

CENTURION BUILDING - RETAIL & OFFICE

701-705 MAIN STREET, VANCOUVER, WA 98660



RETAIL \$20-24 SF/YR NNN, OFFICE \$20 SF/YR MG

2211 E Mill Plain Blvd
Vancouver, WA 98661



Each Office Independently Owned and Operated

PRESENTED BY: TREVOR SOSKY

Managing Director
O: (360) 798-1413
trevor@kwcommercial.com
25176, Washington

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

701 MAIN STREET



2211 E Mill Plain Blvd
Vancouver, WA 98661

MANAGING DIRECTOR
O: (360) 798-1413
trevor@kwcommercial.com
25176, Washington

| | |
|----------------------|----|
| Available Spaces | 3 |
| Property Photos | 4 |
| Floor Plan 1st Floor | 6 |
| Floor Plan 2nd Floor | 7 |
| Aerial Map | 8 |
| Regional Map | 9 |
| Demographics | 10 |



Available Spaces

| | | | | |
|-----------------|-------|----------------|----------------|---------------|
| 703 | 1,392 | \$24.00 /sf/yr | NNN | Retail/Salon |
| 701 - Suite 101 | 2,827 | \$20.00 /sf/yr | NNN | Retail/Office |
| 701 - Suite 201 | 2,122 | \$20.00 /sf/yr | Modified Gross | Office |
| 701 - Suite 204 | 2,555 | \$20.00 /sf/yr | Modified Gross | Office |

2211 E Mill Plain Blvd
Vancouver, WA 98661



Each Office Independently Owned and Operated

Managing Director
O: (360) 798-1413
trevor@kwcommercial.com
25176, Washington

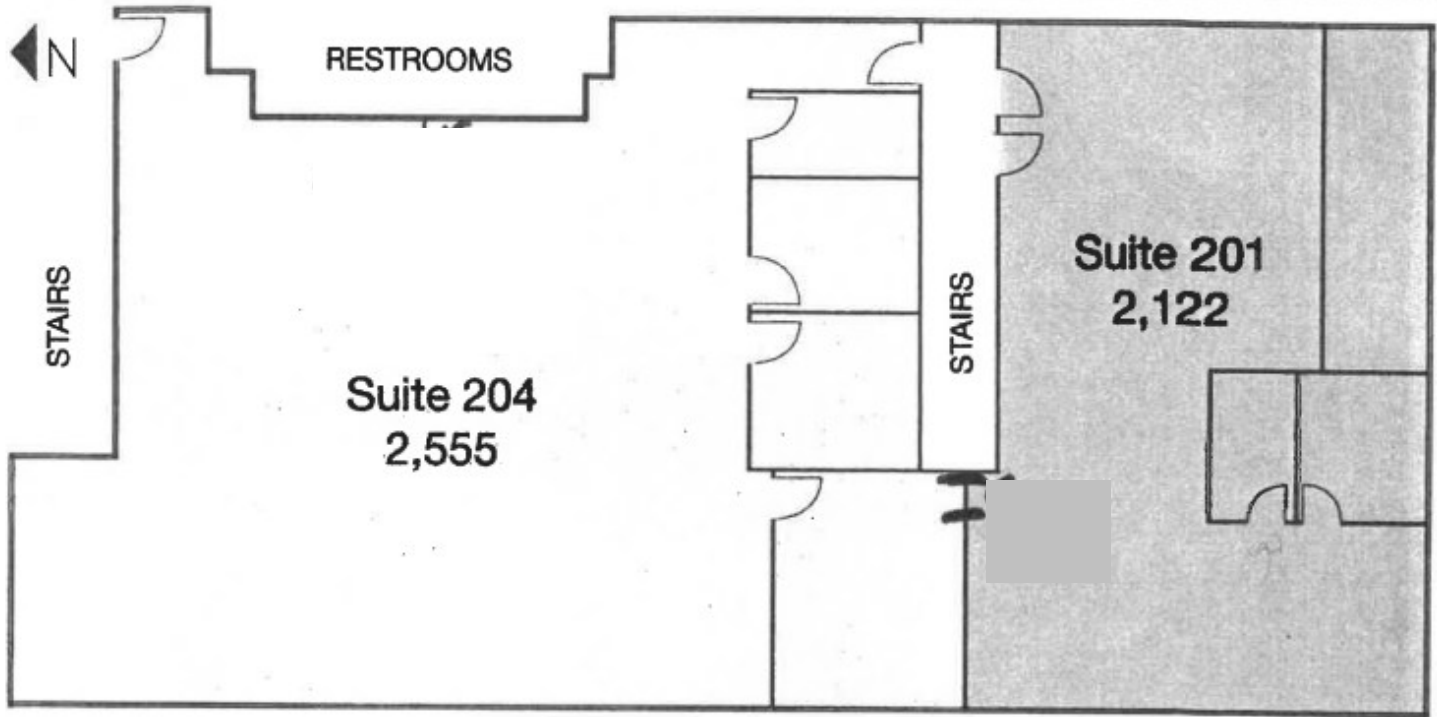


703 MAIN STREET





701 MAIN STREET



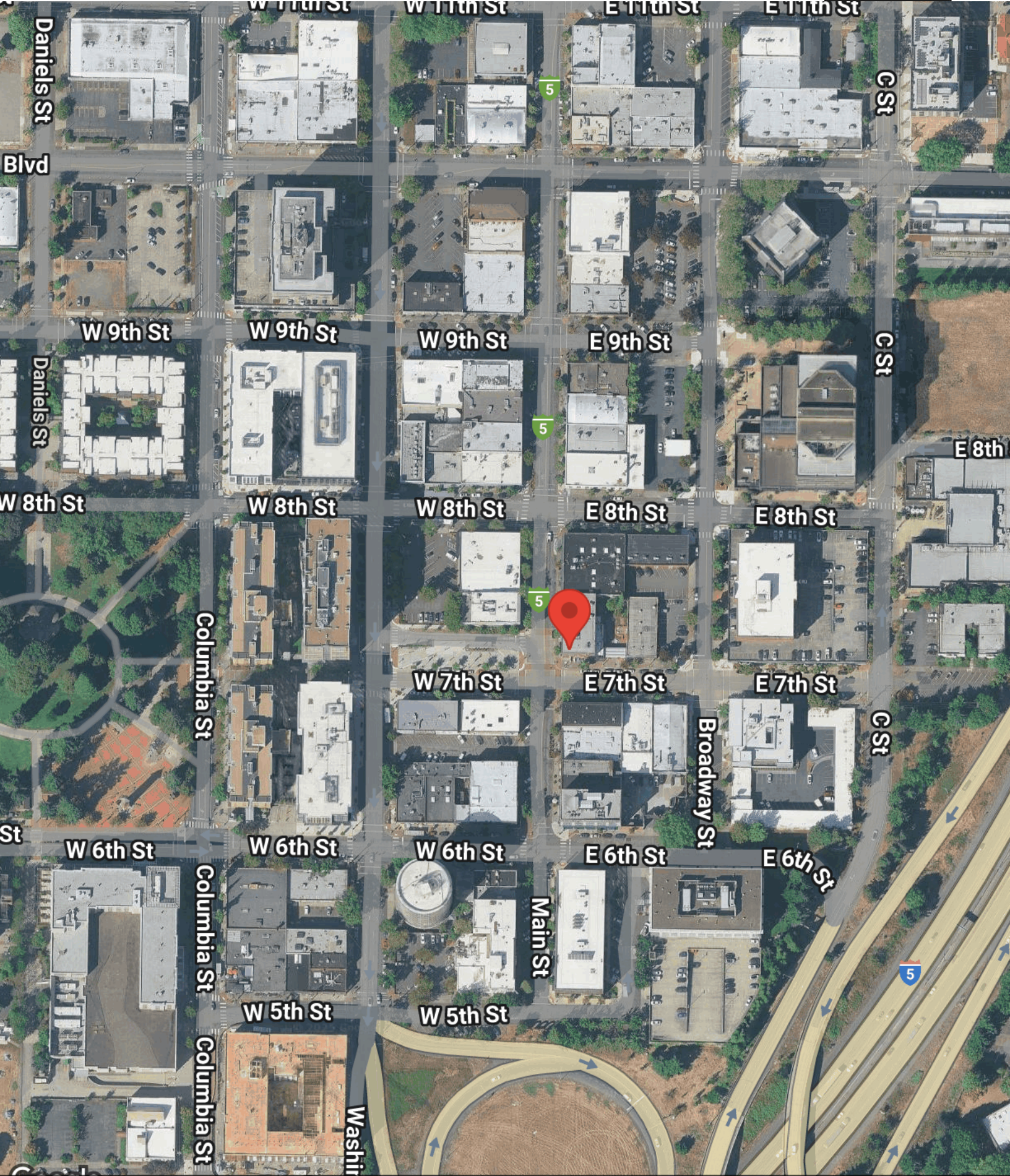
2211 E Mill Plain Blvd
Vancouver, WA 98661



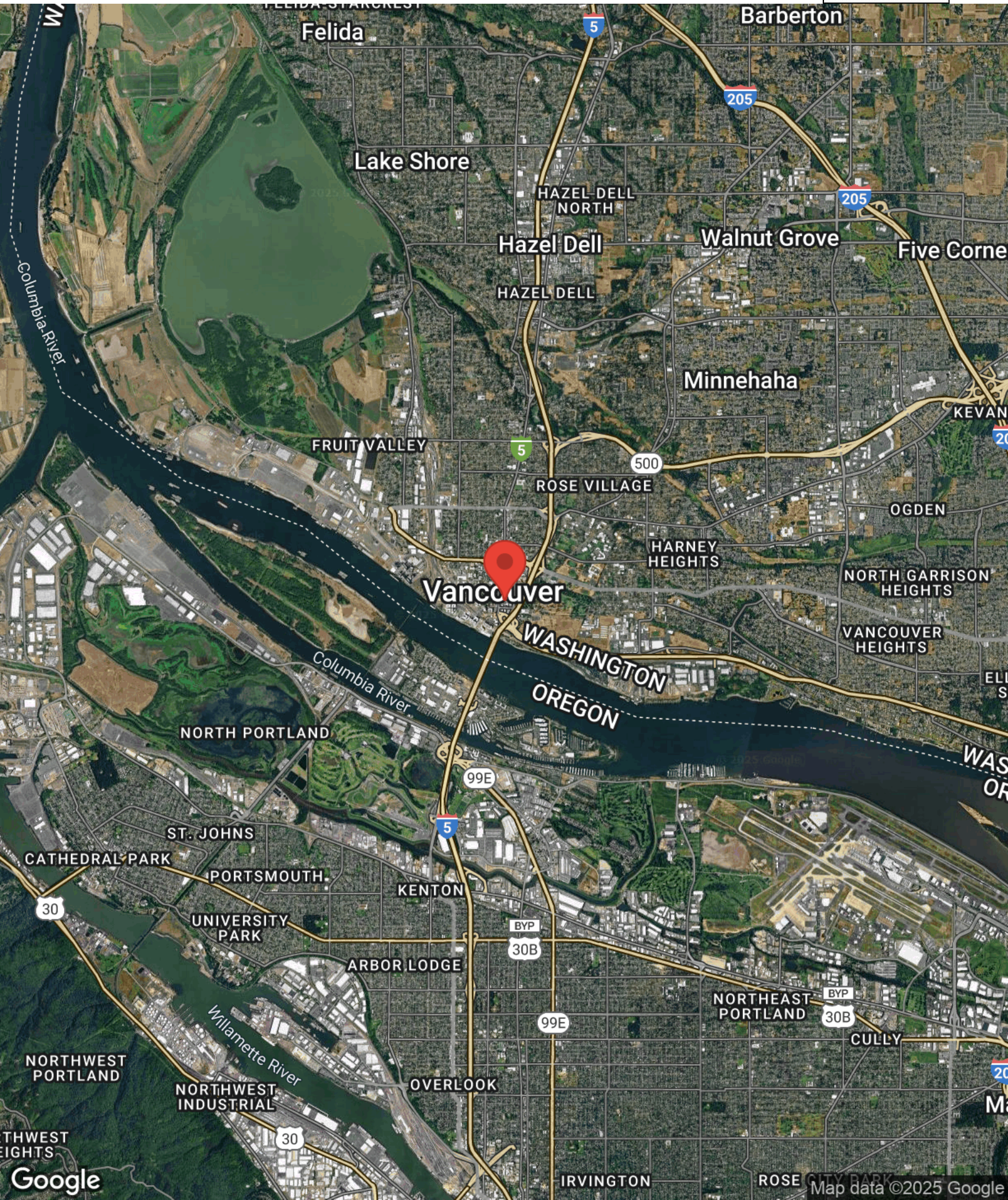
Each Office Independently Owned and Operated

Managing Director
O: (360) 798-1413
trevor@kwcommercial.com
25176, Washington

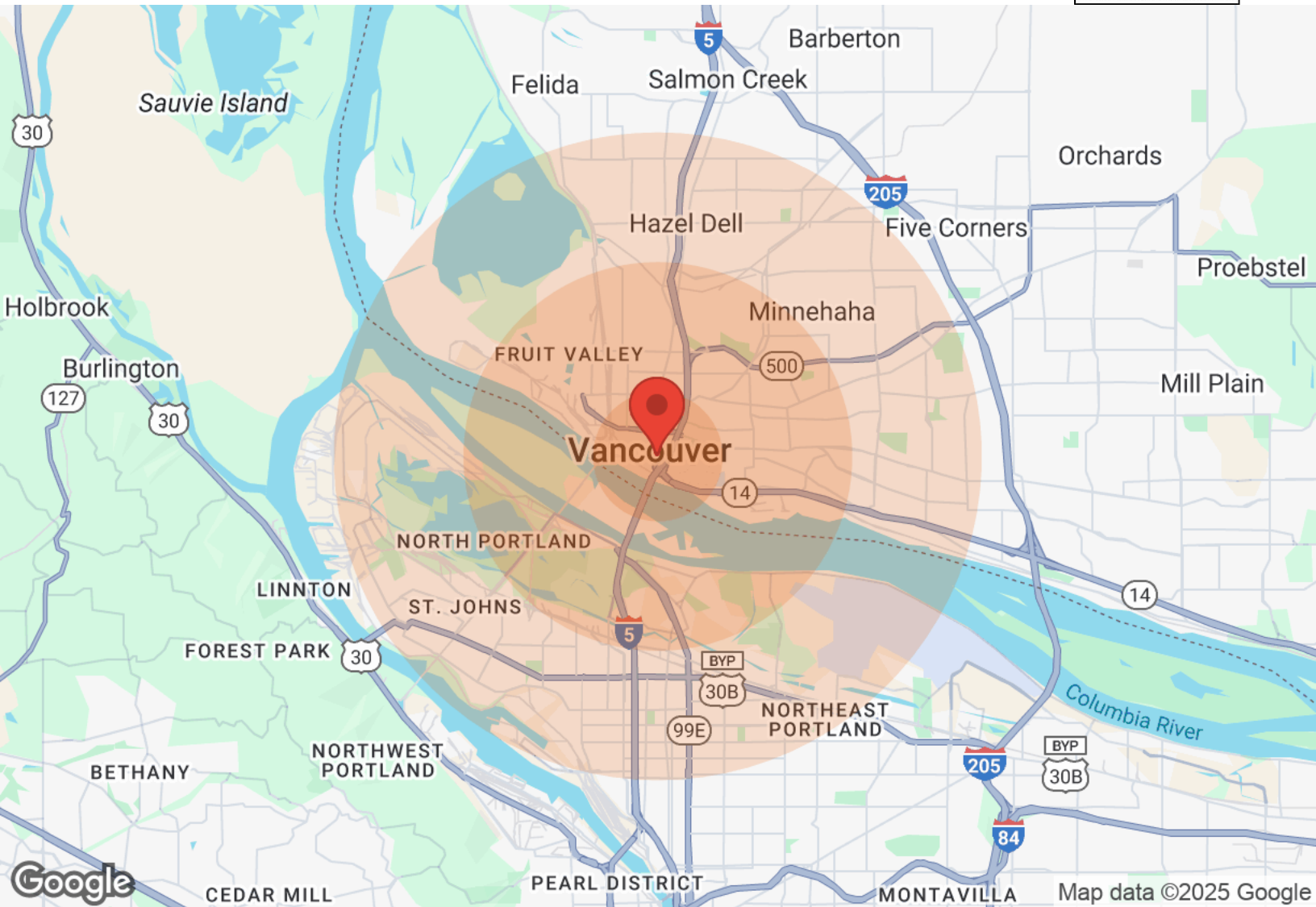
701-705 MAIN STREET



701-705 MAIN STREET



701-705 MAIN STREET



| | | | | | | | |
|------------------|-------|--------|---------|---------------------|----------|----------|----------|
| Male | 3,655 | 26,573 | 102,752 | Median | \$34,843 | \$37,699 | \$47,330 |
| Female | 3,759 | 27,162 | 105,910 | < \$15,000 | 865 | 4,016 | 11,913 |
| Total Population | 7,414 | 53,735 | 208,662 | \$15,000-\$24,999 | 428 | 3,304 | 9,832 |
| | | | | \$25,000-\$34,999 | 548 | 3,242 | 10,749 |
| | | | | \$35,000-\$49,999 | 440 | 3,270 | 12,881 |
| Ages 0-14 | 970 | 9,833 | 39,512 | \$50,000-\$74,999 | 561 | 4,307 | 17,217 |
| Ages 15-24 | 581 | 6,125 | 24,492 | \$75,000-\$99,999 | 368 | 2,417 | 9,741 |
| Ages 25-54 | 3,130 | 21,831 | 87,493 | \$100,000-\$149,999 | 229 | 1,736 | 8,363 |
| Ages 55-64 | 1,135 | 7,168 | 26,643 | \$150,000-\$199,999 | 38 | 401 | 2,163 |
| Ages 65+ | 1,598 | 8,778 | 30,522 | > \$200,000 | 57 | 604 | 1,406 |
| White | 6,802 | 46,525 | 167,980 | Total Units | 3,974 | 25,526 | 92,585 |
| Black | 127 | 1,154 | 12,825 | Occupied | 3,633 | 23,532 | 86,814 |
| Am In/AK Nat | 13 | 172 | 677 | Owner Occupied | 1,058 | 10,781 | 46,982 |
| Hawaiian | 6 | 210 | 895 | Renter Occupied | 2,575 | 12,751 | 39,832 |
| Hispanic | 438 | 6,361 | 25,312 | Vacant | 341 | 1,994 | 5,771 |
| Multi-Racial | 790 | 10,042 | 44,124 | | | | |

2211 E Mill Plain Blvd
Vancouver, WA 98661



Each Office Independently Owned and Operated

Managing Director
O: (360) 798-1413
trevor@kwcommercial.com
25176, Washington