

**FOR
LEASE**

The Arvon Commercial

7000 NE 117th Ave, Vancouver, WA 98662



Vessel[™]
COMMERCIAL REAL ESTATE

CALL OR EMAIL FOR PRICING:

Jeffrey Peterson
Designated Broker

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701 NE 136th Ave, Suite 200
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We obtained the information from sources we believe to be reliable. However, we can make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property or business. You and your tax and/or legal advisors should conduct your own investigation of the property and transaction.

Property Overview

The Arvon Commercial
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Summary

The Arvon Commercial property, located at 7000 NE 117th Ave in Vancouver, WA 98662, is a retail development in a high-traffic area, adjacent to shopping, dining, and residential neighborhoods, including The Arvon apartments. The surrounding area is experiencing significant growth, with Clark County growing at a faster rate than the Washington State average in total population change between 2000 and 2022.



Highlights

- Ideally situated near shopping, dining, high-traffic roads, and residential housing between Fourth Plain and Padden Parkway
- 2.59 Total Acres
- Located at a signalized intersection
- 274 apartment units and nearby townhomes, surrounded by housing
- ~27,000 SF of total commercial space, with three proposed new construction, single-story retail spaces, each 9,230 SF.
- Nearby points of interest include Fred Meyer, Lowe's, and CarMax.
- The commercial area is designed with plenty of parking and features sidewalks and public access-ways.
- Inquire if interested in purchasing finished lots.



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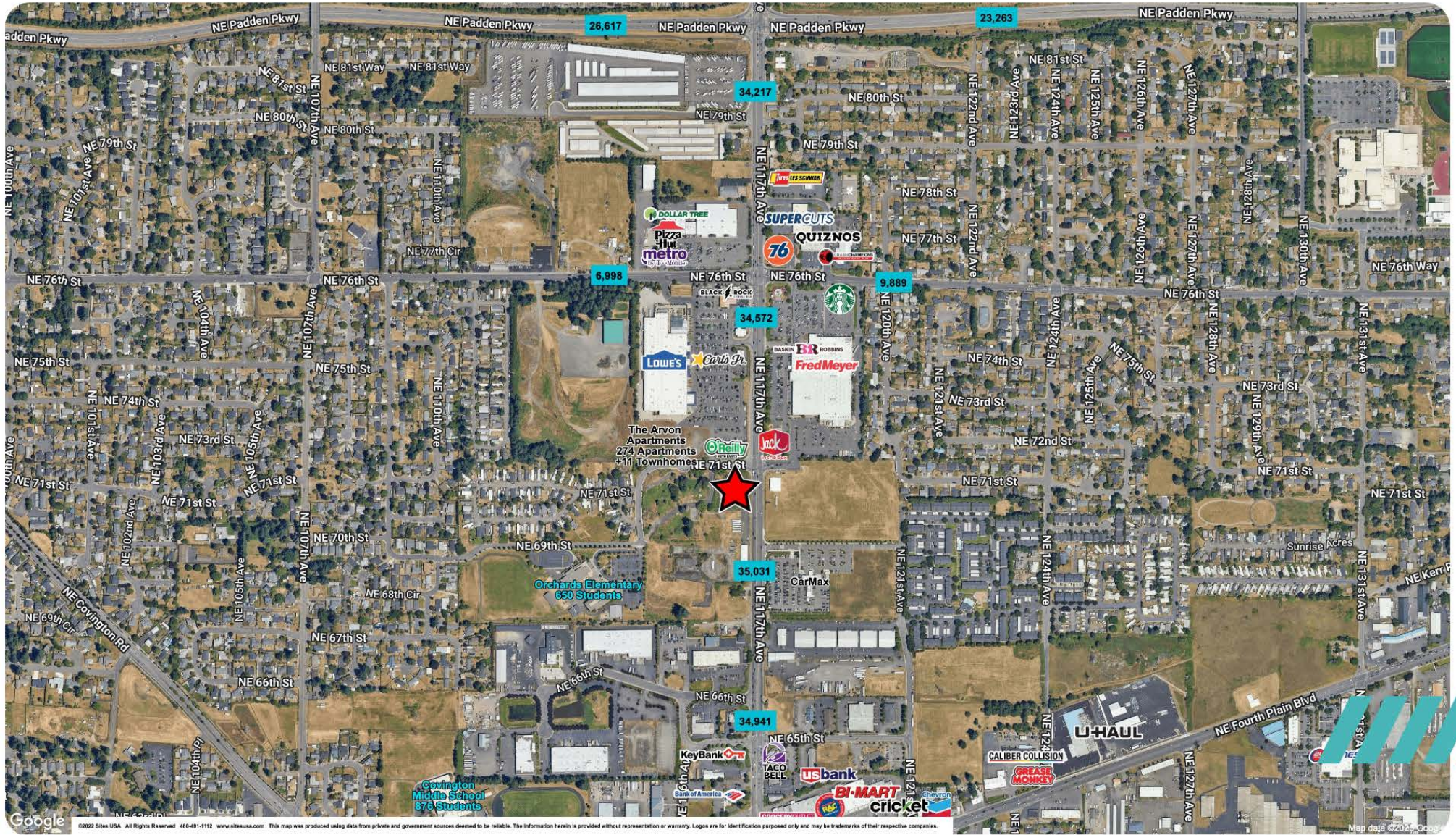
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Property Aerial

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Site Plan Overlay

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Site Oblique

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Property Photos

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Google Street View



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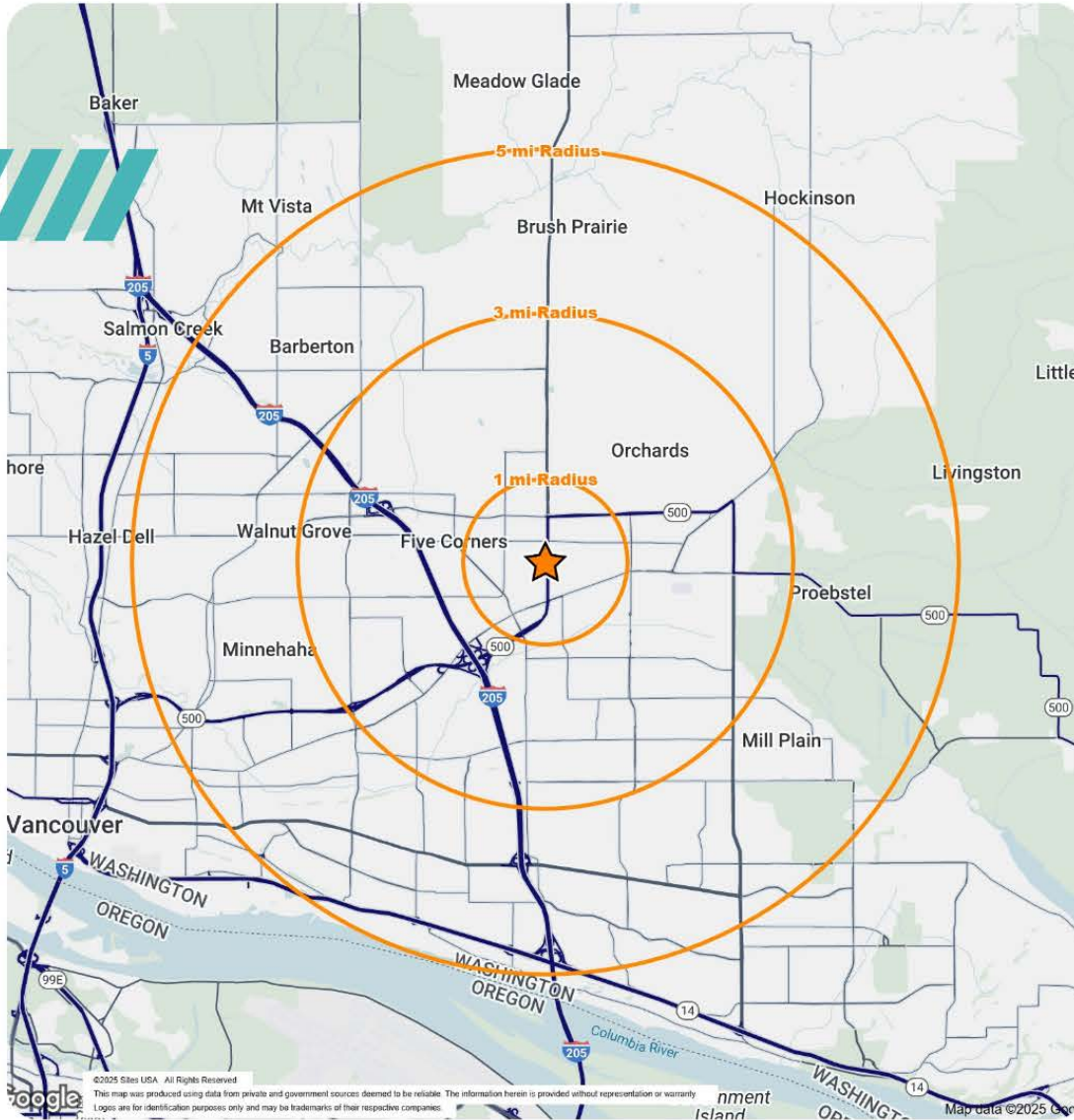
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Demographics

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POPULATION	1 Mile	3 Miles	5 Miles
2025 Estimated Population	13,657	128,467	265,597
Median Age	34.3	35.6	36.7
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Estimated Households	5,045	47,451	101,733
2030 Projected Households	5,086	50,022	105,907
Projected Annual Growth	0.2%	1.1%	0.8%
INCOME	1 Mile	3 Miles	5 Miles
Average HH Income	\$97,327	\$119,239	\$120,378
Median HH Income	\$78,969	\$93,349	\$93,316
EMPLOYMENT	1 Mile	3 Miles	5 Miles
Businesses	535	3,826	8,524
Employees	3,925	29,160	70,951
EDUCATION	1 Mile	3 Miles	5 Miles
Bachelor's Degree or Higher	31%	37.9%	40.4%



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