

FOR SALE OR LEASE

High-Profile Commercial Lots

11914 NE 72ND AVE / VANCOUVER, WA 98686



Development opportunity at the
intersection of NE 72nd & NE 119th

CONTACT

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Executive summary



OFFERING SUMMARY

Economics:	Call for details
Lot Size:	0.44 - 8.75 Acres
Zoning:	CC, R1-6
Traffic Counts:	47,114 ADT (2022)

PROPERTY HIGHLIGHTS

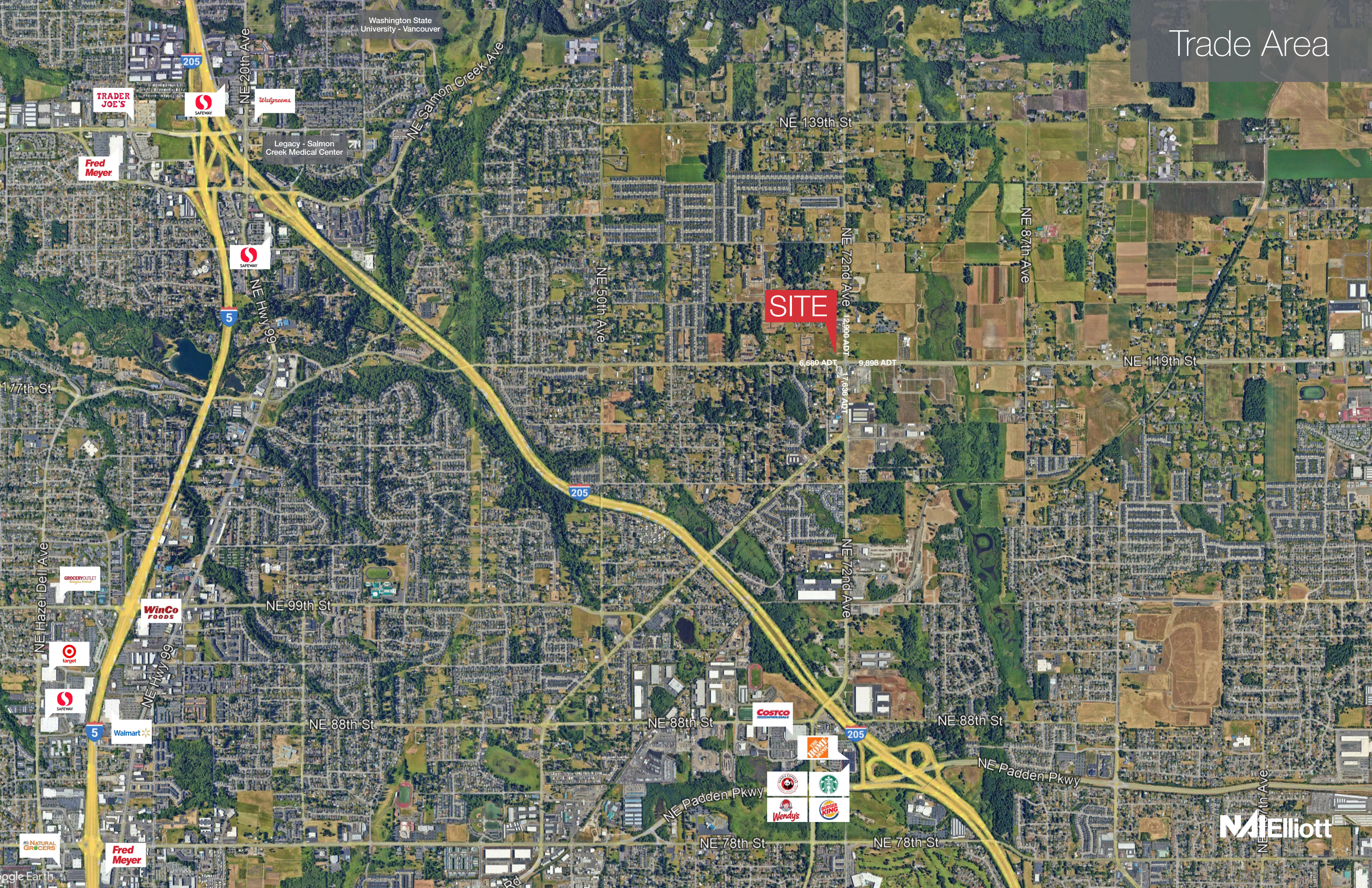
- **High-visibility corner** – Signalized intersection at two major arterials ensures maximum exposure and easy access.
- **Strong traffic counts** – Consistently high drive-by visibility in a bustling commercial corridor.
- **Community Commercial Zoning (CC)** – Ideal for retail, dining, services, or mixed-use development.
- **Strategic location** – Across from a planned grocery-anchored shopping center, driving future customer traffic.
- **Thriving demographics** – Rapid population and business growth create a strong customer base.
- **Adjacent to new retail development** – A brand-new shopping center is under construction on a neighboring parcel, creating additional synergy and increased consumer draw.

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Site plan overlay



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Photos



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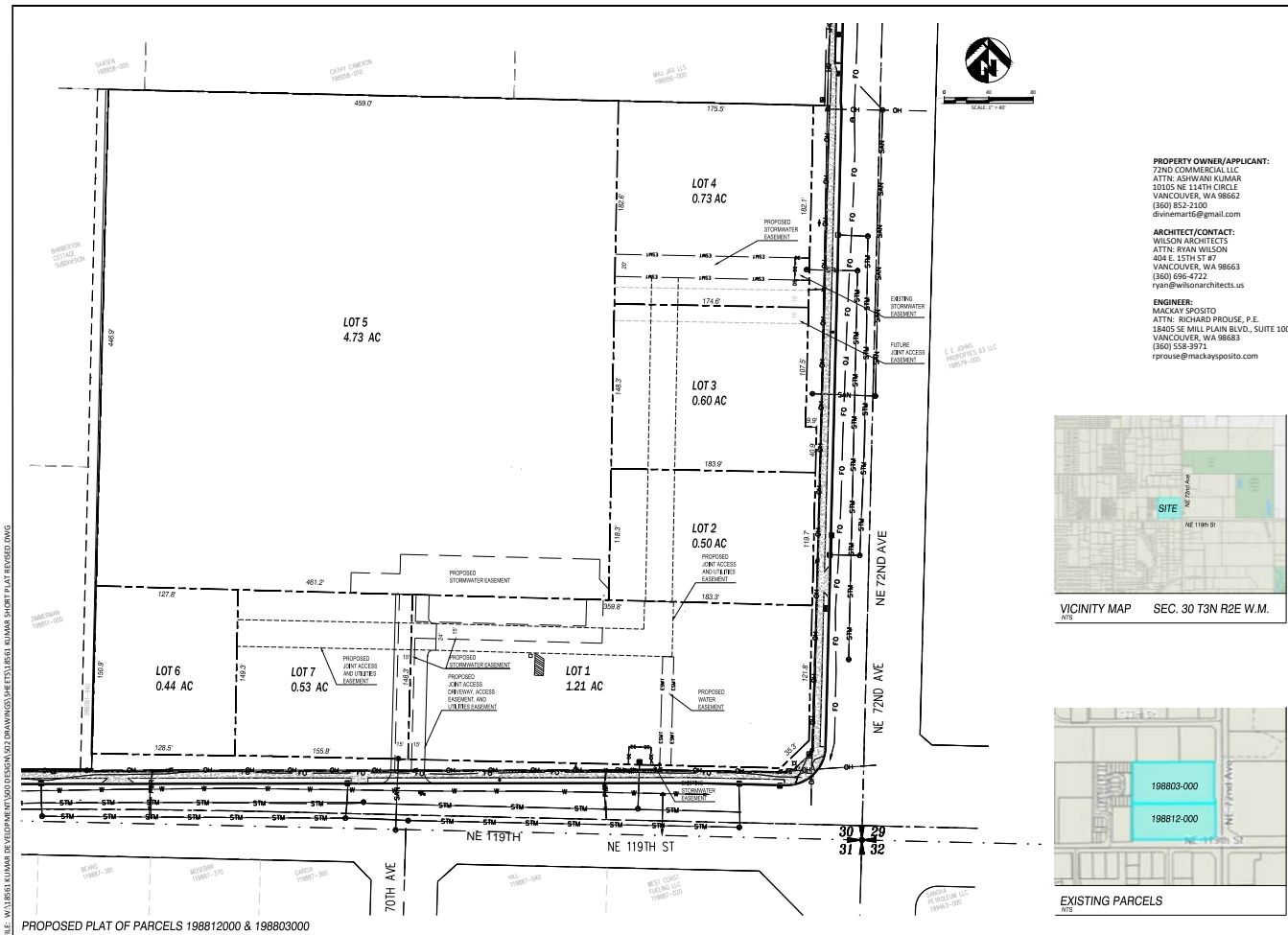
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Site plan



Mackay & Sposito
ENGINEER - PUBLIC WORKS - LAND DEVELOPMENT
www.mackaysposito.com

119TH ST & 72ND AVE SHORT PLAT AND SITE PLAN
VANCOUVER, WASHINGTON
PRELIMINARY SHORT PLAT

REVISIONS

NO.	DATE	DESCRIPTION
1	12/06/2024	
2		
3		
4		
5		
6		
7		
8		
9		
10		

LAND USE

LD1.0

NO. OF

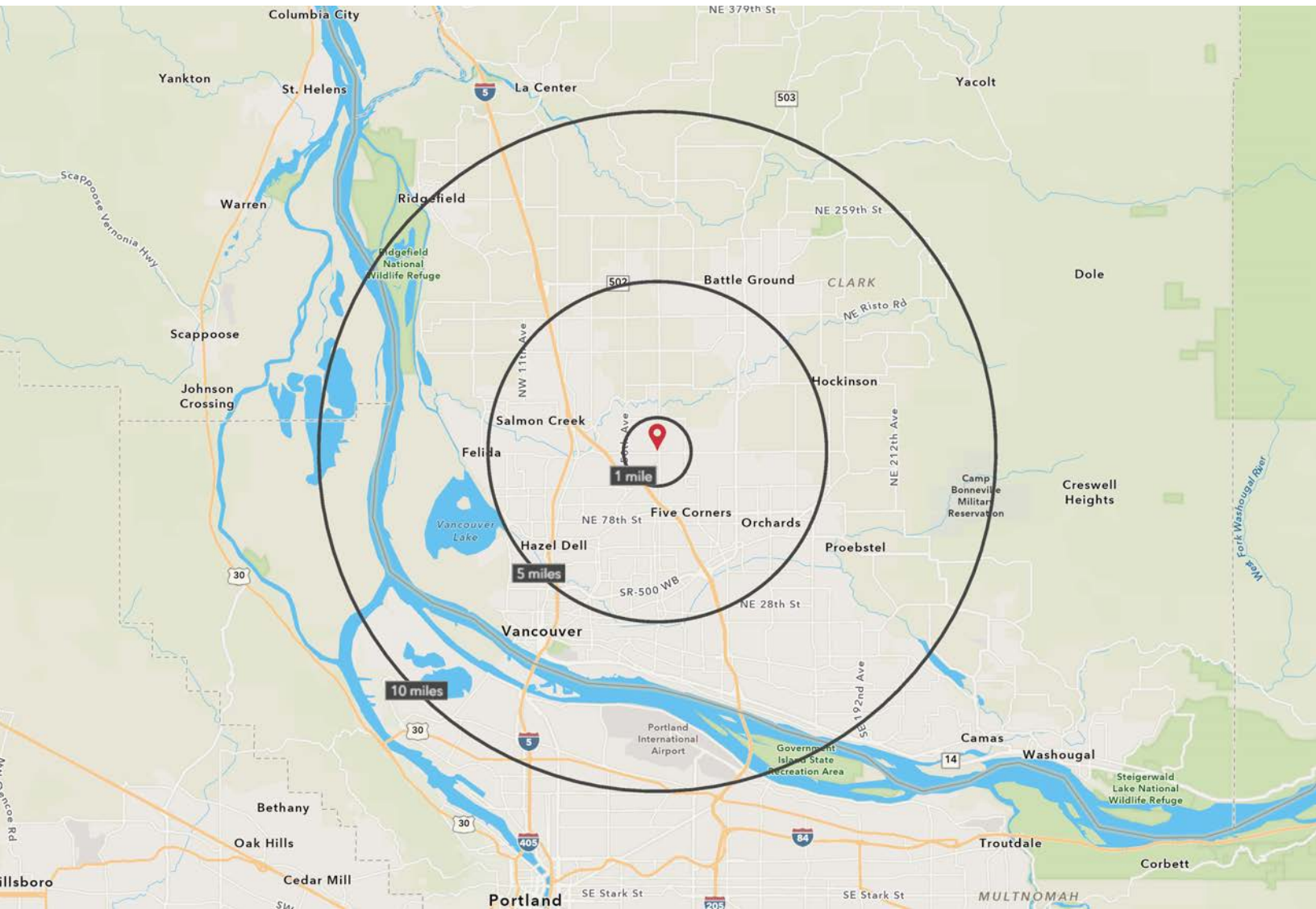
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Demographics summary



	1 MILE	5 MILE	10 MILE
Estimated Total Population 2024	6,070	220,051	487,787
Projected Total Population 2029	6,285	229,608	513,949
Average HH Income	\$154,937	\$114,631	\$120,926
Median Home Value	\$624,279	\$556,667	\$586,442
Estimated Total Households	2,343	81,877	186,442
Daytime Demographics 16+	1,285	78,457	224,396
Some College or Higher	68%	66%	69%

Source: ESRI (2025)

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Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Executive Summary

11914 NE 72nd Ave, Vancouver, Washington, 98686
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 45.70828
Longitude: -122.60085

	1 mile	5 miles	10 miles
Population			
2010 Population	2,889	172,139	388,363
2020 Population	5,099	207,876	457,244
2024 Population	6,070	220,051	487,787
2029 Population	6,285	229,608	513,949
2010-2020 Annual Rate	5.85%	1.90%	1.65%
2020-2024 Annual Rate	4.19%	1.35%	1.53%
2024-2029 Annual Rate	0.70%	0.85%	1.05%
2020 Male Population	48.9%	49.1%	49.3%
2020 Female Population	51.1%	50.9%	50.7%
2020 Median Age	40.9	37.4	38.4
2024 Male Population	49.7%	49.9%	50.0%
2024 Female Population	50.3%	50.1%	50.0%
2024 Median Age	42.3	38.3	39.2

In the identified area, the current year population is 6,070. In 2020, the Census count in the area was 5,099. The rate of change since 2020 was 4.19% annually. The five-year projection for the population in the area is 6,285 representing a change of 0.70% annually from 2024 to 2029. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 42.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	77.5%	71.1%	70.9%
2024 Black Alone	1.9%	3.0%	3.5%
2024 American Indian/Alaska Native Alone	0.8%	1.2%	1.2%
2024 Asian Alone	6.4%	5.4%	5.5%
2024 Pacific Islander Alone	0.4%	1.5%	1.3%
2024 Other Race	3.7%	6.6%	6.3%
2024 Two or More Races	9.3%	11.4%	11.4%
2024 Hispanic Origin (Any Race)	9.3%	14.4%	14.0%

Persons of Hispanic origin represent 9.3% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	166	102	108
2010 Households	1,066	64,201	146,726
2020 Households	1,962	77,175	173,743
2024 Households	2,343	81,877	186,442
2029 Households	2,439	85,850	198,433
2010-2020 Annual Rate	6.29%	1.86%	1.70%
2020-2024 Annual Rate	4.26%	1.40%	1.67%
2024-2029 Annual Rate	0.81%	0.95%	1.25%
2024 Average Household Size	2.59	2.67	2.59

The household count in this area has changed from 1,962 in 2020 to 2,343 in the current year, a change of 4.26% annually. The five-year projection of households is 2,439, a change of 0.81% annually from the current year total. Average household size is currently 2.59, compared to 2.59 in the year 2020. The number of families in the current year is 1,710 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

March 21, 2025

Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
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Mortgage Income			
2024 Percent of Income for Mortgage	32.1%	39.1%	40.2%
Median Household Income			
2024 Median Household Income	\$121,756	\$89,142	\$91,241
2029 Median Household Income	\$138,994	\$103,333	\$105,607
2024-2029 Annual Rate	2.68%	3.00%	2.97%
Average Household Income			
2024 Average Household Income	\$154,937	\$114,631	\$120,926
2029 Average Household Income	\$176,809	\$135,229	\$142,631
2024-2029 Annual Rate	2.68%	3.36%	3.36%
Per Capita Income			
2024 Per Capita Income	\$59,146	\$42,680	\$46,290
2029 Per Capita Income	\$67,836	\$50,602	\$55,138
2024-2029 Annual Rate	2.78%	3.46%	3.56%
GINI Index			
2024 Gini Index	31.5	36.4	37.0
Households by Income			

Current median household income is \$121,756 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$138,994 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$154,937 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$176,809 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$59,146 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$67,836 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	77	63	61
2010 Total Housing Units	1,120	67,796	155,423
2010 Owner Occupied Housing Units	883	40,910	92,870
2010 Renter Occupied Housing Units	183	23,292	53,856
2010 Vacant Housing Units	54	3,595	8,697
2020 Total Housing Units	2,050	80,167	181,553
2020 Owner Occupied Housing Units	1,559	48,597	107,419
2020 Renter Occupied Housing Units	403	28,578	66,324
2020 Vacant Housing Units	85	2,983	7,771
2024 Total Housing Units	2,466	84,811	195,112
2024 Owner Occupied Housing Units	1,957	53,172	118,026
2024 Renter Occupied Housing Units	386	28,705	68,416
2024 Vacant Housing Units	123	2,934	8,670
2029 Total Housing Units	2,552	88,943	207,362
2029 Owner Occupied Housing Units	2,041	57,912	127,775
2029 Renter Occupied Housing Units	398	27,938	70,658
2029 Vacant Housing Units	113	3,093	8,929

Socioeconomic Status Index

2024 Socioeconomic Status Index	64.8	48.1	49.3
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Currently, 79.4% of the 2,466 housing units in the area are owner occupied; 15.7%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 2,050 housing units in the area and 4.1% vacant housing units. The annual rate of change in housing units since 2020 is 4.44%. Median home value in the area is \$624,279, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 0.96% annually to \$654,803.

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