

FOR LEASE

RETAIL/SERVICE SPACE – ORCHARD'S SQUARE

6300 NE 117th Avenue | Vancouver, WA 98662



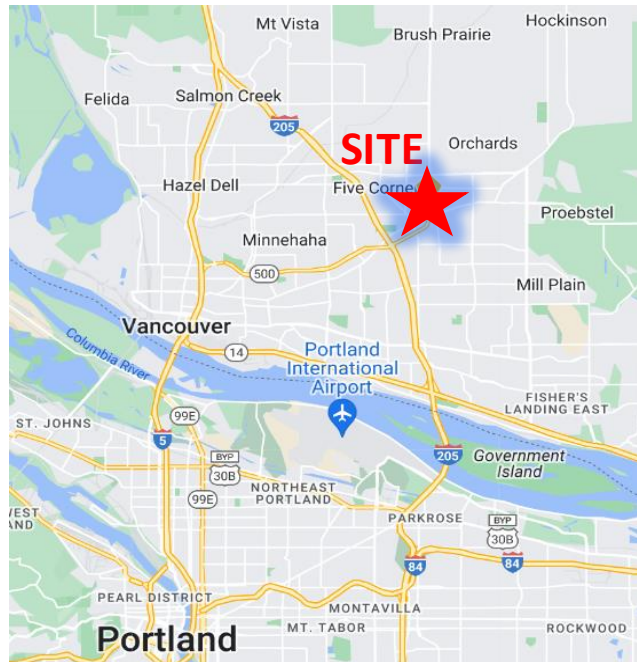
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

Orchard's Square is located at the NW corner of SR-500 (Fourth Plain Blvd), and SR-503 (NE 117th Ave). Easily accessible from I-205 and I-5. With over 85,000 daily trips, this intersection is Clark County's highest trafficked intersection. Nearby retailers include JoAnn Superstore, Petco, LA Fitness, Sportsman's Warehouse, Planet Fitness, and Grocery Outlet.

- Availability: from 1,200SF – 2,400SF
- Rate: \$18.00/SF/YR NNN
- Parking: Ample Parking
- Neighboring Businesses:



FOR MORE INFORMATION:

Deborah Ewing

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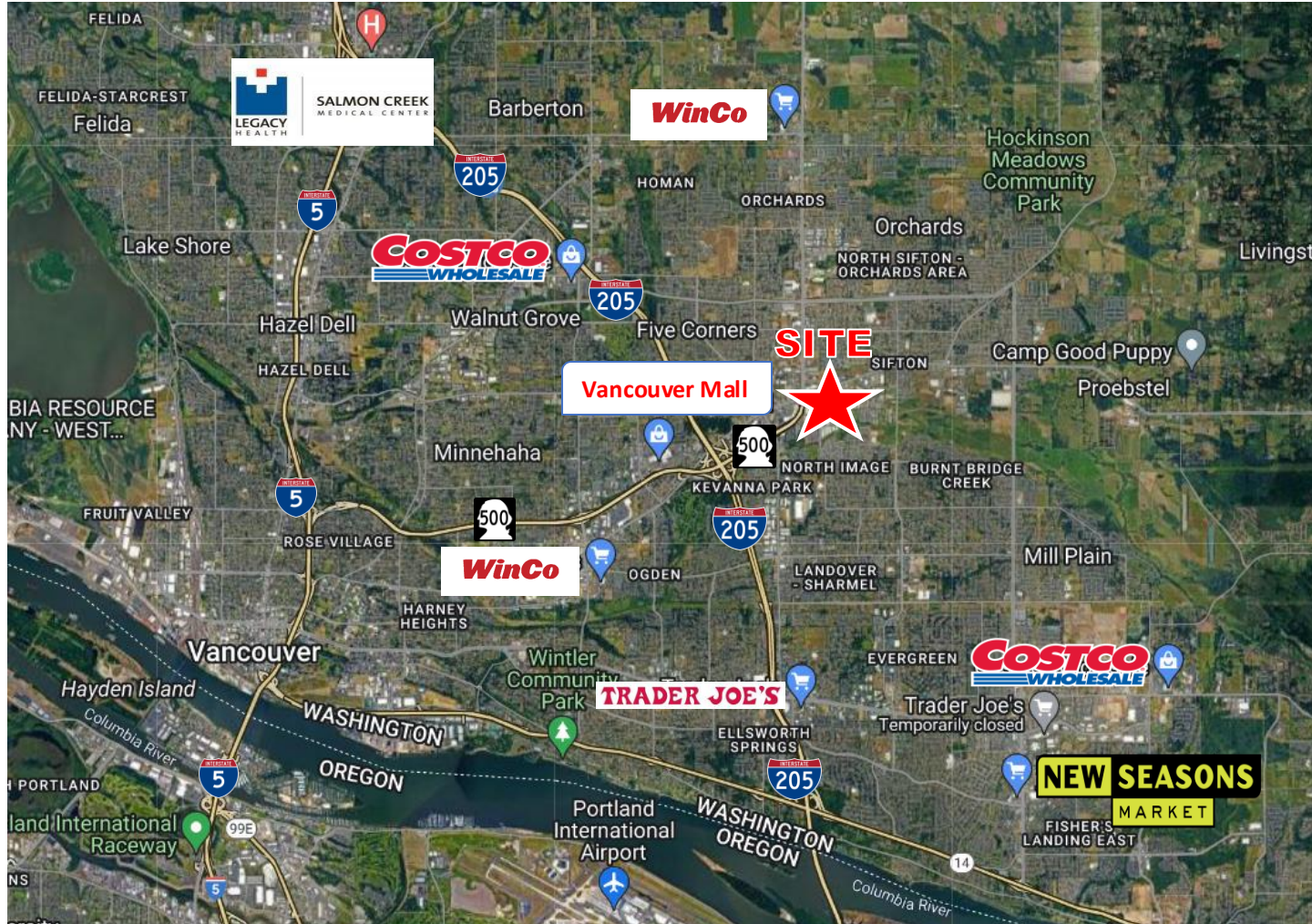
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2024 Demographics

Average Daily Traffic Counts

	1 Mile	3 Mile	5 Mile
Est. Population	15,615	135,303	264,306
2029 Projected Population	16,789	146,261	285,337
Est. Average Household Income	\$73,936	\$91,722	\$94,755
Est. Total Businesses	858	4,258	10,389
Est. Total Employees	7,690	33,914	77,587

State Rte. 500 @ State Rte.503 NS
85,000

NE 117th Ave. @ NE Rosewood Ave SE
38,212

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.