

## RETAIL PROPERTY FOR LEASE

# Salmon Creek Square

910 NE TENNEY RD / VANCOUVER, WA 98685



Located in the heart of the Salmon Creek retail area with easy access to I-5 and I-205

### AVAILABLE SPACE

- Fully leased

### LEASE RATE

- Call for details

### TRAFFIC COUNTS

- Tenney Rd – 27,825 ('23)
- Interstate 5 – 133,433 ('23)

### HIGHLIGHTS

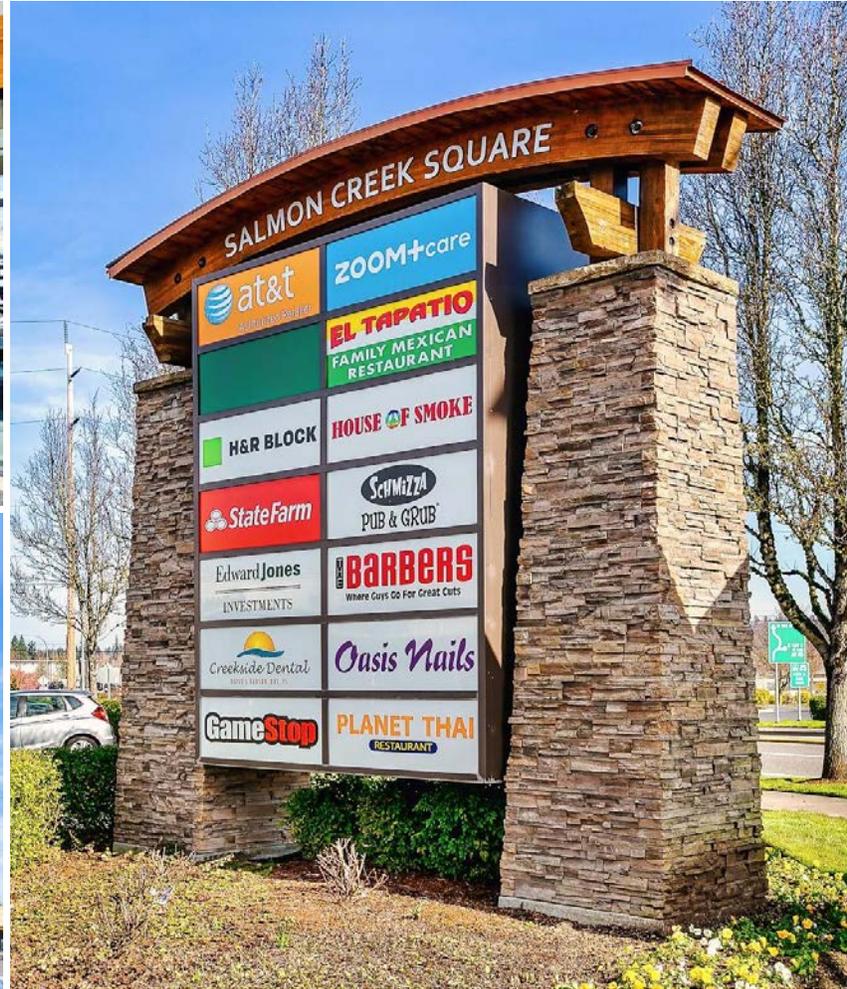
- Prime neighborhood location – situated in the heart of Salmon Creek, with direct access to I-5 and I-205.
- Diverse tenant mix – co-tenants include Planet Thai, AT&T, Zoom+Care, Subway, and Kung Fu Tea.
- Affluent demographics – Approximately 76,000 residents live within 3 miles, with average household incomes exceeding \$140,000.
- Retail growth hub – Adjacent to Fred Meyer and near a newly developed shopping center, adding to the area's retail synergy.

### CONTACT

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Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



# Photos

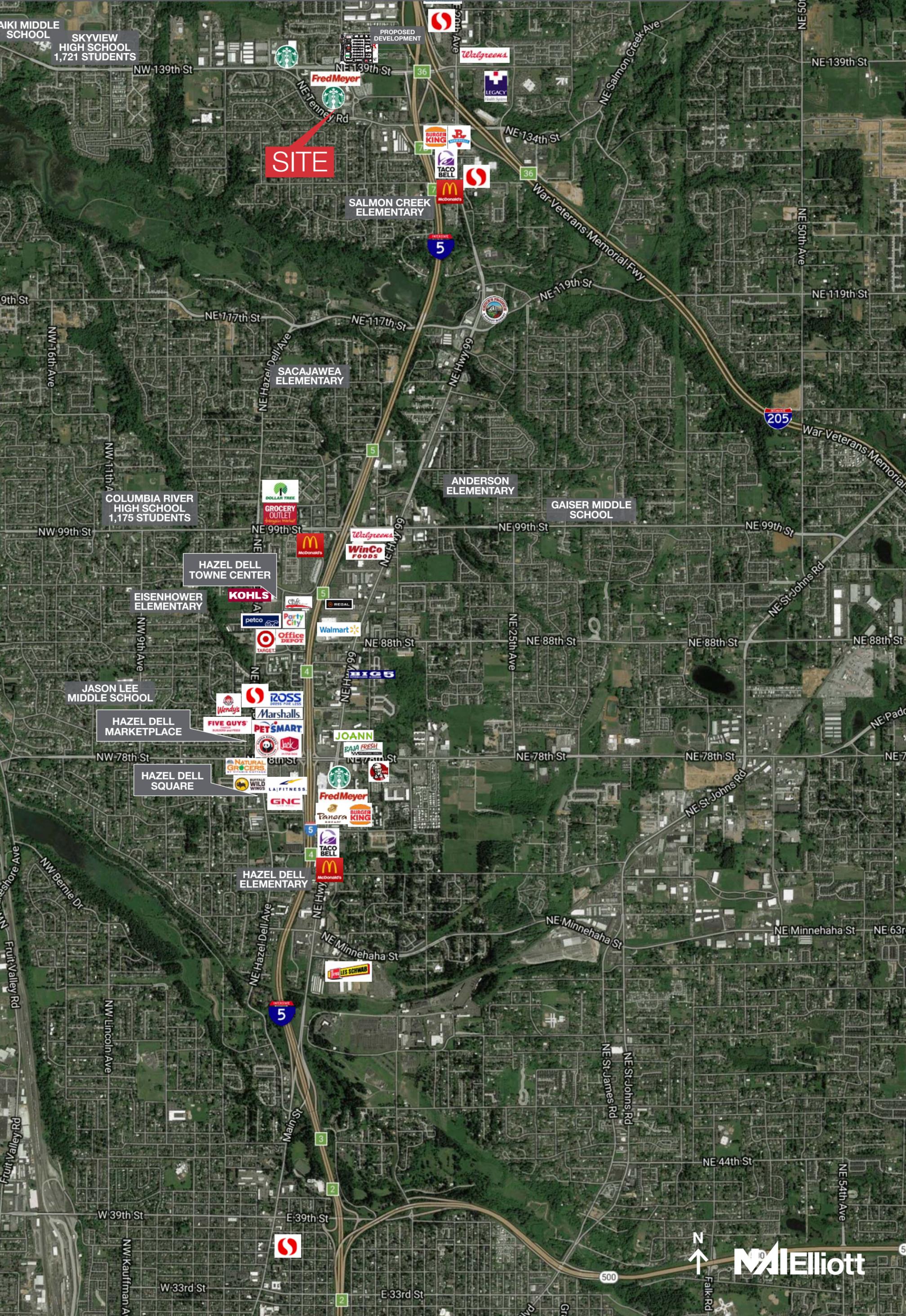


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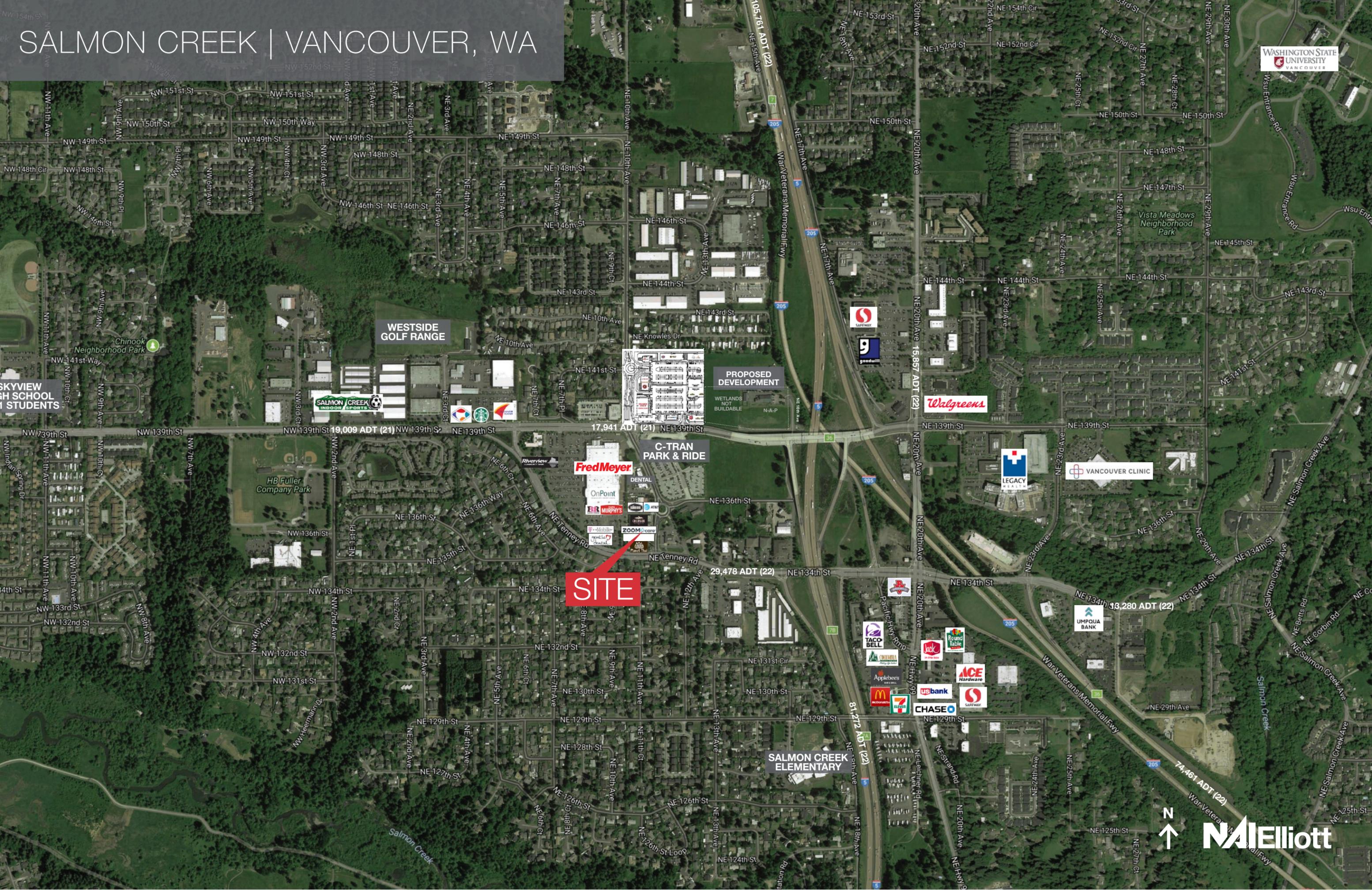


# VANCOUVER, WA | HAZEL DELL & SALMON CREEK



**SITE**

# SALMON CREEK | VANCOUVER, WA



WESTSIDE GOLF RANGE

PROPOSED DEVELOPMENT

C-TRAN PARK & RIDE

SITE

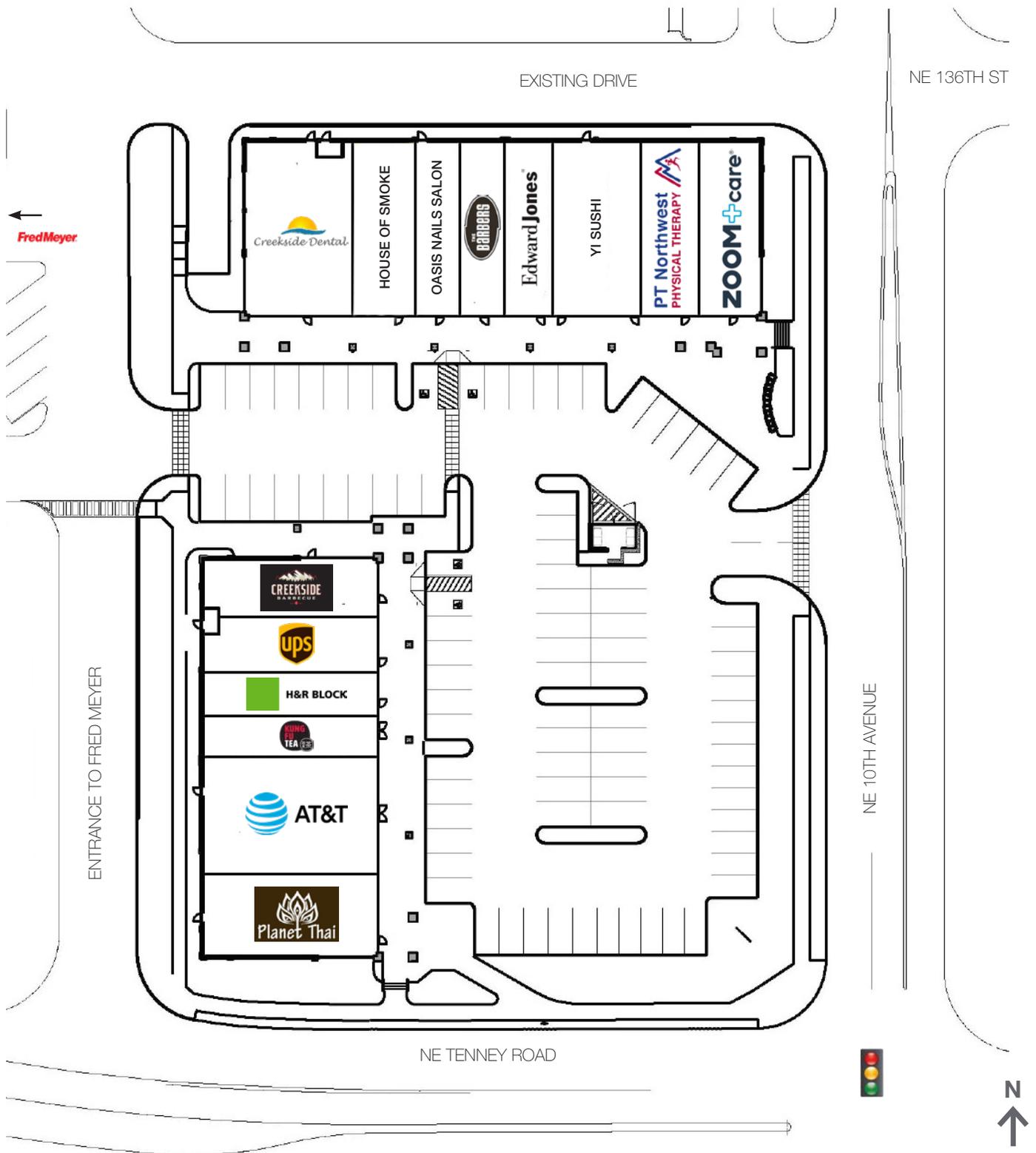
SALMON CREEK ELEMENTARY



NA Elliott



# Site plan



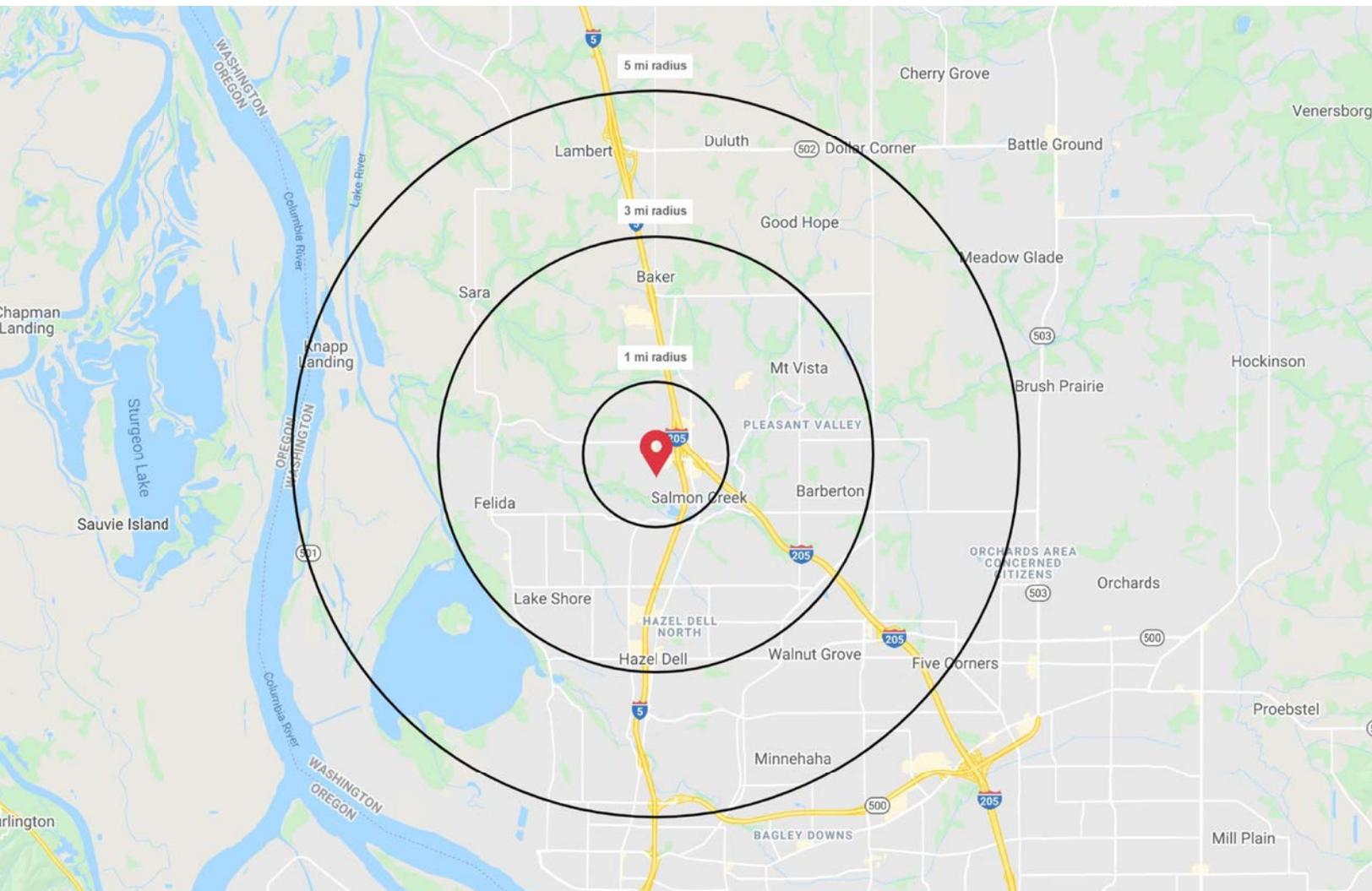
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# Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	10,957	76,843	132,504
Projected Total Population 2028	11,397	80,557	140,281
Average HH Income	\$145,272	\$140,666	\$135,082
Median Home Value	\$446,260	\$473,291	\$464,843
Estimated Total Households	4,284	29,220	50,543
Daytime Demographics 16+	8,694	39,632	71,577
Some College or Higher	5,977	40,230	67,183

Source: Regis – SitesUSA (2023)

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# Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112  
 Demographic Source: Applied Geographic Solutions 4/2023,  
 TIGER Geography - RFULL9

910 NE Tenney Rd Vancouver, WA 98685	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	10,957	76,843	132,504
2028 Projected Population	11,397	80,557	140,281
2020 Census Population	10,707	74,610	128,468
2010 Census Population	9,792	62,811	108,439
Projected Annual Growth 2023 to 2028	0.8%	1.0%	1.2%
Historical Annual Growth 2010 to 2023	0.9%	1.7%	1.7%
<b>Households</b>			
2023 Estimated Households	4,284	29,220	50,543
2028 Projected Households	4,668	32,050	55,938
2020 Census Households	4,139	27,994	48,386
2010 Census Households	3,742	23,447	40,870
Projected Annual Growth 2023 to 2028	1.8%	1.9%	2.1%
Historical Annual Growth 2010 to 2023	1.1%	1.9%	1.8%
<b>Age</b>			
2023 Est. Population Under 10 Years	10.8%	10.8%	11.0%
2023 Est. Population 10 to 19 Years	13.1%	13.3%	12.7%
2023 Est. Population 20 to 29 Years	11.1%	10.9%	11.8%
2023 Est. Population 30 to 44 Years	20.7%	19.7%	19.9%
2023 Est. Population 45 to 59 Years	19.7%	20.4%	19.9%
2023 Est. Population 60 to 74 Years	17.6%	18.7%	18.3%
2023 Est. Population 75 Years or Over	6.9%	6.3%	6.4%
2023 Est. Median Age	40.4	41.0	40.2
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	48.4%	49.3%	49.6%
2023 Est. Female Population	51.6%	50.7%	50.4%
2023 Est. Never Married	27.6%	29.1%	30.5%
2023 Est. Now Married	49.4%	51.6%	49.4%
2023 Est. Separated or Divorced	14.5%	14.0%	15.0%
2023 Est. Widowed	8.5%	5.3%	5.0%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	17.4%	17.1%	14.8%
2023 Est. HH Income \$150,000 to \$199,999	10.8%	12.4%	11.8%
2023 Est. HH Income \$100,000 to \$149,999	26.1%	22.2%	22.4%
2023 Est. HH Income \$75,000 to \$99,999	11.9%	12.1%	13.2%
2023 Est. HH Income \$50,000 to \$74,999	13.7%	13.1%	14.3%
2023 Est. HH Income \$35,000 to \$49,999	7.6%	8.7%	8.7%
2023 Est. HH Income \$25,000 to \$34,999	5.5%	5.7%	5.7%
2023 Est. HH Income \$15,000 to \$24,999	3.0%	3.4%	3.8%
2023 Est. HH Income Under \$15,000	4.1%	5.3%	5.3%
2023 Est. Average Household Income	\$145,272	\$140,666	\$135,082
2023 Est. Median Household Income	\$108,430	\$107,167	\$101,729
2023 Est. Per Capita Income	\$57,175	\$53,582	\$51,625
2023 Est. Total Businesses	707	2,711	5,067
2023 Est. Total Employees	5,297	15,722	30,815

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<b>Race</b>			
2023 Est. White	80.5%	79.9%	79.5%
2023 Est. Black	2.9%	2.5%	2.7%
2023 Est. Asian or Pacific Islander	5.9%	5.7%	5.5%
2023 Est. American Indian or Alaska Native	0.5%	0.6%	0.7%
2023 Est. Other Races	10.2%	11.2%	11.6%
<b>Hispanic</b>			
2023 Est. Hispanic Population	922	7,301	13,462
2023 Est. Hispanic Population	8.4%	9.5%	10.2%
2028 Proj. Hispanic Population	8.3%	9.5%	10.1%
2020 Hispanic Population	8.6%	11.7%	12.6%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	7,776	54,260	93,649
2023 Est. Elementary (Grade Level 0 to 8)	1.5%	1.6%	1.8%
2023 Est. Some High School (Grade Level 9 to 11)	3.4%	3.0%	3.5%
2023 Est. High School Graduate	18.2%	21.3%	23.0%
2023 Est. Some College	20.5%	23.8%	24.9%
2023 Est. Associate Degree Only	14.4%	10.0%	10.6%
2023 Est. Bachelor Degree Only	23.5%	25.6%	22.7%
2023 Est. Graduate Degree	18.5%	14.8%	13.5%
<b>Housing</b>			
2023 Est. Total Housing Units	4,489	30,322	52,584
2023 Est. Owner-Occupied	67.5%	68.3%	66.6%
2023 Est. Renter-Occupied	27.9%	28.1%	29.5%
2023 Est. Vacant Housing	4.6%	3.6%	3.9%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	10.5%	16.6%	16.4%
2023 Homes Built 2000 to 2009	19.1%	16.3%	15.4%
2023 Homes Built 1990 to 1999	19.9%	20.4%	18.7%
2023 Homes Built 1980 to 1989	15.6%	11.2%	10.4%
2023 Homes Built 1970 to 1979	18.4%	17.6%	17.4%
2023 Homes Built 1960 to 1969	5.0%	6.6%	7.4%
2023 Homes Built 1950 to 1959	2.4%	3.2%	4.0%
2023 Homes Built Before 1949	4.4%	4.4%	6.4%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	4.1%	3.5%	3.9%
2023 Home Value \$500,000 to \$999,999	31.0%	36.6%	33.7%
2023 Home Value \$400,000 to \$499,999	26.6%	28.0%	26.8%
2023 Home Value \$300,000 to \$399,999	24.0%	21.5%	23.5%
2023 Home Value \$200,000 to \$299,999	5.7%	5.0%	5.6%
2023 Home Value \$150,000 to \$199,999	1.4%	0.8%	1.1%
2023 Home Value \$100,000 to \$149,999	0.7%	0.8%	0.8%
2023 Home Value \$50,000 to \$99,999	2.0%	0.9%	0.9%
2023 Home Value \$25,000 to \$49,999	2.5%	1.3%	1.6%
2023 Home Value Under \$25,000	2.1%	1.6%	2.0%
2023 Median Home Value	\$446,260	\$473,291	\$464,843
2023 Median Rent	\$1,540	\$1,397	\$1,374

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<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	8,853	62,236	107,460
2023 Est. Civilian Employed	61.6%	61.5%	62.0%
2023 Est. Civilian Unemployed	2.1%	3.1%	3.6%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	36.2%	35.4%	34.3%
2023 Labor Force Males	47.7%	49.0%	49.3%
2023 Labor Force Females	52.3%	51.0%	50.7%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	5,452	38,277	66,605
2023 Mgmt, Business, & Financial Operations	19.5%	18.8%	17.3%
2023 Professional, Related	31.2%	24.0%	22.7%
2023 Service	16.2%	15.4%	15.8%
2023 Sales, Office	13.7%	20.5%	20.4%
2023 Farming, Fishing, Forestry	0.3%	0.4%	0.9%
2023 Construction, Extraction, Maintenance	6.6%	7.5%	7.9%
2023 Production, Transport, Material Moving	12.5%	13.4%	15.0%
2023 White Collar Workers	64.4%	63.3%	60.4%
2023 Blue Collar Workers	35.6%	36.7%	39.6%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	70.5%	64.1%	66.3%
2023 Drive to Work in Carpool	3.4%	4.8%	5.3%
2023 Travel to Work by Public Transportation	0.8%	0.6%	0.8%
2023 Drive to Work on Motorcycle	-	0.3%	0.3%
2023 Walk or Bicycle to Work	2.9%	1.9%	2.1%
2023 Other Means	0.7%	1.3%	1.1%
2023 Work at Home	21.7%	27.0%	24.1%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	26.5%	25.3%	26.9%
2023 Travel to Work in 15 to 29 Minutes	45.9%	44.8%	45.0%
2023 Travel to Work in 30 to 59 Minutes	21.9%	25.5%	23.7%
2023 Travel to Work in 60 Minutes or More	5.7%	4.5%	4.5%
2023 Average Travel Time to Work	20.5	20.8	20.1
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$393.55 M	\$2.62 B	\$4.41 B
2023 Est. Apparel	\$14.09 M	\$94.24 M	\$158.01 M
2023 Est. Contributions, Gifts	\$24.15 M	\$161.67 M	\$267.69 M
2023 Est. Education, Reading	\$13.91 M	\$94.48 M	\$155.31 M
2023 Est. Entertainment	\$22.83 M	\$152.65 M	\$255.76 M
2023 Est. Food, Beverages, Tobacco	\$59.18 M	\$393.46 M	\$664.77 M
2023 Est. Furnishings, Equipment	\$14.15 M	\$94.5 M	\$158.46 M
2023 Est. Health Care, Insurance	\$35.33 M	\$234.79 M	\$396.72 M
2023 Est. Household Operations, Shelter, Utilities	\$125.61 M	\$837.07 M	\$1.41 B
2023 Est. Miscellaneous Expenses	\$7.52 M	\$50.07 M	\$84.04 M
2023 Est. Personal Care	\$5.3 M	\$35.23 M	\$59.3 M
2023 Est. Transportation	\$71.49 M	\$475.2 M	\$801.78 M

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