

# FOR LEASE

NE 88<sup>TH</sup> STREET SQUARE

1218 NE 88<sup>th</sup> Street | Vancouver, WA 98665



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- NE 88TH STREET SQUARE is located south of Salmon Creek; adjacent to Wal-Mart, Regal Cinemas, Carl's Jr., Del Taco, and Popeye's Chicken.
- LOCATION: NE 88th Street & Highway 99. Easy Access from I-5; South – NE 99th Street Interchange and North – NE 78th Street Interchange.
- PARKING RATIO: 4.6 / 1,000
- AVAILABILITIES:
  - Suite 112 – 1,408 SF (previously occupied for food prep - walk-in refrigerator/freezer and electric oven available)
  - Suite 104 – 1,700 SF (available 7/1/2024 – please to not disturb tenant)
- LEASE RATES: Contact Deborah Ewing for lease rate information

ADJACENT TO:

**WAL★MART**

NEIGHBORING RETAILERS:



**WinCo  
FOODS**



**REGAL**

**Batteries  
Plus+**



FOR MORE INFORMATION:

Deborah Ewing  
360.597.0566 | dewing@fg-cre.com

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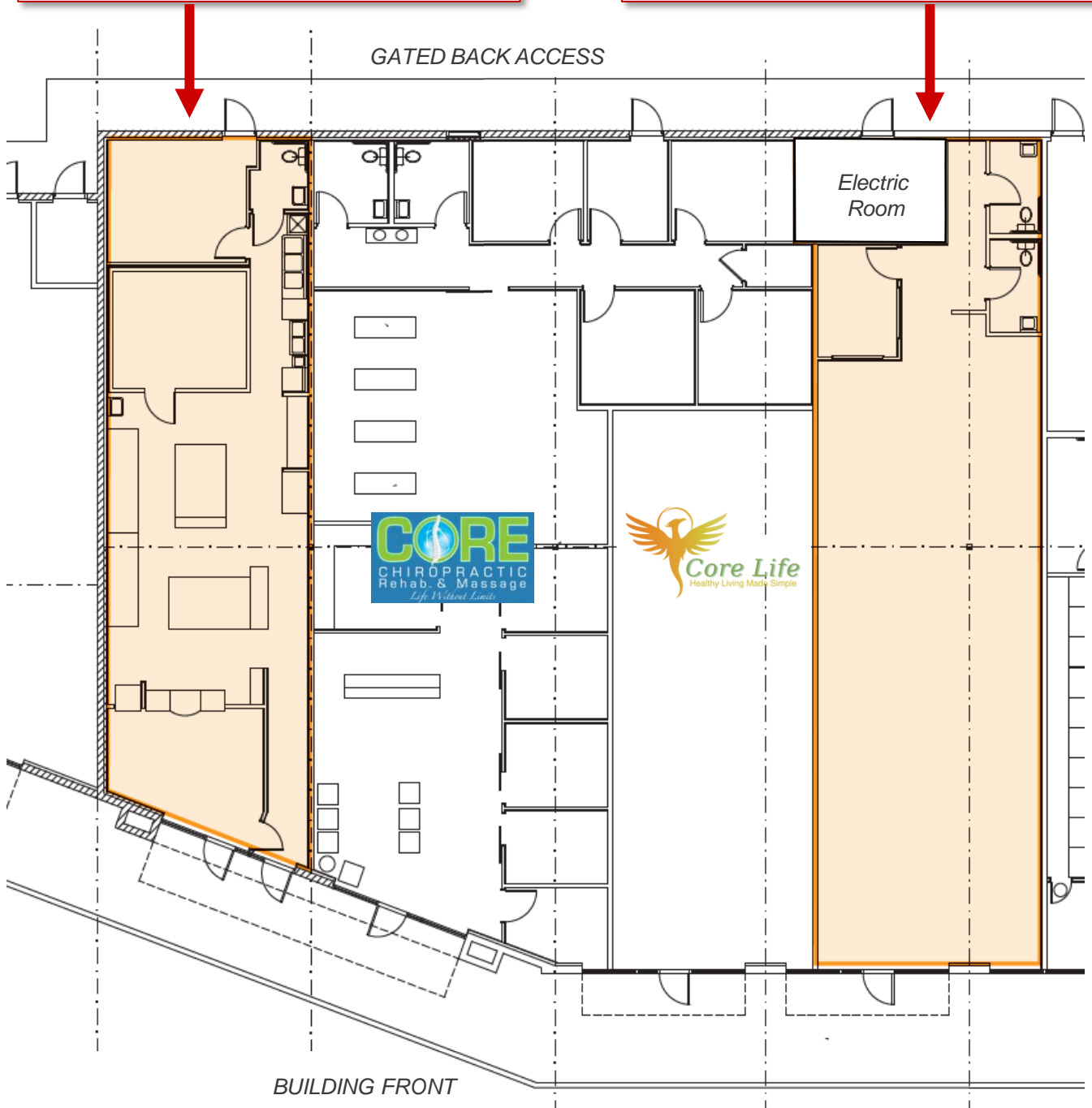
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## SUITE 112

± 1,480 SF with multiple office/storage rooms, restroom, and access to rear of building. Previously occupied for a food prep/catering. Available now.

## SUITE 104

± 1,700 SF with an office, 2 restrooms. Currently a Mathnasium learning center. Available 7/1/2024 – do not disturb tenant.





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SUITE 104



SUITE 112





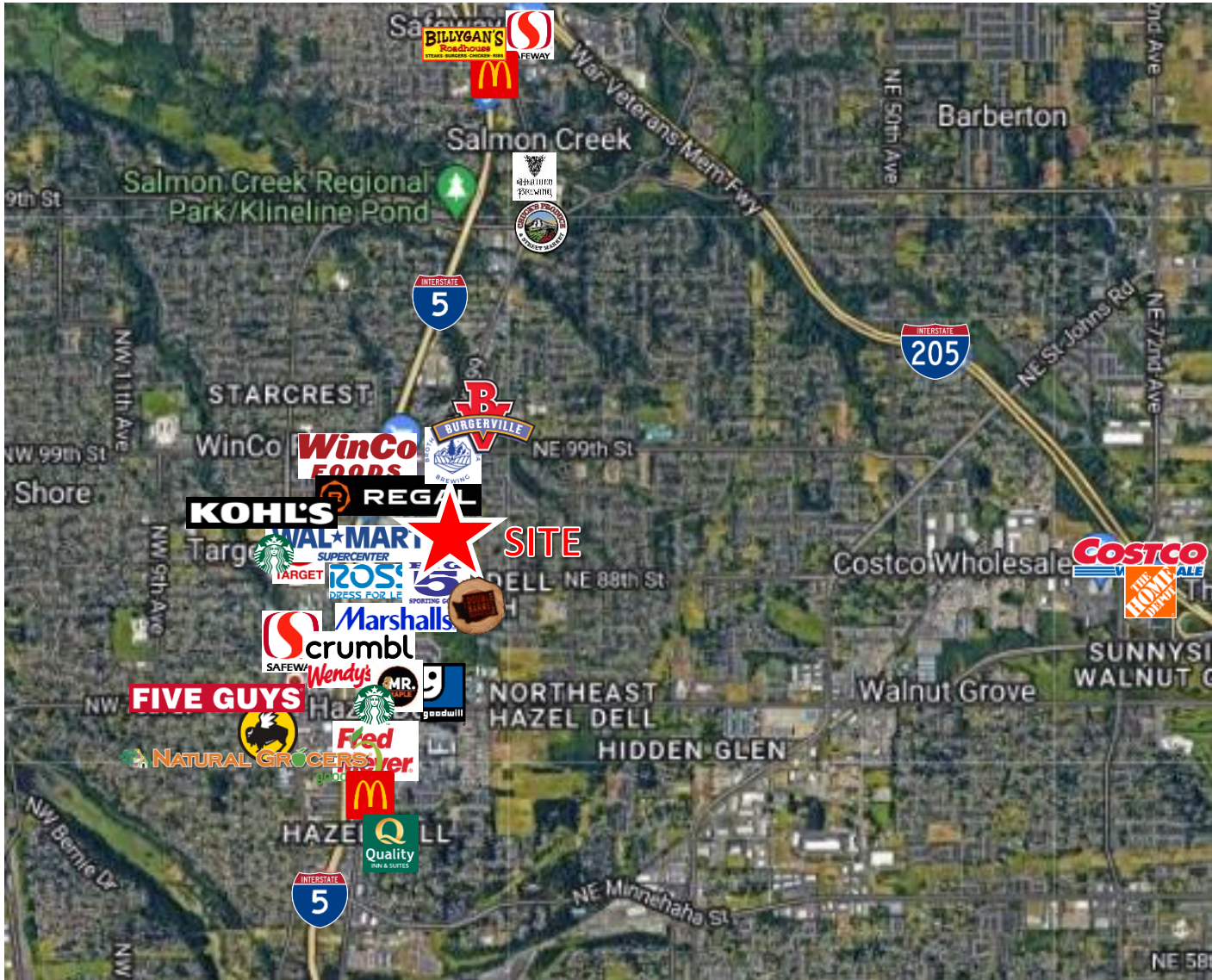
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## 2023 Demographics

	1-Mile	3-Mile	5-Mile
Est. Population	17,380	96,265	200,055
Avg. Household Income	\$84,322	\$101,795	\$93,109
Daytime Employment	7,613	29,352	80,114

## Average Daily Traffic

NE Hwy 99 @ NE 88<sup>th</sup> St S – 16,097  
NE 88<sup>th</sup> St @ NE 13<sup>th</sup> Ave E – 7,233  
NE Calif Rd @ NE 86<sup>th</sup> St NE – 97,137

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.