

NOW LEASING > NEW SHOPPING CENTER

SKYVIEW STATION

SALMON CREEK | VANCOUVER, WA



NOW OPEN!



LOCATION

Salmon Creek: NE 10th Ave & NE 139th St

AVAILABLE SPACE

New restaurant/retail shop space & pads

PRICING

Please call for details

HIGHLIGHTS

- New anchor, restaurant and retail shop space opportunities.
- Located off the new 139th Street freeway interchange at the merge of I-5 and I-205.
- Across from Fred Meyer in a high traffic retail area with surrounding residential.

TRAFFIC COUNTS

NE 139th Street - 17,768 ADT ('24)
I-5 @ I-205 - 104,227 ADT ('25)

ANCHORED BY



NEARBY



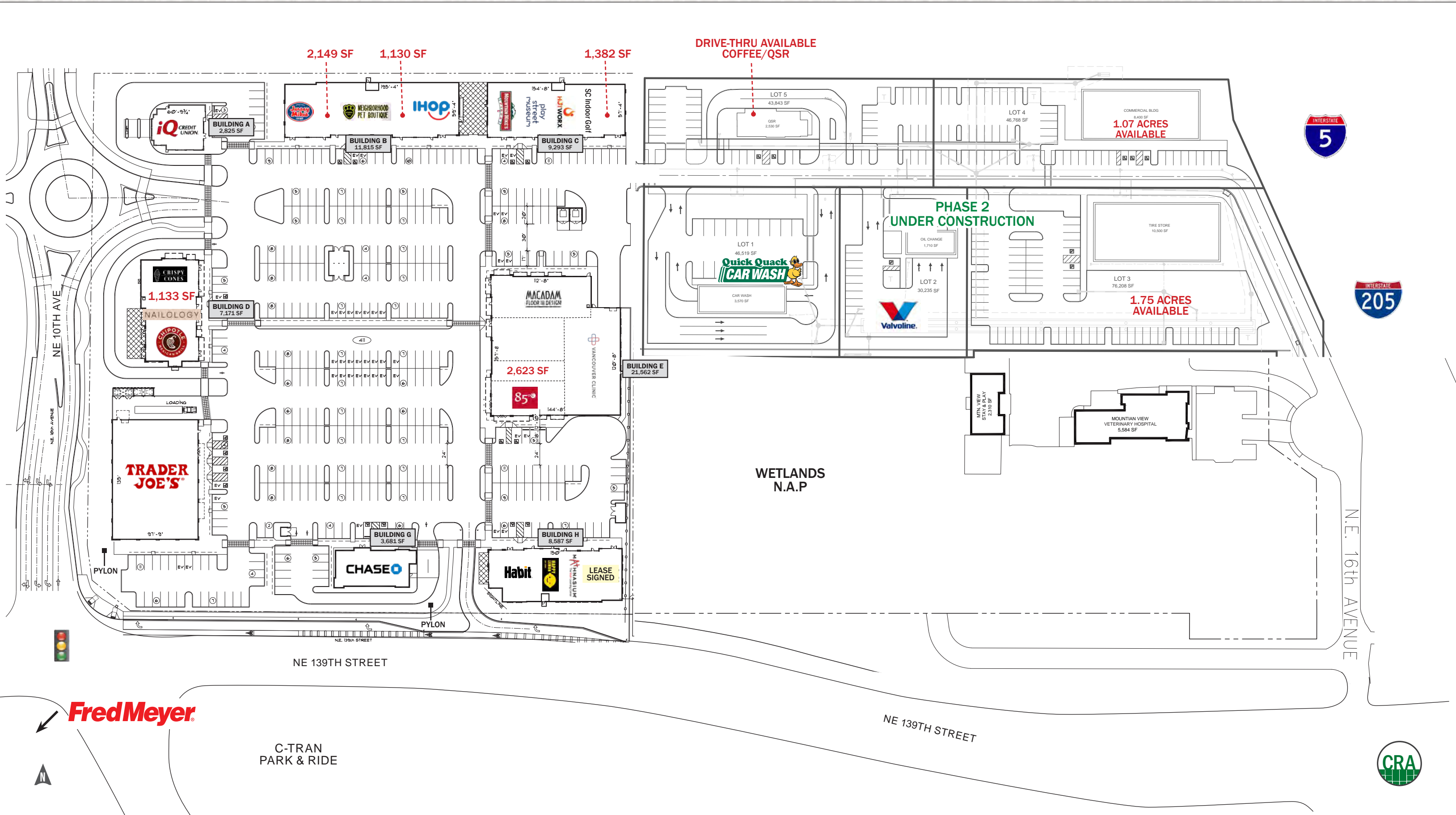
COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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SITE PLAN

SKYVIEW STATION
NE 10TH AVE & NE 139TH ST
SALMON CREEK | VANCOUVER, WA



Fred Meyer

C-TRAN
PARK & RIDE



RENDERINGS

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PHASE 2 UNDER CONSTRUCTION

WETLANDS N-A-P

TRADER JOE'S

CHASE

Mountain View Veterinary Hospital

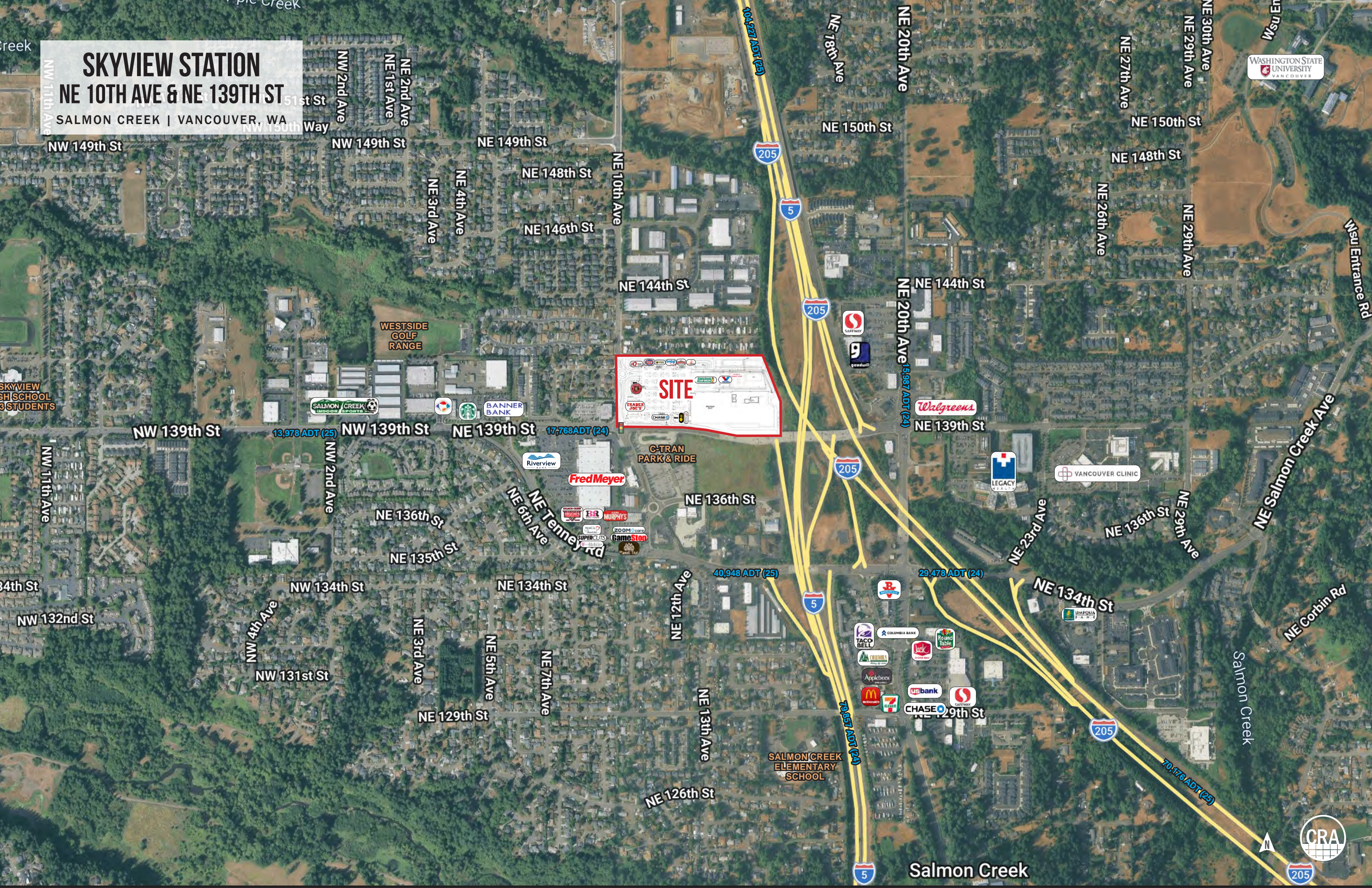
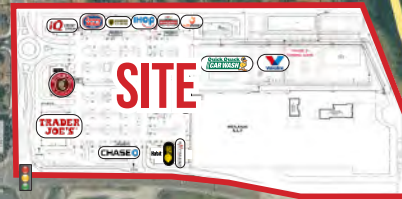
Logos for iQ Credit Union, IHOP, and other nearby businesses are also visible within the construction site boundary.



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NE 10TH AVE & NE 139TH ST

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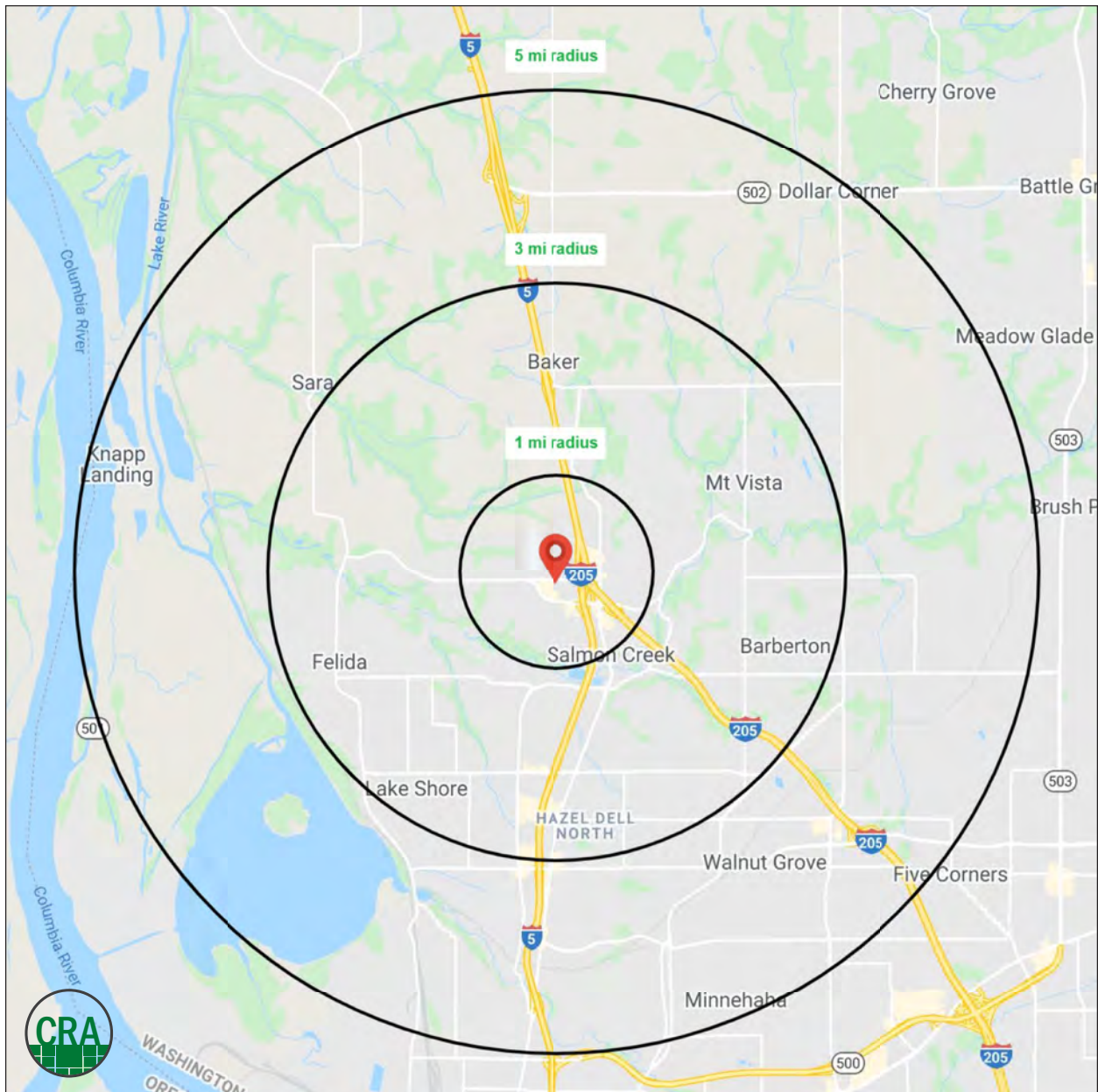
NE 10TH AVE & NE 139TH ST

SALMON CREEK | VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	11,902	73,499	129,007
Average HH Income	\$136,421	\$144,944	\$141,999
Median HH Income	\$111,659	\$113,726	\$110,540
Median Home Value	\$533,978	\$574,883	\$561,443
Daytime Demographics 16+	9,992	39,337	71,985
Some College or Higher	76.4%	72.8%	71.4%

\$136,421
Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.7225/-122.6601

13909 NE 10th Ave Vancouver, WA 98685	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,902	73,499	129,007
2030 Projected Population	12,076	74,166	131,959
2020 Census Population	12,045	70,748	122,528
2010 Census Population	10,972	59,622	103,040
Projected Annual Growth 2025 to 2030	0.3%	0.2%	0.5%
Historical Annual Growth 2010 to 2025	0.6%	1.6%	1.7%
2025 Median Age	42.6	41.9	40.8
Households			
2025 Estimated Households	4,910	28,619	50,023
2030 Projected Households	5,143	29,380	51,996
2020 Census Households	4,625	26,466	45,946
2010 Census Households	4,176	22,177	38,625
Projected Annual Growth 2025 to 2030	0.9%	0.5%	0.8%
Historical Annual Growth 2010 to 2025	1.2%	1.9%	2.0%
Race and Ethnicity			
2025 Estimated White	79.2%	78.0%	77.4%
2025 Estimated Black or African American	2.4%	2.5%	2.7%
2025 Estimated Asian or Pacific Islander	7.1%	6.6%	6.5%
2025 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
2025 Estimated Other Races	10.7%	12.2%	12.6%
2025 Estimated Hispanic	9.3%	10.8%	11.4%
Income			
2025 Estimated Average Household Income	\$136,421	\$144,944	\$141,999
2025 Estimated Median Household Income	\$111,659	\$113,726	\$110,540
2025 Estimated Per Capita Income	\$56,644	\$56,534	\$55,156
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.0%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	2.4%	3.1%	3.8%
2025 Estimated High School Graduate	19.8%	22.1%	22.9%
2025 Estimated Some College	22.5%	22.8%	23.6%
2025 Estimated Associates Degree Only	14.4%	11.2%	11.6%
2025 Estimated Bachelors Degree Only	23.6%	24.2%	22.5%
2025 Estimated Graduate Degree	15.9%	14.6%	13.6%
Business			
2025 Estimated Total Businesses	786	2,601	5,053
2025 Estimated Total Employees	5,957	15,235	30,669
2025 Estimated Employee Population per Business	7.6	5.9	6.1
2025 Estimated Residential Population per Business	15.1	28.3	25.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.