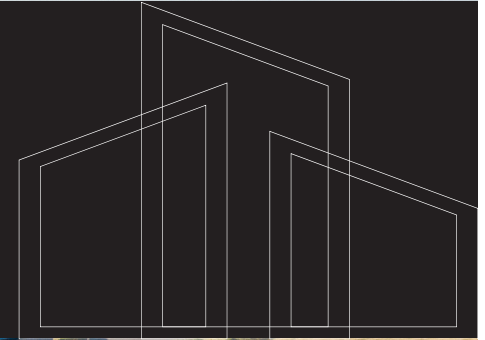


RETAIL SUITE FOR LEASE AT 164th Plaza

212 NE 164th Avenue
Vancouver, WA 98684



Suite 18

- 1,200 +/- Square Feet
- \$24.00 psf NNN
- Recent Renovation in 2025
- Available Now

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RETAIL SUITE FOR LEASE AT 164th PLAZA

212 NE 164th Avenue, Vancouver, WA 98684

Suite 18



Location Features

164th Plaza occupies the northwest corner of NE 164th Avenue and SE 1st Street, a major retail node just north of Mill Plain Boulevard. The center features updated storefronts and retailers that include O'Reilly Auto Parts, Black Rock Coffee, and an ARCO fuel station and convenience store.

Property Highlights

- High-visibility corner location
- Signalized intersection
- Nearly 10,000 vehicles per day on NE 20th Avenue

Shopping Center Details	
Address:	212 NE 164th Avenue Vancouver, WA 98684
Shopping Center Size:	38,654 Square Feet
Parking Spaces / Ratio:	157 spaces / 4.12 per 1,000 sf
Tenants:	O'Reilly Auto Parts Black Rock Coffee ARCO Fuel Station (NAP)
	Suite 18
Size:	1,200 SF
Use:	Retail, service, general commercial
Lease Rate:	\$24 psf + NNN
Use Type:	Retail
Availability:	Immediate
Space Condition:	2nd Generation; Renovated 2025

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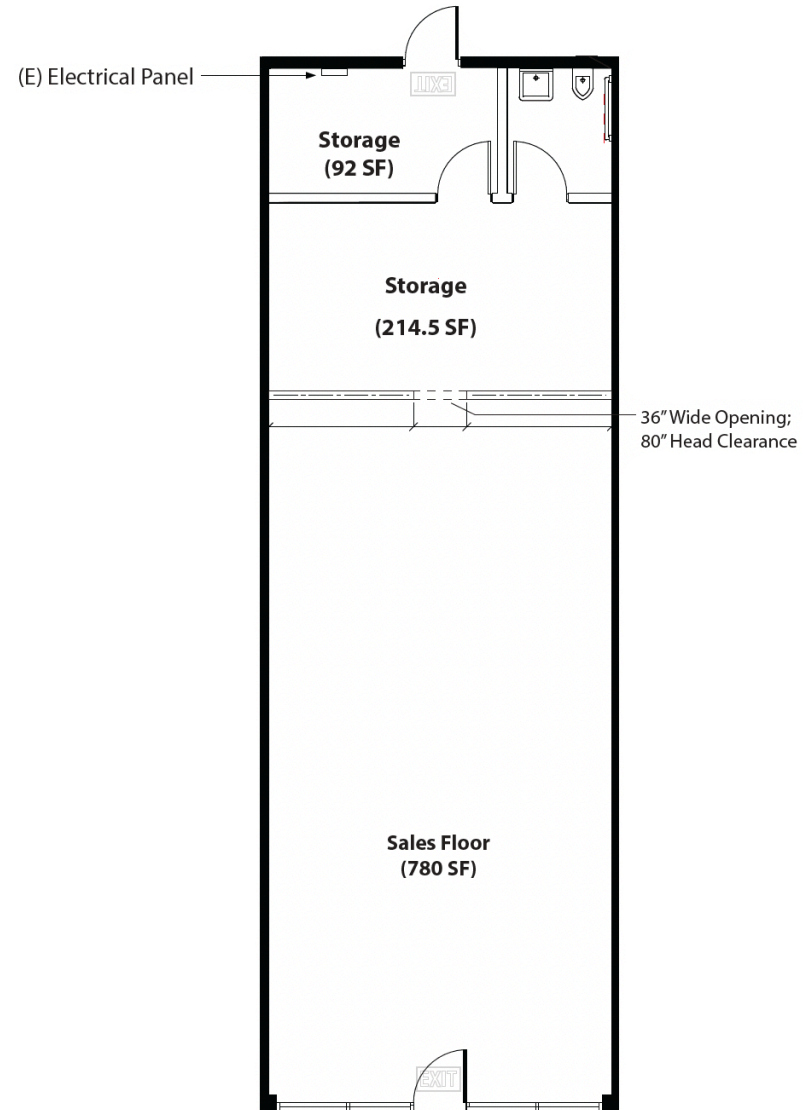
RETAIL SUITE FOR LEASE AT 164th PLAZA

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Suite 18

Suite 18

- 1,200+/- Square Feet
- In-line Suite
- In-suite Restroom and Rear Storage Room
- Approx. Dimensions: 20 x 60 feet



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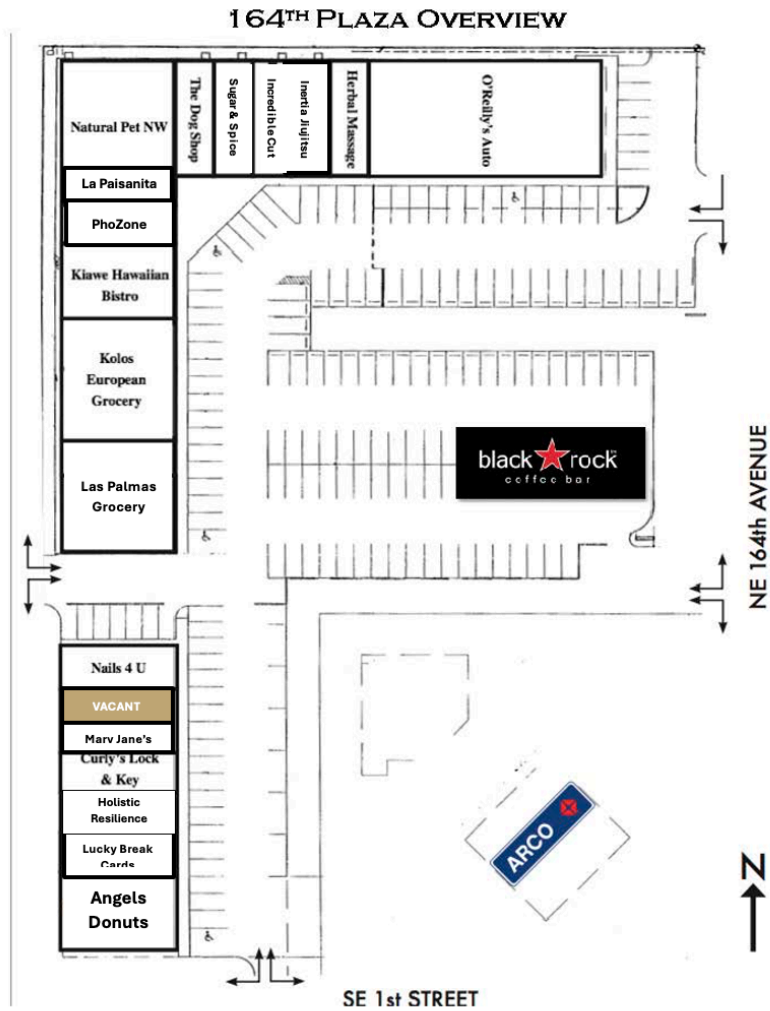
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Suite 18

AREA OVERVIEW

AREA DEMOGRAPHICS			
Population	1 mi area	3 mi area	5 mi area
2025 Estimated Population	17,021	103,390	202,562
2030 Projected Population	17,387	106,742	208,954
2020 Census Population	17,185	99,217	194,456
Projected Annual Growth Rate 2025 to 2030	0.4%	0.6%	0.6%
Households			
2025 Estimated Households	6,723	40,091	75,896
2025 Est. Avg. HH Income	\$110,151	\$114,114	\$115,686
2025 Est. Median HH Income	\$89,354	\$93,078	\$93,857
Businesses			
2025 Est. Total Businesses	998	4,172	10,686
2025 Est. Total Employees	7,027	29,533	86,739

164th Plaza is located in an established neighborhood of northeast Vancouver that includes a mix of residential and day-time employment uses. Major employers nearby include Hewlett Packard, PeaceHealth and numerous other employers along Tech Center Drive.

Walk Score

71

Bike Score

78

Transit Score

38



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