



Intersection (76,000+- VPD)



PAD 1  
0.63 AC

PAD 2  
0.42 AC

PAD 3  
0.51 AC



138-Unit  
Apartment Project  
(Under Contract)



WYATT FRANTA

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MAJ COMMERCIAL REAL ESTATE

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300 W. 15th St #201  
Vancouver, WA 98660

16415 SE 15TH ST.  
VANCOUVER, WA 98683

# GROUND LEASE BUILD-TO-SUIT

**MAJ** MAJ COMMERCIAL  
REAL ESTATE



# FISHER'S LANDING PLAZA

16415 SE 15th St.

Fisher's Landing Plaza sits at the heart of Vancouver's SE 164<sup>th</sup> corridor, supported by a strong tenant mix including Black Bear Diner, Killer Burger, and the region's high-power EV charging network, Ionna. The center benefits from consistent repeat traffic generated by both neighborhood residents and daily corridor commuters.

Positioned at the signalized intersection of SE 164<sup>th</sup> Ave. and SE 15<sup>th</sup> St., the property captures exceptional visibility and access, with 76,000+/- vehicles per day passing through the intersection. Surrounding retail density is unmatched, with major grocers Fred Meyer, New Seasons Market, and Trader Joe's driving daily visits, complemented by national brands such as Starbucks, Shake Shack, Chick-fil-A, TJ Maxx, and Target.

The SE 164<sup>th</sup> corridor serves as one of Clark County's primary commercial lanes, supported by an affluent, established residential base with approximately 57% homeownership, strong HH incomes (\$105k+/-), and a strong workforce concentration, creating a dependable customer base for both quick-serve and service-oriented retail concepts.

## PAD DETAILS:

- 175' frontage | 110' frontage | 100' frontage
- Pad 1 drive-thru approved and ideal for QSR/coffee concepts
- Pad 3 approved and ideal for up to 9,000+/- SF of retail/office

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SE 15TH ST 7,539 ADT

LEFT TURN INTO CENTER

SE 164TH AVE 32,018 ADT



0.63 AC

0.42 AC

0.51 AC

ADVANCED  
EYE CARE  
Advanced Eye Care Center

World Class  
Martial Arts  
World Class Martial Arts

theTMJdoc  
PRIMA MISTRY DDS  
TMJ & WHOLE BODY CONNECTIONS

foode  
FOOD & BEVERAGE

COLUMBIA SMILES  
FAMILY DENTISTRY

URBANWAXX

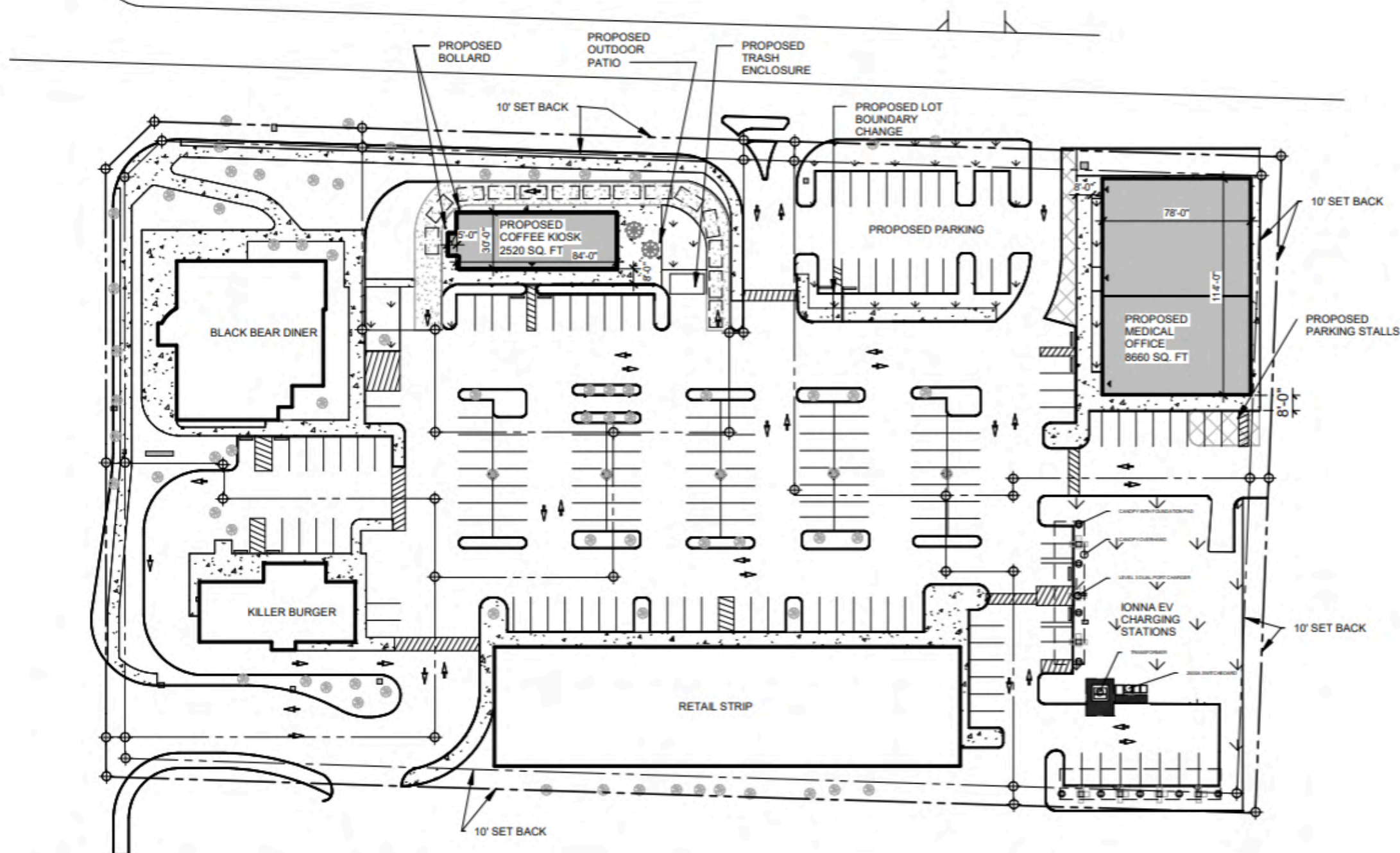
NAIL ENVY  
SALON & SPA

barre3



SE 18TH ST





# 1 SITE PLAN OPTION B 02/03/26

A0.02 SCALE: 1" = 60'-0"

PARKING PER LOT:		
LOT 1	EXISTING:	28
LOT 2	EXISTING:	9
LOT 3	EXISTING:	54
LOT 4	EXISTING:	16
LOT 5	EXISTING:	22
LOT 6	PROPOSED	3
	EXISTING	12
LOT 7	PROPOSED	20
	EXISTING	25
	DEMO	7

TOTAL EXISTING 166

TOTAL PROPOSED 182

PROPOSED COFFEE STAND:  
STAKING LANE 150' REQUIRED  
277' PROVIDED  
STAFF 5±

REQUIRED MIN PROVIDED 1 PER 250 S.F.=11  
18

13 STALLS ARE PROVIDED FOR CUSTOMER PARKING

PROPOSED MEDICAL OFFICE:  
DENTAL STAFF 10±  
CHIROPRACTOR STAFF 8±

SUBTOTAL 18

REQUIRED MIN PROVIDED 1 PER 200 S.F.=44  
51

33 STALLS ARE PROVIDED FOR CUSTOMER PARKING



SKN Properties - Vancouver, WA

Exhibit A

## PROPOSED MEDICAL OFFICE:

SITE ADDRESS:  
SE164th Ave & SE 15th St Vancouver WA 98683

PROPERTY IDENTIFICATION NO. 115106004

## PLANNING INFORMATION:

ZONE:	CC COMMUNITY COMMERCIAL
USE:	MEDICAL PERMITTED USE
MAX. HEIGHT:	50'
MIN. SETBACKS:	
STREET SIDE	10'0"
PARKING LOT	0'0"
FLOOR/AREA RATIO:	8250 SQ FT
LOT AREA:	2,1999 SQ FT
MIN. LANDSCAPING	15% OF TOTAL NET AREA

## BUILDING INFORMATION:

OCCUPANT GROUP (302):	B
CONSTRUCTION TYPE (601):	V-B
HEIGHT (504):	
ALLOWABLE:	40' / 2 STORIES-NS
ACTUAL:	1 STORY
BUILDING AREA (506):	
ALLOWABLE:	9000 S.F (NS)
ACTUAL:	8660 S.F

**DRAFT**

**WAG**  
Wolfe Architectural Group



Fred Meyer

SHAKE SHACK



HomeStreet Bank

TJ-maxx  
DAISO  
NEW SEASONS MARKET  
BatteriesPlus  
Power it. Light it. Fix it.



GUSTAV'S

SmartStop  
Self Storage

SUNNY'S DINER

barre3  
STUDIO  
foode  
URBAN WAXX  
the TMJ doc  
COLUMBIA SMILES  
FAMILY DENTISTRY  
ADVANCED EYE CARE

Killer  
BURGER

Black Bear  
Diner

BIG AL'S

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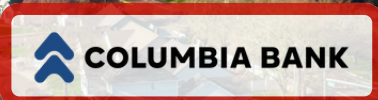




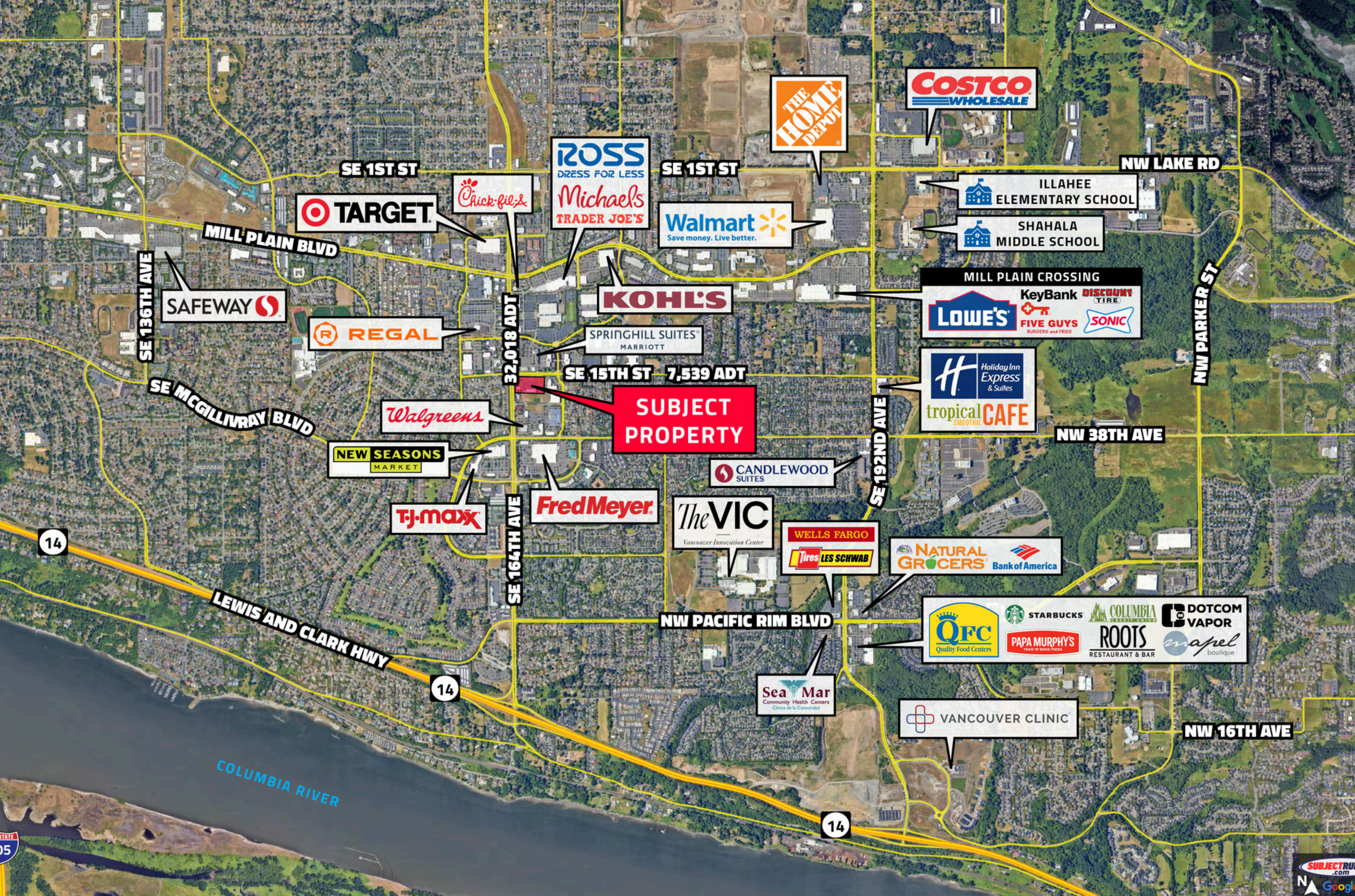


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**TARGET**

*Chick-fil &*

**ROSS**  
DRESS FOR LESS  
*Michael's*  
TRADER JOE'S

**Walmart**  
Save money. Live better.

**THE HOME DEPOT**

**COSTCO**  
WHOLESALE

ILLAHEE  
ELEMENTARY SCHOOL

SHAHALA  
MIDDLE SCHOOL

SE 136TH AVE

**SAFEWAY**

MILL PLAIN BLVD

**REGAL**

32,018 ADT

**KOHL'S**

SPRINGHILL SUITES  
MARRIOTT

SE 15TH ST 7,539 ADT

**SUBJECT  
PROPERTY**

*Walgreens*

**NEW SEASONS  
MARKET**

**T.J. maxx**

**Fred Meyer**

**CANDLEWOOD  
SUITES**

*The VIC*  
Vancouver Innovation Center

**WELLS FARGO**  
**Tires LES SCHWAB**

**Holiday Inn  
Express  
& Suites**  
**tropical CAFE**  
SMOOTHIE

NW 38TH AVE

MILL PLAIN CROSSING  
**LOWE'S**  
KeyBank **DISCOUNT TIRE**  
**FIVE GUYS** **SONIC**  
BURGERS and FRIES

NW PARKER ST

SE 192ND AVE

**NATURAL  
GROCCERS** Bank of America

LEWIS AND CLARK HWY

14

NW PACIFIC RIM BLVD

**Sea Mar**  
Community Health Centers  
Clinica de la Comunidad

**QFC** Quality Food Centers  
**STARBUCKS**  
**PAPA MURPHY'S**  
TAKE 'N BAKE PIZZA  
**COLUMBIA**  
CELEBRATION  
**ROOTS**  
RESTAURANT & BAR  
**DOTCOM VAPOR**  
*mapel* boutique

**VANCOUVER CLINIC**

NW 16TH AVE

14

COLUMBIA RIVER



# FISHER'S LANDING PLAZA

16415 SE 15th St.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	20,210	91,117	200,247
Households	8,576	35,442	75,315
Avg. HH Income	\$97,387	\$105,449	\$101,871
Avg. HH Size	2.30	2.50	2.60
Median Age	40.8	40.2	39.8
Total Businesses	1,179	3,745	9,704
Total Employees	7,935	30,040	87,502

## NEARBY BUSINESSES

