

FOR LEASE

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



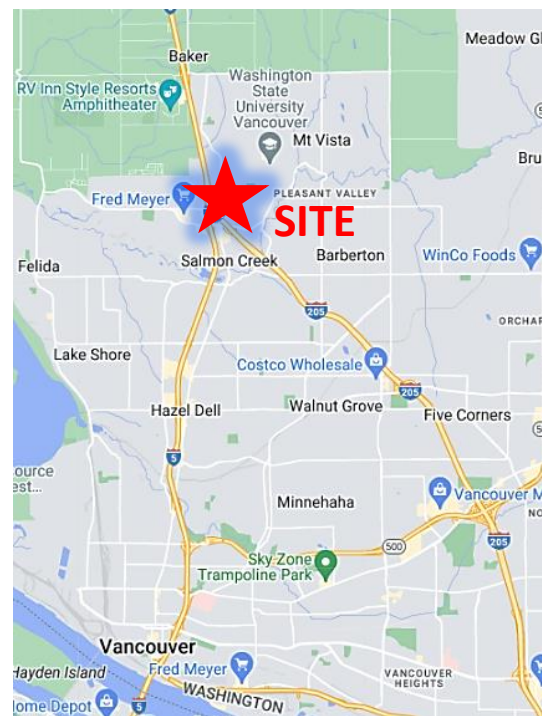
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



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:



KAISER PERMANENTE



Walgreens

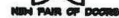


VANCOUVER CLINIC

FOR MORE INFORMATION:

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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.