

# FOR LEASE

FORMER IHOP RESTAURANT

2900 SE 164th Avenue | Vancouver, WA 98683



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- **THE SITE:** The former IHOP Restaurant building is located within the Fisher's Landing trade area near Fred Meyer, New Seasons Market, Big Al's and other major retailers. The building offers great visibility with access to Hwy 14 (from the south) and SE Mill Plain Boulevard (to the north). Columbia Crossing is located northeast of the Property, consisting of 380,000 SF of retail development (Wal-Mart, Lowe's, Trader Joes, World Market).
- **BUILDING SIZE:** 4,495 square foot free standing restaurant building
- **PARCEL SIZE:** Approximately 0.94 acres
- **FURNITURE, FIXTURES AND EQUIPMENT:** 100% turnkey restaurant with equipment in place
- **PARKING:** 51 parking spaces on site (9.98/1,000 SF)
- **ZONING:** General Commercial (CG)
- **LEASE RATE:** Contact brokers for lease rate
- **TYPE OF LEASE:** Absolute Triple Net
- **EXCELLENT SIGNAGE OPPORTUNITIES**
- **POTENTIAL DRIVE-THRU OPPORTUNITY**
- **AVERAGE DAILY TRAFFIC:**
  - 32,340 Southbound SE 164<sup>th</sup> Ave/Village Loop Rd
  - 33,572 Northbound SE 164<sup>th</sup> Ave/Village Loop Rd

## FOR MORE INFORMATION:

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SE 164<sup>th</sup> Avenue

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## KITCHEN EQUIPMENT

- Type 1 hood
- Grease trap
- Walk in cooler/freezer
- Grill
- Fryer
- Prep area
- Dishwashing station
- Office
- Storage



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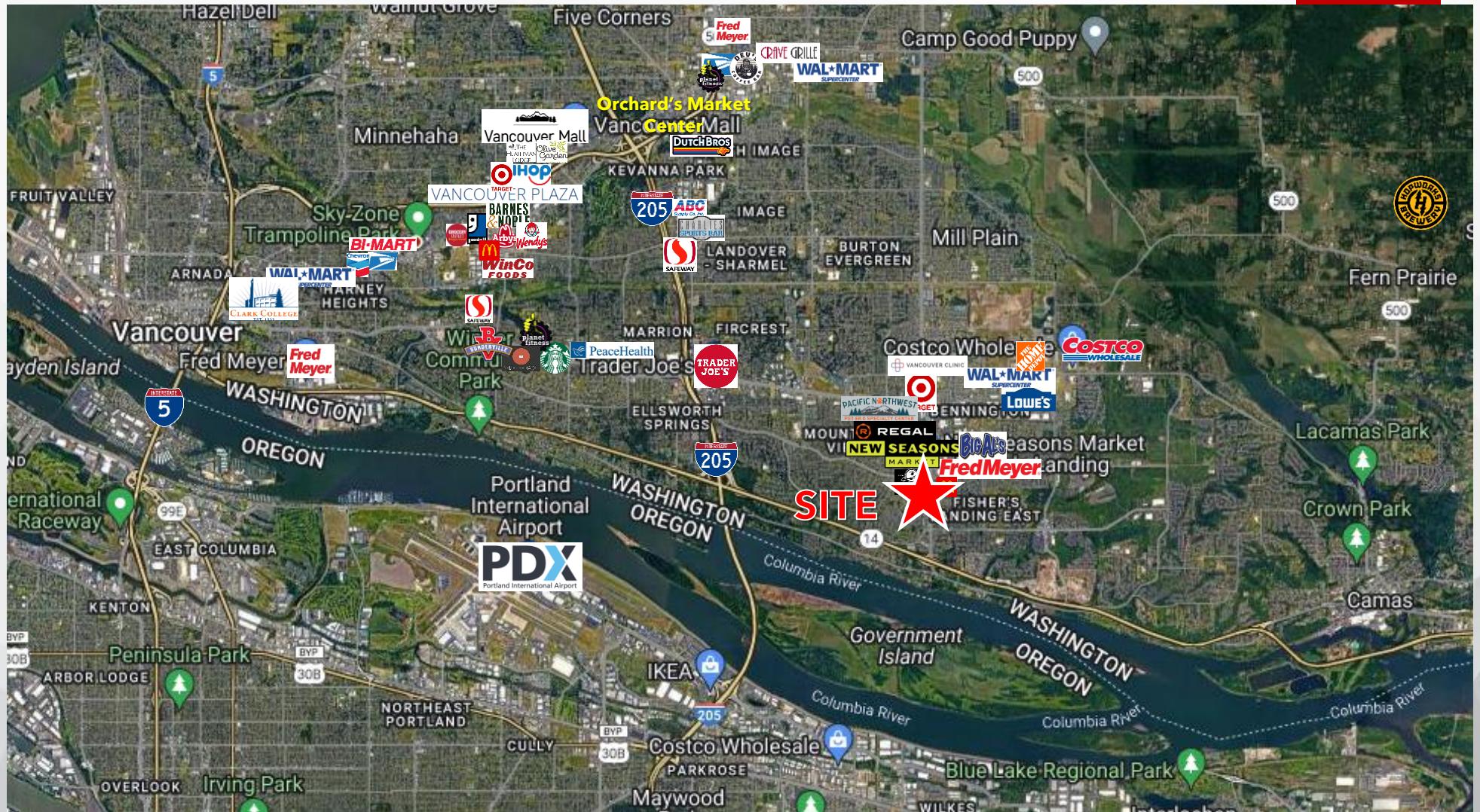
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### Average Daily Traffic

SE 164<sup>th</sup> Ave @ SE 26<sup>th</sup> St N – 36,707

SE 164<sup>th</sup> Ave @ SE McGillivray Blvd N – 34,764

SE 164<sup>th</sup> Ave @ SE McGillivray Blvd S – 29,332



### 2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	13,969	74,780	205,236
2029 Projected Population	14,996	80,852	216,817
Average HH Income	\$109,699	\$105,934	\$101,067
Median HH Income	\$90,547	\$85,356	\$80,634
Daytime Demographics 16+	12,005	62,535	170,822

