

14605 NE FOURTH PLAIN BLVD.  
VANCOUVER, WA 98682

# FOR LEASE & BUILD TO SUIT



**MAJ COMMERCIAL  
REAL ESTATE**



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# AVAILABLE 09.01.25

**Address** [14605 NE Fourth Plain Blvd. Vancouver, WA 98682](#)

**Building Size** 3,664 SqFt

**Lot Size** 1.83 AC (79,715 SqFt)

**Zoning** Community Commercial

**Drive - Thru Option** Yes

MAJ Commercial Real Estate is pleased to present the opportunity to lease the Budget Car Rental site located in Vancouver, WA. This site is 1.83 +/- total acres and sits on the hard corner of NE Fourth Plain Blvd. and NE 147th Ave. with a traffic count of over 59,000 vehicles per day at the intersection. Available for lease beginning 09.01.25, proposed plans offer multiple site configurations, including drive-thru. Please call broker for more details.

Surrounding the property is a high concentration of National Tenants including Chipotle, Starbucks, Dutch Bros, Wal-Mart, Panda Express, and more.





# EXAMPLE SITE PLAN A



# EXAMPLE SITE PLAN B





# VANCOUVER, WA

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2023 Population	12,755	101,477	220,749
Median Age	36.5	37	38.2
Avg. HH Income	\$93,024	\$94,952	\$93,440
2023 Households	4,126	34,870	81,448





80,787 SqFt Amazon Warehouse Proposed

72,000 SqFt Industrial Delivered 2021

160,680 SqFt Industrial Delivering 2024

14.70 Acres Under Contract

NE 147TH AVE. 9,000 +/- VPD

Public Storage

Walmart Supercenter

PANDA EXPRESS

MOD PIZZA  
Banfield PET HOSPITAL  
Great Clips

STARBUCKS  
chiroone wellness centers  
ATI PHYSICAL THERAPY  
jiffylube

NE WARD RD. 12,000 +/- VPD

NE FOURTH PLAIN BLVD. 20,500 +/- VPD









**COSTCO**  
WHOLESALE

**THE HOME DEPOT**

**BIG LOTS!**

**Fred Meyer**

**LOWE'S**

*Walgreens*

**SAFeway**

**SUBJECT PROPERTY**

**WAL\*MART**  
SUPERCENTER

**TARGET**

**VANCOUVER MALL**  
±883,000 SF GLA | ±122 STORES  
★ **macy's** **amc**  
**JCPenney** **THEATRES**  
**sears**

**ORCHARD'S MARKET CENTER**  
**BIG 5** SPORTING GOODS  
**SPORTSMAN'S WAREHOUSE**  
**LA FITNESS**

**NE PADDEN PKWY**

**NE 76TH ST**

**NE 76TH ST**

**NE 117TH ST**

**NE FOURTH PLAIN BLVD**

**NE 137TH AVE**

**NE 162ND AVE**

**NE 63RD ST**

500

500

500

INTERSTATE  
205

INTERSTATE  
205



# ABOUT VANCOUVER

14605 NE FOURTH PLAIN BLVD.

- Vancouver is a city on the north bank of the Columbia River in the U.S. state of Washington, located in Clark County. Vancouver has a population of 186,192 as of the 2020 U.S census, making it the fourth-largest city in Washington state. Vancouver is the county seat of Clark County and forms part of the Portland-Vancouver metropolitan area, the 25th-largest metropolitan area in the United States.
- Vancouver embodies a perfect blend of natural beauty and urban vibrancy. Rich in history, sites like Fort Vancouver National Historic Site and Officers Row showcase its heritage, while a growing arts scene, diverse communities, and a range of dining options add to its cultural tapestry. With a family-friendly atmosphere, economic opportunities, and a welcoming community, Vancouver is a dynamic city appealing to both residents and visitors alike.
- Vancouver ranked in the Top 10 Best Cities for Accessible Living by RedFin for its ADA-compliant trails and outdoor attractions.
- Washington State ranked #1 in the United States for the "Quality Of Life" index according to USNews.com.

