

FOR LEASE

CROSSROADS SHOPPING CENTER, SALMON CREEK
14300 NE 20th Avenue | Vancouver, WA 986826



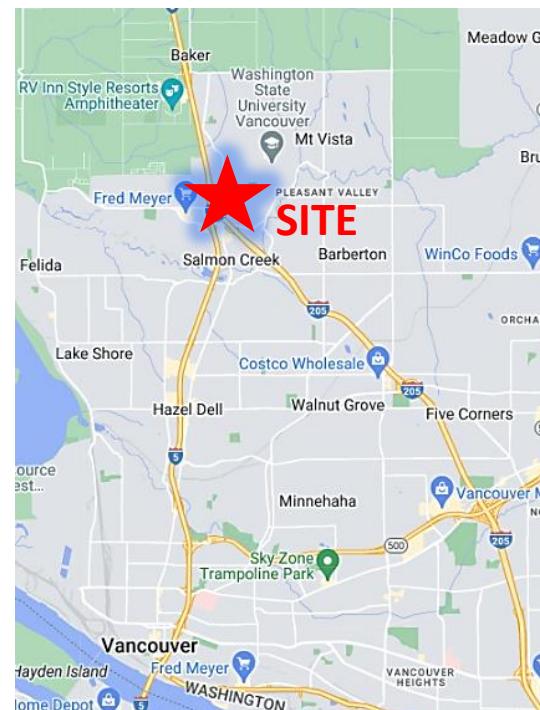
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

Crossroads Shopping Center is located in Salmon Creek on NE 20th Avenue; just north of the NE 139th Street and I-205 Interchange. The center is anchored by Albertsons, Goodwill and Starbucks. Legacy Medical Center, The Vancouver Clinic, Kaiser Permanente and Walgreens are located nearby; which represents over 1,000 daytime employees.

- AVAILABLE: Suite 102 – 1,115 SF
- AVG. DAILY TRAFFIC COUNTS: 33,341
- LEASE RATES: Call for lease rates
- DO NOT DISTURB TENANT – call broker for more information
- NEIGHBORING BUSINESSES:



FOR MORE INFORMATION:

Deborah Ewing
360.597.0566 | dewing@fg-cre.com

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2022 DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|-----------|-----------|-----------|
| Est. Population | 10,466 | 68,161 | 129,721 |
| 2027 Projected Population | 11,425 | 74,796 | 142,336 |
| Est. Average Household Income | \$103,351 | \$110,310 | \$105,237 |
| Est. Daytime Employment | 7,863 | 16,584 | 33,014 |

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.