

RETAIL PROPERTY FOR LEASE

Andresen Marketplace

NE ANDRESEN RD & NE 63RD STREET / VANCOUVER, WA 98661



Suburban shopping mall in the Minnehaha neighborhood of Vancouver

AVAILABLE SPACE

- 2,227 SF

LEASE RATE

Please call for details

HIGHLIGHTS

- Anchored by Safeway with AT&T, The UPS Store, Subway and Papa Murphy's as co-tenants.
- Center is located at a signalized intersection surrounded by dense residential population.

TRAFFIC COUNTS

NE Andresen Rd – 20,916 ADT ('20)

NE 63rd St – 10,948 ADT ('20)

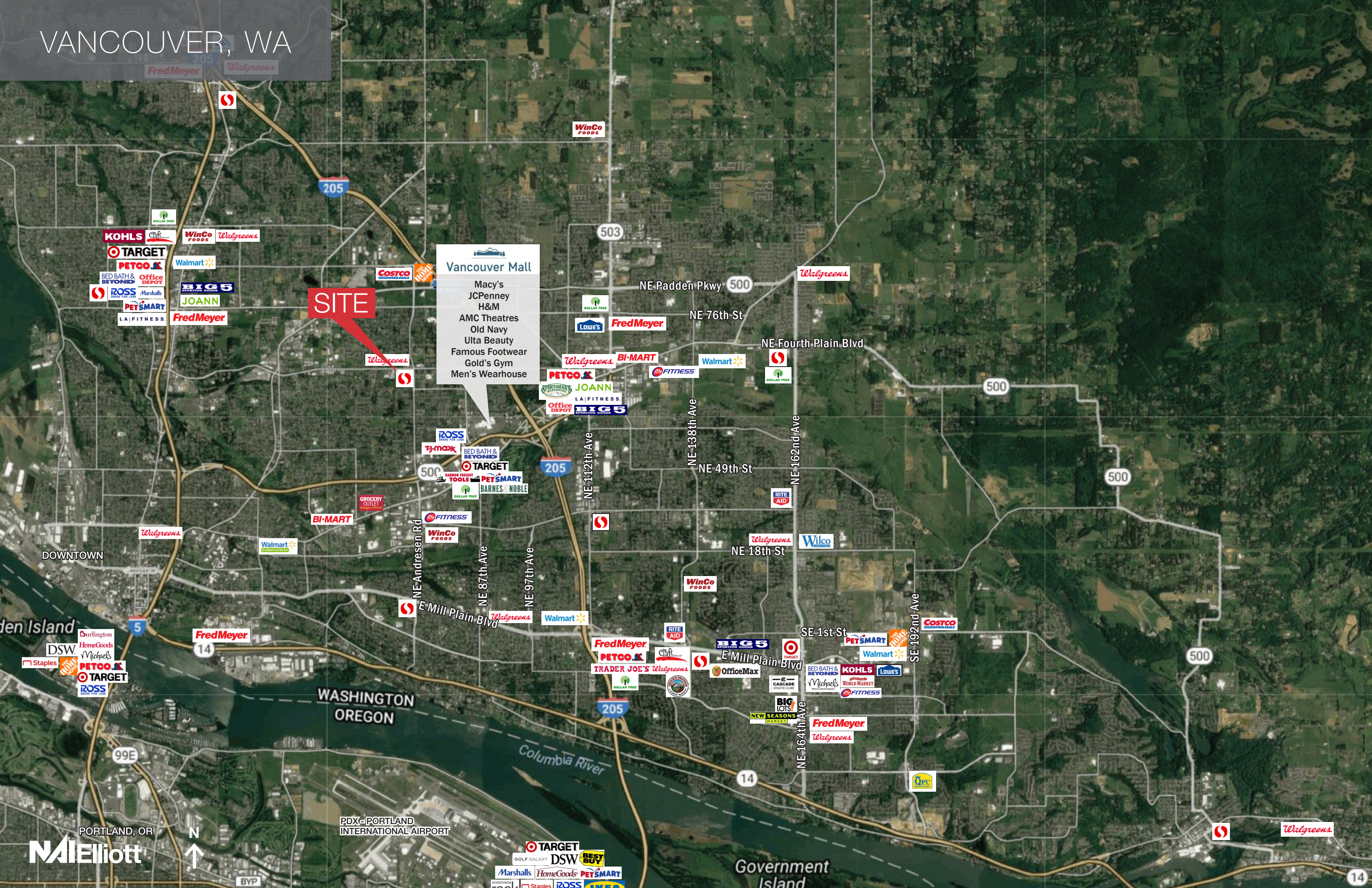
CONTACT

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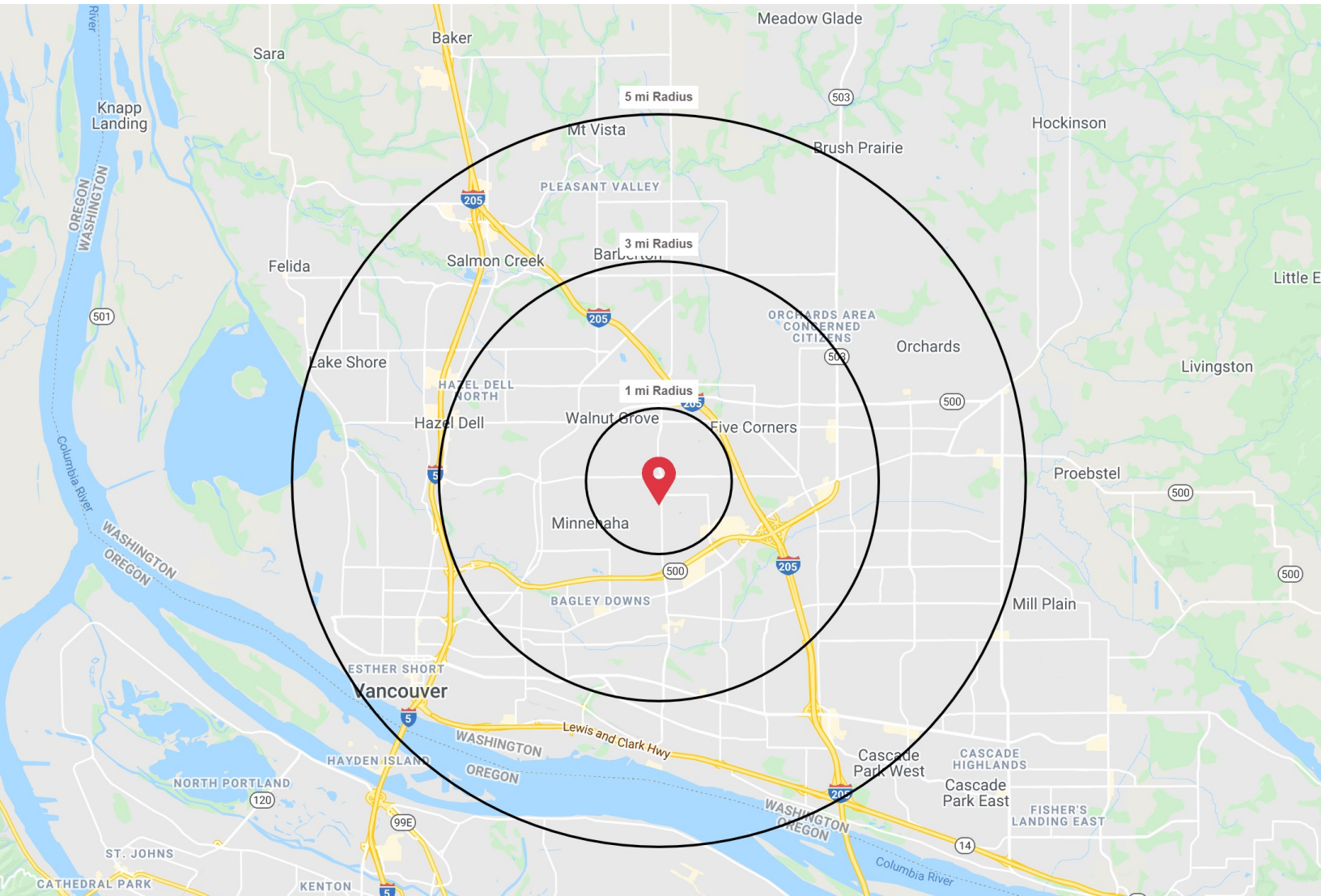
VANCOUVER, WA



SITE

- Vancouver Mall**
- Macy's
 - JCPenney
 - H&M
 - AMC Theatres
 - Old Navy
 - Ulta Beauty
 - Famous Footwear
 - Gold's Gym
 - Men's Wearhouse

Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2022	18,530	124,194	283,311
Projected Total Population 2027	20,271	132,237	302,788
Average HH Income	\$79,214	\$78,639	\$85,229
Median Home Value	\$331,116	\$330,481	\$352,885
Estimated Total Households	7,747	47,715	110,198
Daytime Demographics 16+	11,759	80,321	211,068
Some College or Higher	62.4%	60.9%	65.6%

Source: Regis - SitesUSA (2022)

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Demographics — full profile

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 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9

Address	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	18,763	125,662	286,592
2028 Projected Population	19,794	131,399	302,861
2020 Census Population	18,224	122,229	277,232
2010 Census Population	14,883	104,501	234,749
Projected Annual Growth 2023 to 2028	1.1%	0.9%	1.1%
Historical Annual Growth 2010 to 2023	2.0%	1.6%	1.7%
Households			
2023 Estimated Households	7,943	48,823	112,691
2028 Projected Households	8,764	53,423	124,796
2020 Census Households	7,606	46,878	107,625
2010 Census Households	6,316	40,233	90,876
Projected Annual Growth 2023 to 2028	2.1%	1.9%	2.1%
Historical Annual Growth 2010 to 2023	2.0%	1.6%	1.8%
Age			
2023 Est. Population Under 10 Years	12.0%	12.8%	11.8%
2023 Est. Population 10 to 19 Years	11.3%	12.6%	12.4%
2023 Est. Population 20 to 29 Years	15.6%	15.5%	14.5%
2023 Est. Population 30 to 44 Years	19.8%	20.8%	20.8%
2023 Est. Population 45 to 59 Years	16.3%	17.4%	18.3%
2023 Est. Population 60 to 74 Years	15.5%	15.1%	16.1%
2023 Est. Population 75 Years or Over	9.4%	5.9%	6.1%
2023 Est. Median Age	37.8	35.7	37.4
Marital Status & Gender			
2023 Est. Male Population	48.4%	49.4%	49.5%
2023 Est. Female Population	51.6%	50.6%	50.5%
2023 Est. Never Married	37.4%	37.5%	34.6%
2023 Est. Now Married	38.9%	40.1%	42.4%
2023 Est. Separated or Divorced	15.1%	17.1%	17.7%
2023 Est. Widowed	8.5%	5.3%	5.3%
Income			
2023 Est. HH Income \$200,000 or More	9.6%	7.9%	10.4%
2023 Est. HH Income \$150,000 to \$199,999	7.1%	8.4%	9.4%
2023 Est. HH Income \$100,000 to \$149,999	21.0%	19.2%	19.6%
2023 Est. HH Income \$75,000 to \$99,999	14.9%	14.4%	14.1%
2023 Est. HH Income \$50,000 to \$74,999	17.0%	18.0%	17.2%
2023 Est. HH Income \$35,000 to \$49,999	8.5%	10.9%	10.4%
2023 Est. HH Income \$25,000 to \$34,999	6.5%	6.8%	6.1%
2023 Est. HH Income \$15,000 to \$24,999	7.3%	6.2%	5.6%
2023 Est. HH Income Under \$15,000	8.1%	8.2%	7.2%
2023 Est. Average Household Income	\$115,207	\$100,408	\$107,945
2023 Est. Median Household Income	\$78,570	\$78,484	\$85,158
2023 Est. Per Capita Income	\$48,851	\$39,113	\$42,607
2023 Est. Total Businesses	600	4,803	12,749
2023 Est. Total Employees	5,160	38,490	106,332

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Race			
2023 Est. White	75.0%	73.2%	75.3%
2023 Est. Black	4.5%	4.0%	3.5%
2023 Est. Asian or Pacific Islander	6.5%	6.7%	6.2%
2023 Est. American Indian or Alaska Native	0.6%	0.8%	0.8%
2023 Est. Other Races	13.4%	15.3%	14.1%
Hispanic			
2023 Est. Hispanic Population	2,324	18,887	38,886
2023 Est. Hispanic Population	12.4%	15.0%	13.6%
2028 Proj. Hispanic Population	12.4%	15.0%	13.5%
2020 Hispanic Population	16.5%	19.3%	17.3%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	13,066	84,717	197,960
2023 Est. Elementary (Grade Level 0 to 8)	2.4%	3.6%	2.8%
2023 Est. Some High School (Grade Level 9 to 11)	4.6%	6.0%	4.9%
2023 Est. High School Graduate	26.7%	28.3%	25.9%
2023 Est. Some College	27.2%	25.9%	25.5%
2023 Est. Associate Degree Only	11.8%	10.7%	10.7%
2023 Est. Bachelor Degree Only	19.2%	17.0%	19.7%
2023 Est. Graduate Degree	8.2%	8.5%	10.5%
Housing			
2023 Est. Total Housing Units	8,370	51,083	118,262
2023 Est. Owner-Occupied	41.6%	49.6%	54.1%
2023 Est. Renter-Occupied	53.4%	45.9%	41.2%
2023 Est. Vacant Housing	5.1%	4.4%	4.7%
Homes Built by Year			
2023 Homes Built 2010 or later	17.3%	15.1%	15.9%
2023 Homes Built 2000 to 2009	19.7%	16.2%	14.3%
2023 Homes Built 1990 to 1999	18.0%	17.9%	18.1%
2023 Homes Built 1980 to 1989	10.2%	10.2%	9.9%
2023 Homes Built 1970 to 1979	16.5%	18.2%	17.9%
2023 Homes Built 1960 to 1969	6.0%	8.1%	7.5%
2023 Homes Built 1950 to 1959	2.5%	3.5%	4.1%
2023 Homes Built Before 1949	4.7%	6.3%	7.6%
Home Values			
2023 Home Value \$1,000,000 or More	2.5%	2.8%	3.8%
2023 Home Value \$500,000 to \$999,999	26.3%	23.9%	27.5%
2023 Home Value \$400,000 to \$499,999	22.7%	24.0%	23.4%
2023 Home Value \$300,000 to \$399,999	31.8%	29.5%	29.0%
2023 Home Value \$200,000 to \$299,999	9.7%	9.8%	8.5%
2023 Home Value \$150,000 to \$199,999	2.3%	1.9%	1.6%
2023 Home Value \$100,000 to \$149,999	0.8%	1.1%	1.0%
2023 Home Value \$50,000 to \$99,999	0.8%	1.4%	1.1%
2023 Home Value \$25,000 to \$49,999	1.1%	2.4%	1.8%
2023 Home Value Under \$25,000	2.0%	3.2%	2.3%
2023 Median Home Value	\$416,138	\$403,867	\$427,711
2023 Median Rent	\$1,488	\$1,313	\$1,319

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	15,237	99,831	230,644
2023 Est. Civilian Employed	64.6%	64.3%	63.4%
2023 Est. Civilian Unemployed	5.0%	4.1%	3.9%
2023 Est. in Armed Forces	0.3%	-	-
2023 Est. not in Labor Force	30.0%	31.5%	32.7%
2023 Labor Force Males	47.8%	49.0%	49.2%
2023 Labor Force Females	52.2%	51.0%	50.8%
Occupation			
2023 Occupation: Population Age 16 Years or Over	9,849	64,170	146,123
2023 Mgmt, Business, & Financial Operations	13.4%	13.7%	15.2%
2023 Professional, Related	17.1%	17.5%	20.3%
2023 Service	18.2%	18.7%	17.1%
2023 Sales, Office	19.8%	21.1%	20.2%
2023 Farming, Fishing, Forestry	1.0%	1.2%	1.3%
2023 Construction, Extraction, Maintenance	11.5%	9.7%	8.7%
2023 Production, Transport, Material Moving	18.9%	18.1%	17.3%
2023 White Collar Workers	50.4%	52.3%	55.6%
2023 Blue Collar Workers	49.6%	47.7%	44.4%
Transportation to Work			
2023 Drive to Work Alone	72.4%	70.5%	69.5%
2023 Drive to Work in Carpool	5.9%	7.4%	6.6%
2023 Travel to Work by Public Transportation	1.9%	1.2%	1.1%
2023 Drive to Work on Motorcycle	0.3%	0.2%	0.2%
2023 Walk or Bicycle to Work	2.5%	1.7%	2.0%
2023 Other Means	1.6%	1.0%	1.2%
2023 Work at Home	15.5%	18.0%	19.3%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	26.6%	28.0%	28.6%
2023 Travel to Work in 15 to 29 Minutes	47.9%	45.0%	43.6%
2023 Travel to Work in 30 to 59 Minutes	21.7%	22.6%	23.3%
2023 Travel to Work in 60 Minutes or More	3.8%	4.3%	4.4%
2023 Average Travel Time to Work	19.0	19.5	19.6
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$614.41 M	\$3.44 B	\$8.35 B
2023 Est. Apparel	\$21.78 M	\$121.84 M	\$296.99 M
2023 Est. Contributions, Gifts	\$35.78 M	\$197.04 M	\$489.84 M
2023 Est. Education, Reading	\$20.27 M	\$112.08 M	\$280.34 M
2023 Est. Entertainment	\$34.85 M	\$194.94 M	\$477.13 M
2023 Est. Food, Beverages, Tobacco	\$93.97 M	\$526.56 M	\$1.27 B
2023 Est. Furnishings, Equipment	\$21.67 M	\$121.12 M	\$296.1 M
2023 Est. Health Care, Insurance	\$55.65 M	\$311.81 M	\$755.24 M
2023 Est. Household Operations, Shelter, Utilities	\$198.85 M	\$1.11 B	\$2.69 B
2023 Est. Miscellaneous Expenses	\$11.62 M	\$64.91 M	\$158.29 M
2023 Est. Personal Care	\$8.27 M	\$46.17 M	\$112.17 M
2023 Est. Transportation	\$111.7 M	\$627.39 M	\$1.52 B

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