

FOR LEASE

2900 SE 164TH AVENUE
VANCOUVER • WA 98683



FORMER IHOP RESTAURANT

FREESTANDING 2ND-GEN RESTAURANT AT SIGNALIZED INTERSECTION
ALONG HIGHLY-TRAFFICKED ARTERIAL IN FISHER'S LANDING

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2900 SE 164TH AVENUE

**FREESTANDING 2ND-GEN RESTAURANT SPACE ON LARGE LOT WITH AMPLE PARKING
4,495 SF AVAILABLE NOW**

PROPERTY DETAILS

SPACE SIZE . . . 4,495 SF GLA

LOT SIZE 0.96 AC

LEASE RATE . . . Call For Details

YEAR BUILT . . . 2002

ZONING CG, Vancouver (General Commercial)

TRAFFIC COUNT 41,096+/- VPD (Along SE 164th Avenue)

PARKING 51 Surface Spaces (9.98:1,000 SF)

FRONTAGE 81 Feet on SE 164th Ave (with 1 curb cut)

ANNUAL HH INCOME . . \$106,427 (1-Mile Radius)

POPULATION 75,211 (3-Mile Radius)



Demographic and Traffic Count Data: ©CoStar 2023



PROPERTY HIGHLIGHTS

- ESTABLISHED 2ND-GENERATION SPACE COMES COMPLETE WITH FULL KITCHEN AMENITIES, A LARGE CAPACITY DINING AREA, RESTROOMS, MONUMENT SIGNAGE AND A PAVED/STRIPED PARKING LOT



- FULL KITCHEN AMENITIES: TYPE 1 HOOD, GREASE TRAP, STAINLESS STEEL SURFACES, WALK-IN COOLER/FREEZER, GRILL, FRYER, PREP AREA, FULL DISHWASHING AREA, OFFICE, STORAGE AND MORE



- SITUATED ON A LARGE CORNER LOT (0.96 ACRES) AT A SIGNALIZED INTERSECTION WITH ABUNDANT CUSTOMER PARKING (51 TOTAL SPACES)



- HIGHLY VISIBLE TO COMMUTERS ALONG ONE OF VANCOUVER'S MAIN ARTERIALS (36,295+/- VPD ON SE 164TH AVE) AND LESS THAN A HALF-MILE FROM WASHINGTON STATE ROUTE 14



- DENSE RESIDENTIAL POPULATION WITH STRONG LOCAL DEMOGRAPHICS (AVERAGE HOUSEHOLD INCOME OF OVER \$106,000 WITHIN A 1-MILE RADIUS)



LOCATION DESCRIPTION

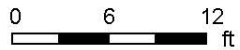
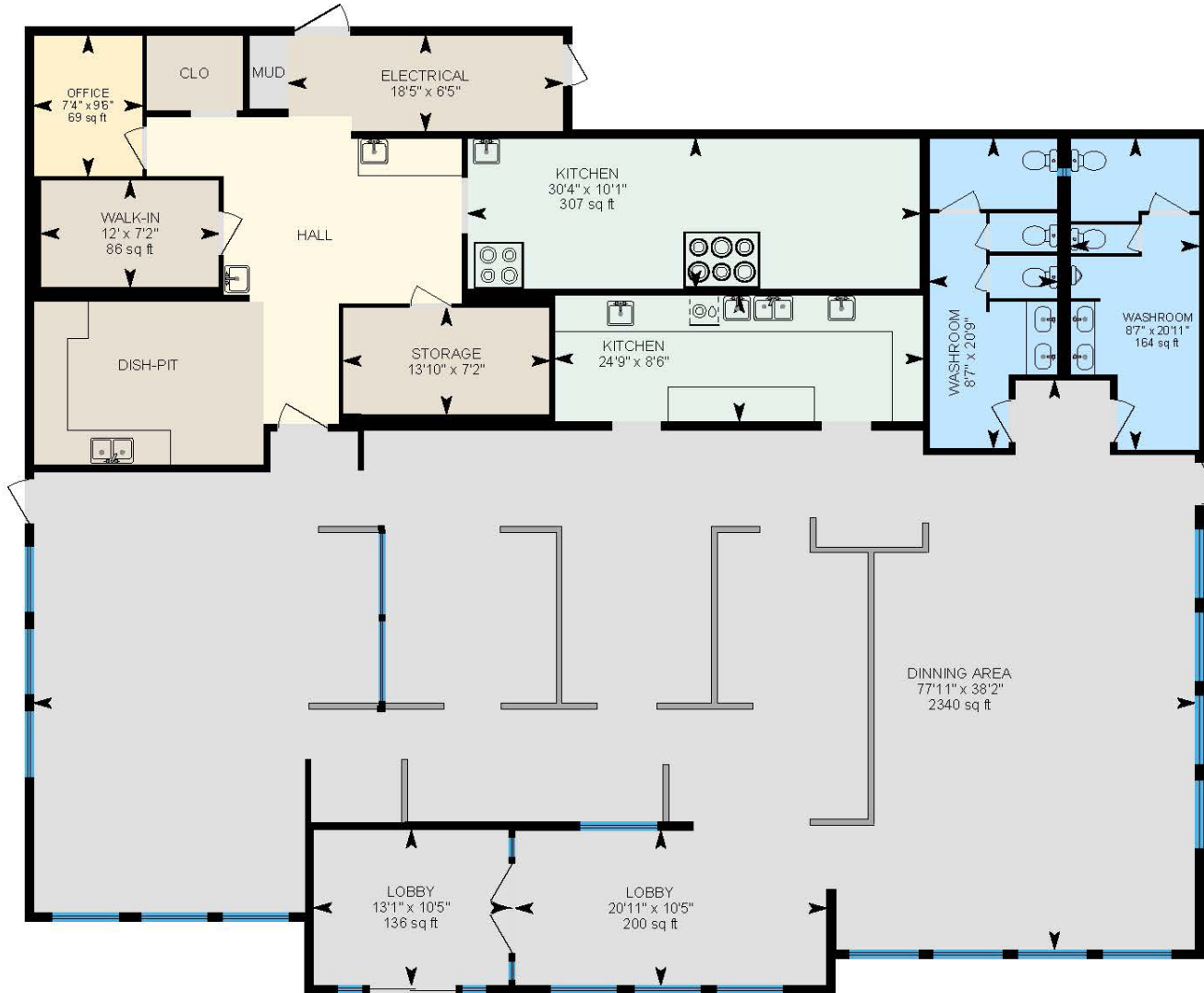
The 4,495 square foot freestanding 2nd-generation **RESTAURANT BUILDING** is available for lease. Situated at a signalized intersection on a large lot (0.96 acres), the property has abundant customer parking, with 51 surface spaces (9.98: 1,000 SF) and two large monument signs visible to traffic traveling on one of Vancouver's busiest arterials (164th Avenue, with over 41,000 vehicles per day.)

The restaurant is less than a half mile away from WA State Route 14, as well as the Fisher's Landing Transit Center, one of C-TRAN's busiest facilities, with hundreds of people commuting daily.

The local area boasts strong demographics; with an average household income of over \$106,000 within a one-mile radius. The area is densely populated, with over 75,000 people residing in over 24,000 households (including nearly 7,000 multifamily units) within a three-mile radius.

FLOOR PLAN

Main Floor Finished Area 4684.82 sq ft



PREPARED: 2022/03/11



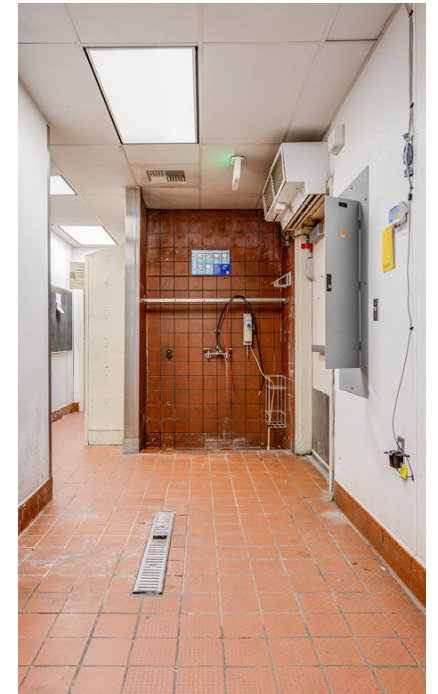
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



DINING ROOM PHOTOS



KITCHEN PHOTOS



EXTERIOR PHOTOS



NEIGHBORHOOD AERIAL MAP



DEMOGRAPHICS

DEMOGRAPHIC DATA

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
AVERAGE HOUSEHOLD INCOME	\$106,427	\$107,078	\$99,335
# OF HOUSEHOLDS	5,964	28,980	77,745
2023 POPULATION ESTIMATE	13,846	75,211	206,549
2023 DAYTIME POPULATION ESTIMATE	6,070	36,449	83,288
DISTANCE TO DOWNTOWN VANCOUVER	Approx. 10 Miles		
DISTANCE TO PORTLAND INTERNATIONAL AIRPORT (PDX)	Approx. 8.4 Miles		
TRAFFIC COUNTS	36,295+/- VPD Along SE 164 th Avenue 4,699+/- VPD Along SE Village Loop		
COUNTY	Clark		
METROPOLITAN	Portland-Vancouver-Hillsboro MSA		
VANCOUVER, WA POPULATION	195,501 (2023 Estimate)		
CLARK COUNTY POPULATION	534,491 (2023 Estimate)		
PORTLAND METRO POPULATION	2,509,489 (2022 Estimate)		



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