

FOR LEASE

# EVERGREEN STATION



## LOCATION

11808 NE Fourth Plain Blvd  
Orchards, WA 98661

## AVAILABLE SPACE

- 1,960 SF
- 1,646 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

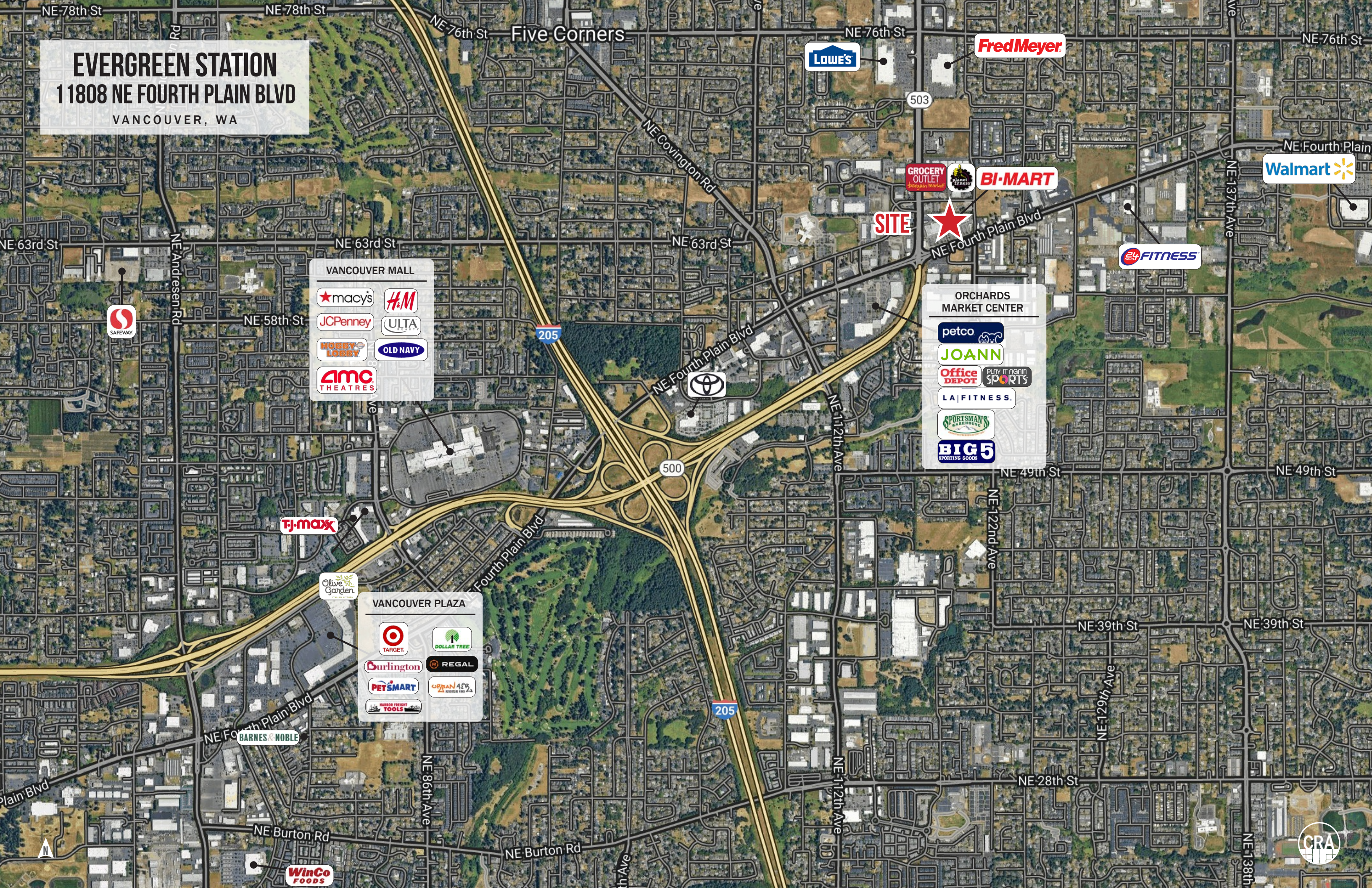
NE Fourth Plain Blvd – 37,319 ADT ('22)  
NE 117th Ave (SR 500/503) – 38,212 ADT ('22)

## HIGHLIGHTS

- This recently renovated shopping plaza is conveniently located by main arterials: I-205, Fourth Plain Blvd and NE 117th Ave (SR 500/503) which extends the trade area in all directions.
- Great visibility at a signalized intersection with ample parking and signage opportunities within the plaza.
- Co-tenants include Grocery Outlet, Bi-Mart, AutoZone, Planet Fitness and many more.
- Great opportunity for retail and restaurant operators.



**EVERGREEN STATION**  
**11808 NE FOURTH PLAIN BLVD**  
VANCOUVER, WA



**VANCOUVER MALL**

- macys
- H&M
- JCPenney
- ULTA
- HOBBY LOBBY
- OLD NAVY
- AMC THEATRES

**VANCOUVER PLAZA**

- TARGET
- DOLLAR TREE
- Burlington
- REGAL
- PETSMART
- URBAN 45°
- HARBOR FREIGHT TOOLS

**ORCHARDS MARKET CENTER**

- petco
- JOANN
- Office DEPOT
- PLAY IT AGAIN SPORTS
- LA FITNESS
- SPORTSMAN'S WAREHOUSE
- BIG5 SPORTING GOODS

**SITE**



**Fred Meyer**

**LOWE'S**

503

**GROCERY OUTLET**



**BI-MART**

**Walmart**

**24 FITNESS**

**SAFeway**

**T.J. MAXX**

**Olive Garden**

**BARNES & NOBLE**

**WinCo FOODS**



**EVERGREEN STATION**  
**11808 NE FOURTH PLAIN BLVD**  
VANCOUVER, WA



**BI-MART**

**AVAILABLE**  
**1,960 SF**

**cricket**



**AVAILABLE**  
**1,646 SF**

**GROCERY OUTLET**  
**bargain Market**



**37,319 ADT (22)**

**NE Fourth Plain Blvd**

**NE 121st Ave**

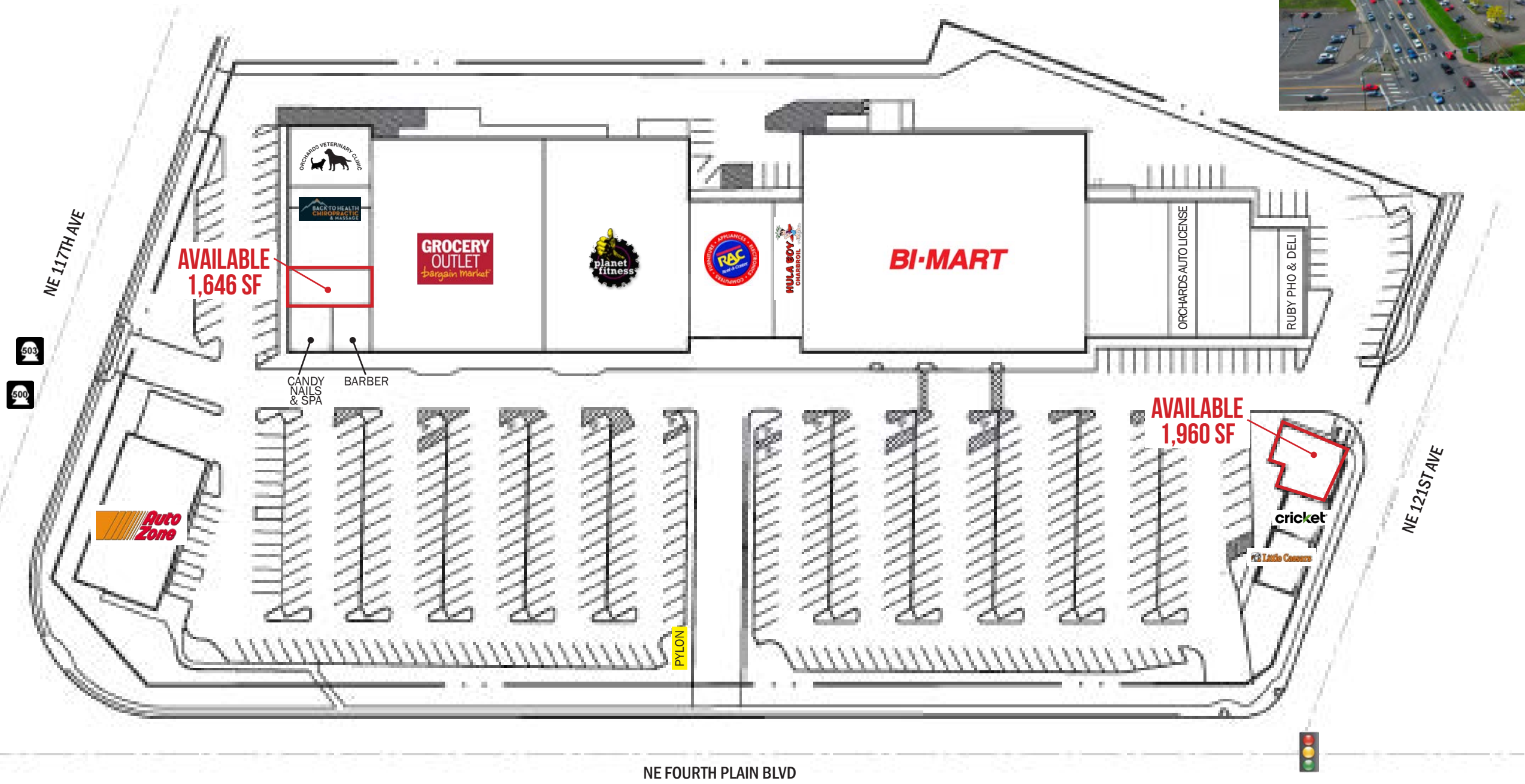
**38,212 ADT (22)**  
**NE 117th Ave**

**KAADY**  
**CAR WASHES**



**golden**  
**corral**





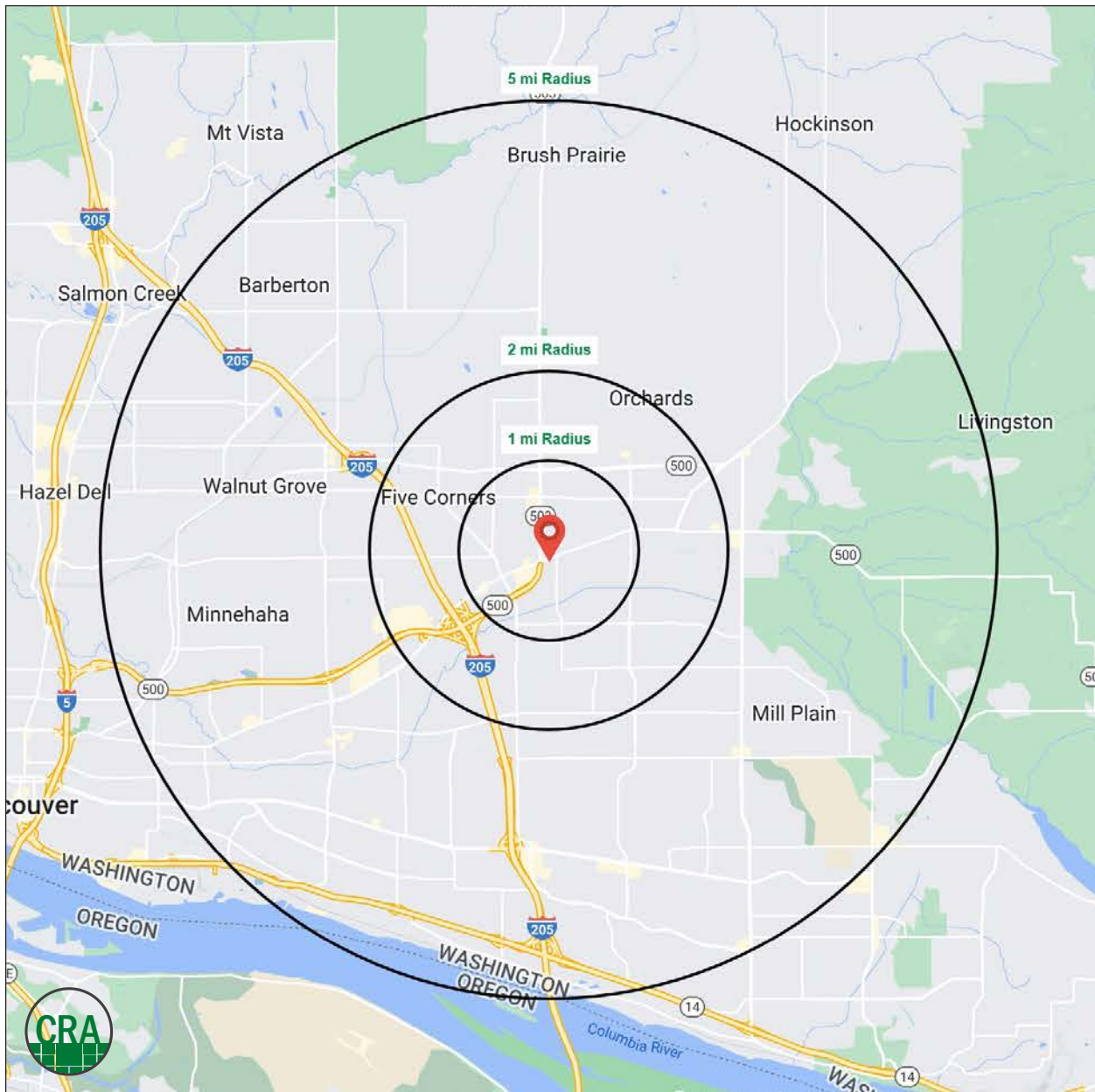
# EVERGREEN STATION 11808 NE FOURTH PLAIN BLVD

VANCOUVER, WA

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	5 MILE
Estimated Population 2023	13,684	56,361	257,987
Estimated Households	5,032	20,027	97,865
Average HH Income	\$96,412	\$108,292	\$114,870
Median Age	34.3	35.2	37.4
Total Employees	5,201	17,762	78,633

**\$108,292**  
Average Household Income  
2 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.669/-122.5502

<b>Evergreen Station Orchards, WA 98661</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2023 Estimated Population	13,684	56,361	257,987
2028 Projected Population	13,398	57,603	270,434
2020 Census Population	13,467	55,244	247,979
2010 Census Population	12,157	49,287	207,413
Projected Annual Growth 2023 to 2028	-0.4%	0.4%	1.0%
Historical Annual Growth 2010 to 2023	1.0%	1.1%	1.9%
2023 Median Age	34.3	35.2	37.4
<b>Households</b>			
2023 Estimated Households	5,032	20,027	97,865
2028 Projected Households	4,895	20,314	101,830
2020 Census Households	4,983	19,619	92,894
2010 Census Households	4,473	17,411	77,729
Projected Annual Growth 2023 to 2028	-0.5%	0.3%	0.8%
Historical Annual Growth 2010 to 2023	1.0%	1.2%	2.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	71.9%	74.2%	74.1%
2023 Estimated Black or African American	3.4%	3.0%	3.5%
2023 Estimated Asian or Pacific Islander	6.8%	7.2%	7.5%
2023 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
2023 Estimated Other Races	17.0%	14.7%	14.2%
2023 Estimated Hispanic	16.5%	14.0%	13.6%
<b>Income</b>			
2023 Estimated Average Household Income	\$96,412	\$108,292	\$114,870
2023 Estimated Median Household Income	\$69,523	\$82,274	\$91,291
2023 Estimated Per Capita Income	\$35,505	\$38,571	\$43,678
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	4.8%	3.2%	3.2%
2023 Estimated Some High School (Grade Level 9 to 11)	7.0%	6.1%	4.8%
2023 Estimated High School Graduate	32.6%	30.5%	26.0%
2023 Estimated Some College	25.5%	26.3%	25.3%
2023 Estimated Associates Degree Only	10.6%	11.0%	10.7%
2023 Estimated Bachelors Degree Only	13.2%	15.9%	19.7%
2023 Estimated Graduate Degree	6.3%	7.0%	10.3%
<b>Business</b>			
2023 Estimated Total Businesses	643	2,268	9,032
2023 Estimated Total Employees	5,201	17,762	78,633
2023 Estimated Employee Population per Business	8.1	7.8	8.7
2023 Estimated Residential Population per Business	21.3	24.8	28.6

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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