



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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 360.823.5117

16415 SE 15TH ST.

VANCOUVER, WA 98683

GROUND LEASE BUILD-TO-SUIT



MAJ COMMERCIAL
REAL ESTATE



PeaceHealth



MAJ COMMERCIAL REAL ESTATE

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

FISHER'S LANDING PLAZA

16415 SE 15th St.

Fisher's Landing Plaza sits at the heart of Vancouver's SE 164th 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 164th Ave. and SE 15th 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 164th 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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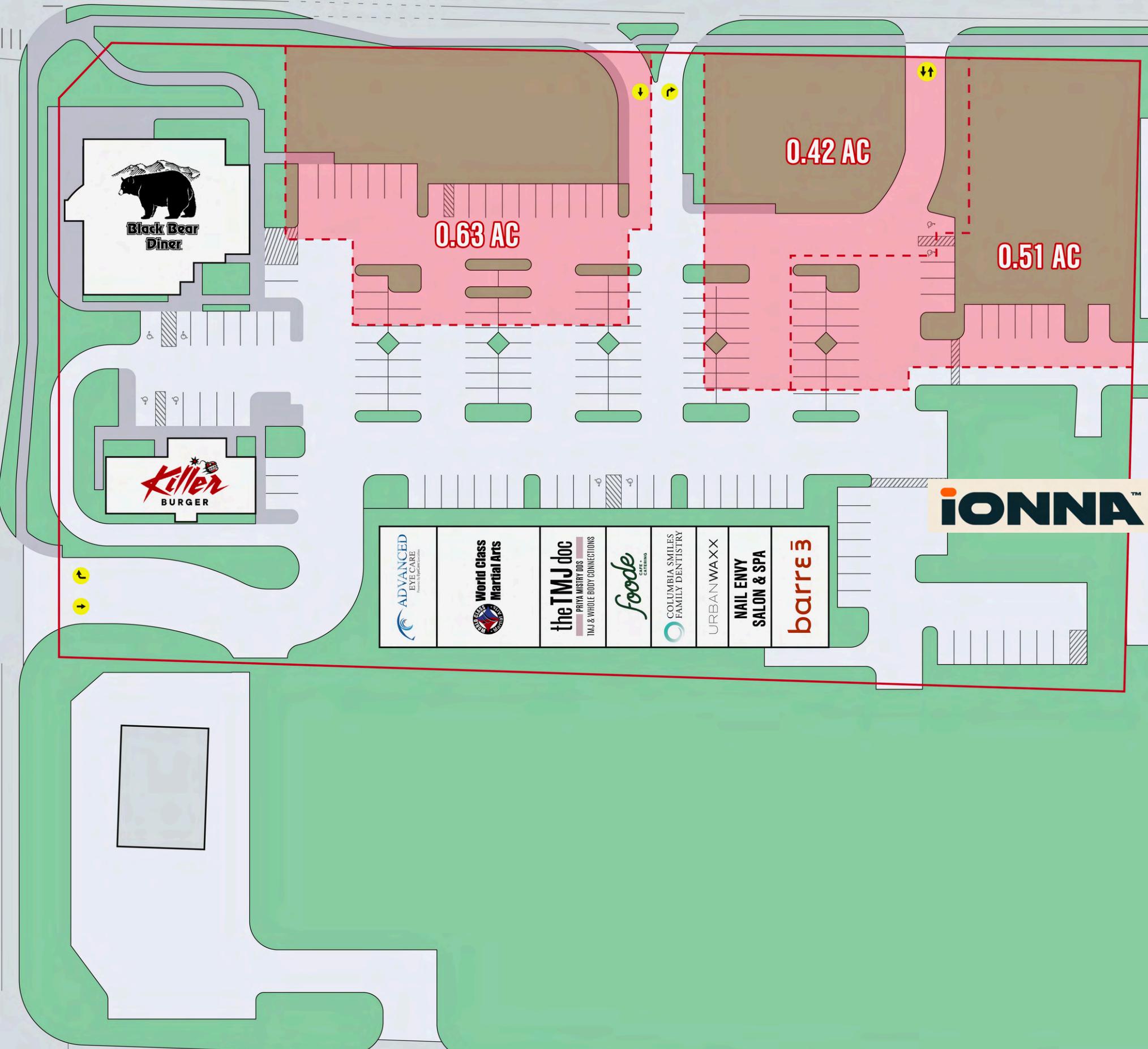




SE 15TH ST 7,539 ADT

LEFT TURN
INTO CENTER

SE 164TH AVE 32,018 ADT



SE 18TH ST

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
LOT 7	EXISTING	12
	PROPOSED	20
	EXISTING	25
	DEMO	7

TOTAL EXISTING 166
TOTAL PROPOSED 182

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



Google Scale: 50'

Exhibit A

SKN Properties - Vancouver, WA

PROPOSED MEDICAL OFFICE:

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

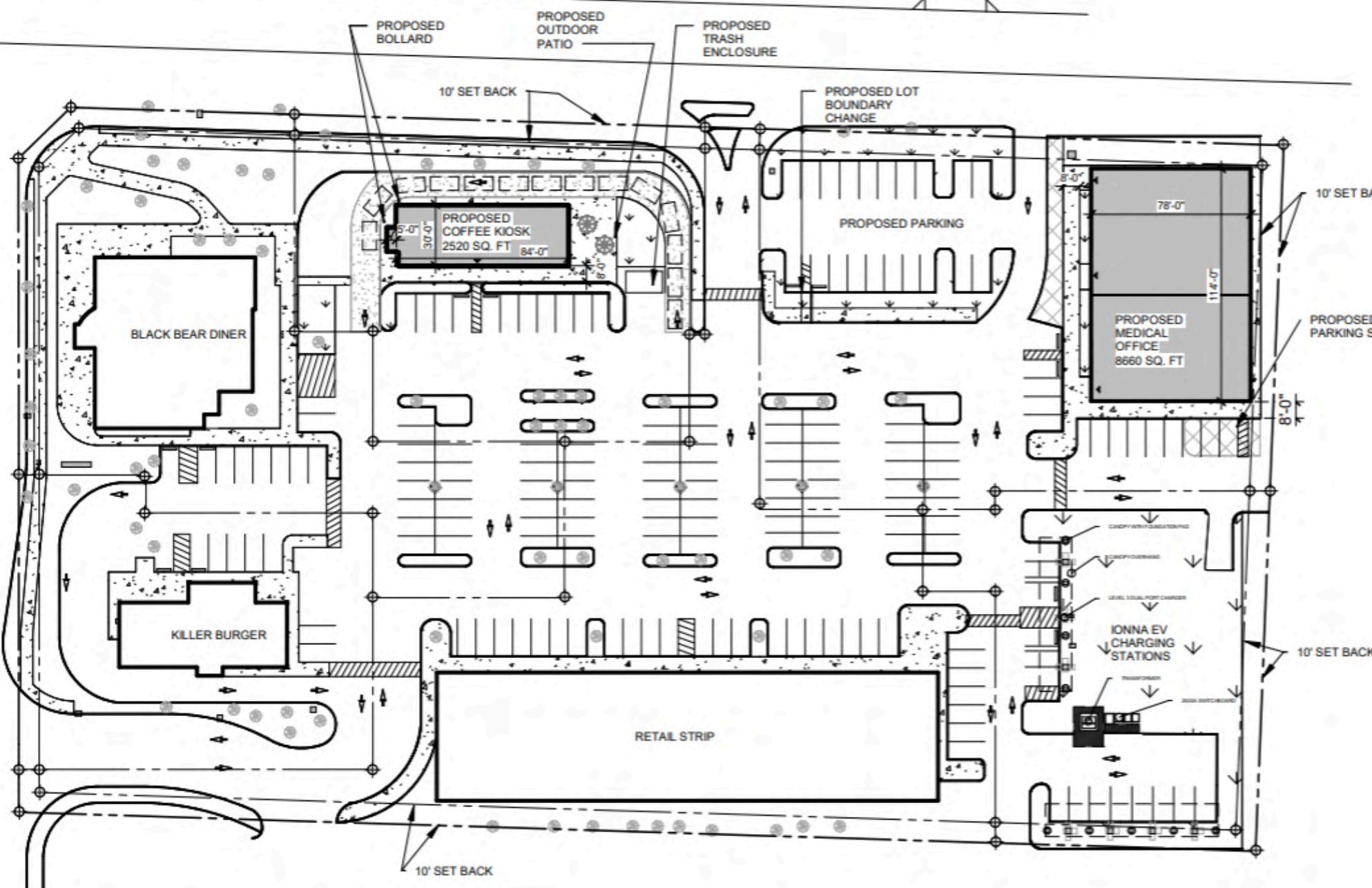
PROPERTY IDENTIFICATION NO. 115106004

PLANNING INFORMATION:

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

BUILDING INFORMATION:

OCCUPANT GROUP (302): B
CONSTRUCTION TYPE (601): V-B
HEIGHT (504)
ALLOWABLE:
ACTUAL:
BUILDING AREA (506)
ALLOWABLE:
ACTUAL:
9000 S.F (NS)
8660 S.F



1 SITE PLAN OPTION B 02/03/26

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

DRAFT

Fred Meyer

SHAKE SHACK



HomeStreet Bank

T.J.maxx

NEW SEASONS
MARKET

DAISO

BatteriesPlus +
Power it. Light it. Fix it.

SmartStop
Self Storage

BIG AL's

IONNA



SUNNY'S DINER

barre3
STUDIO
foode

**URBAN
WAXX**

COLUMBIA SMILES
FAMILY DENTISTRY
ADVANCED
EYE CARE

the TMJ doc
TMJ & WHOLE BODY CONNECTIONS



GUSTAV'S

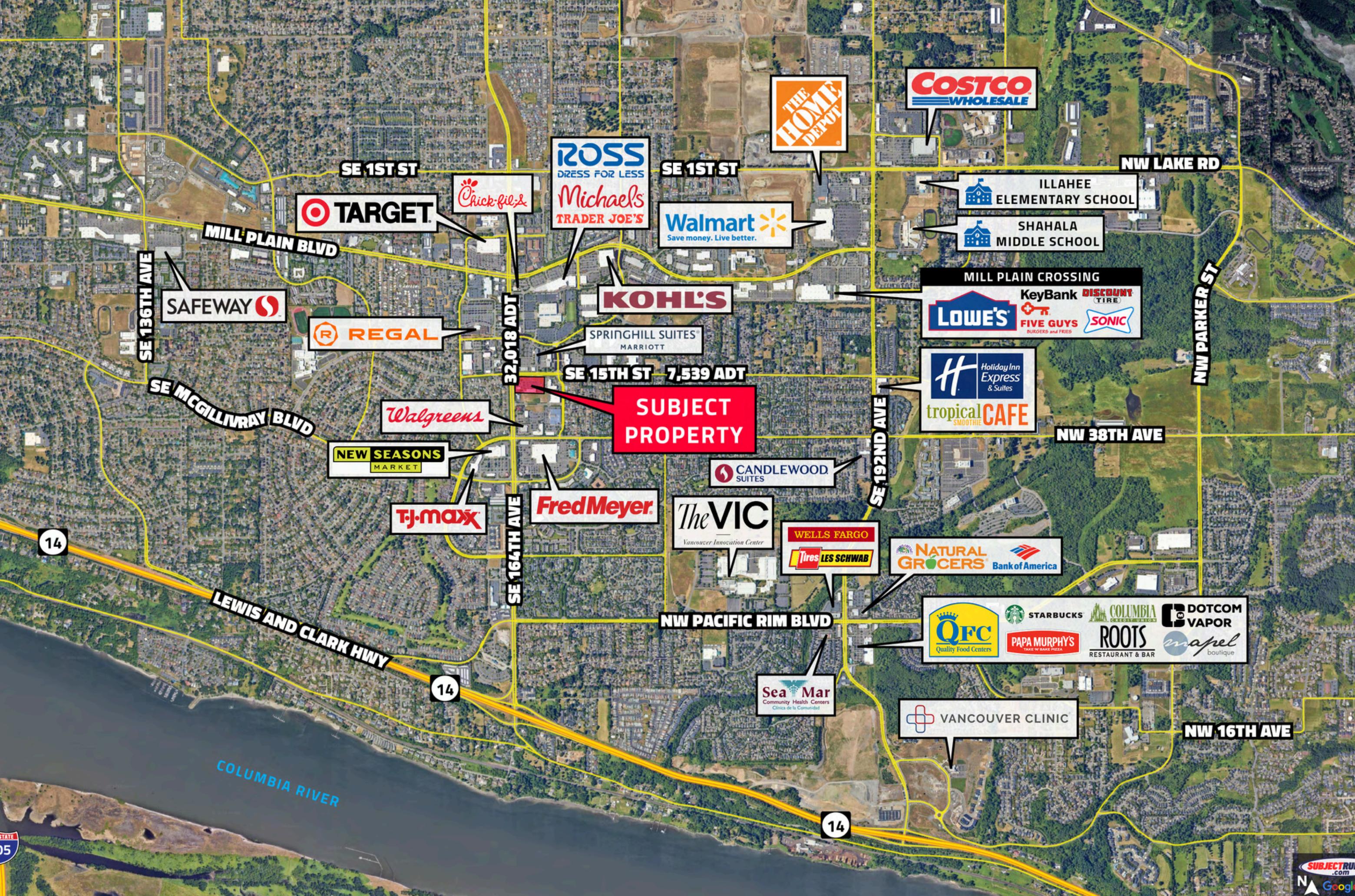
Killer
BURGER





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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



T.J.maxx® **Fred Meyer®**

