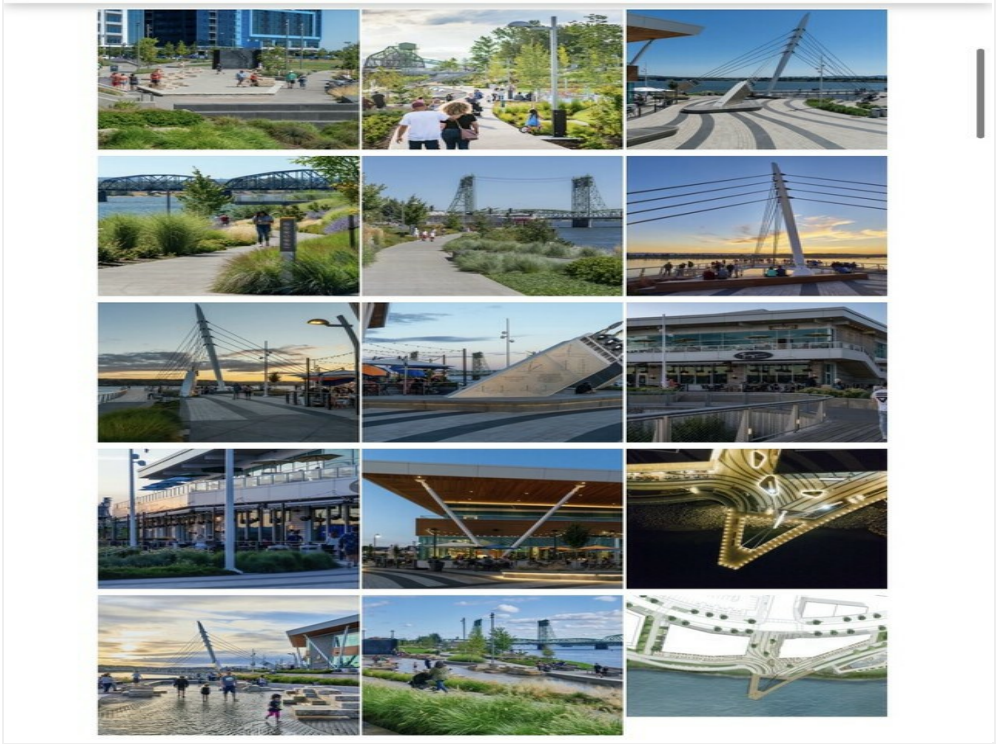
Endcap & 2nd Gen Restaurant Close In 13,000sf

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

Property Photos



Building Photo



Building Photo

Endcap & 2nd Gen Restaurant Close In 13,000sf

2519-2619 E Fourth Plain Blvd, Vancouver, WA 98661

Property Photos



Building Photo

Endcap & 2nd Gen Restaurant Close In 13,000sf

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Location

