



FOR LEASE



COLUMBIA BANK BUILDING

Downtown Vancouver Creative Class A Office

± 5,747 | \$29/RSF + NNN

500 Broadway St, Vancouver, WA 98660

- Class A office space
- Easy access to I-5 and SR 14, adjacent to mass transit
- Adjacent parking garage
- Locally owned and managed
- Locker room/showers
- Secured bicycle parking

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PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

Address	500 Broadway St, Vancouver, WA 98660
Available Space	± 5,747
Nº of Suites Available	1 Suite
Lease Rate	\$29 psf + NNN
Use Type	Office
Availability	Now

Location Features

- Easy access to I-5 and SR 14
- Located at the gateway to Washington State and the City of Vancouver
- Restaurants, hotels, and pedestrian amenities nearby
- Ample parking is available - adjacent parking garage
- Public transportation and bike lanes within one block

Nearby Highlights

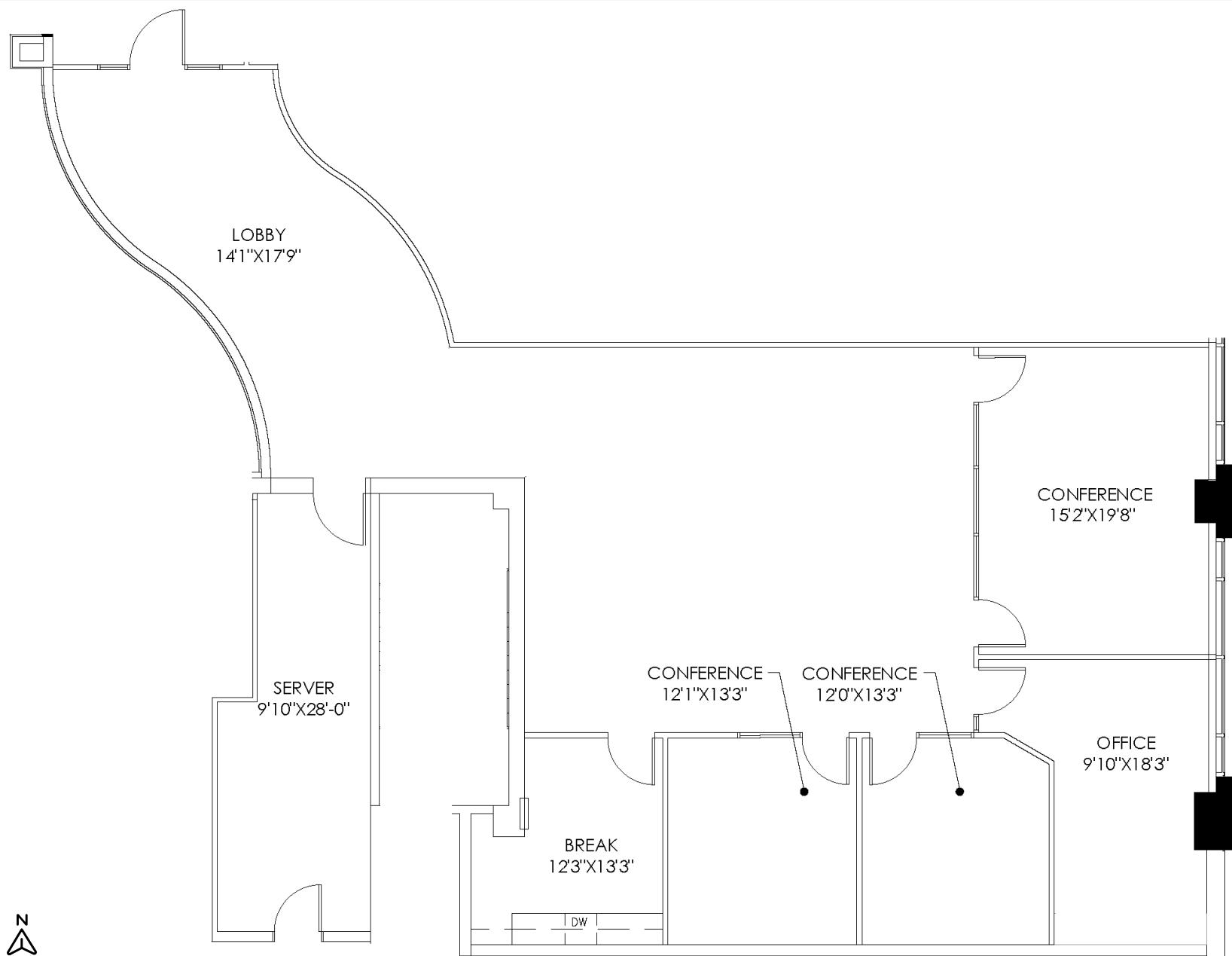
- Amaro's Table
- Brewed Cafe & Pub
- Compass Coffee
- Donnell's Bar
- Hilton
- Joe Brown's Cafe
- Little Conejo
- Little Italy's Trattoria
- La Fiesta on Main
- Mighty Bowl
- Regal City Center
- Thai Orchid
- The Smokin' Oak BBQ
- Vancouver Community Library
- Vata Salon & Spa Aveda
- Vancouver Waterfront
- Ester Short Park





FLOOR PLAN

FLOOR PLAN



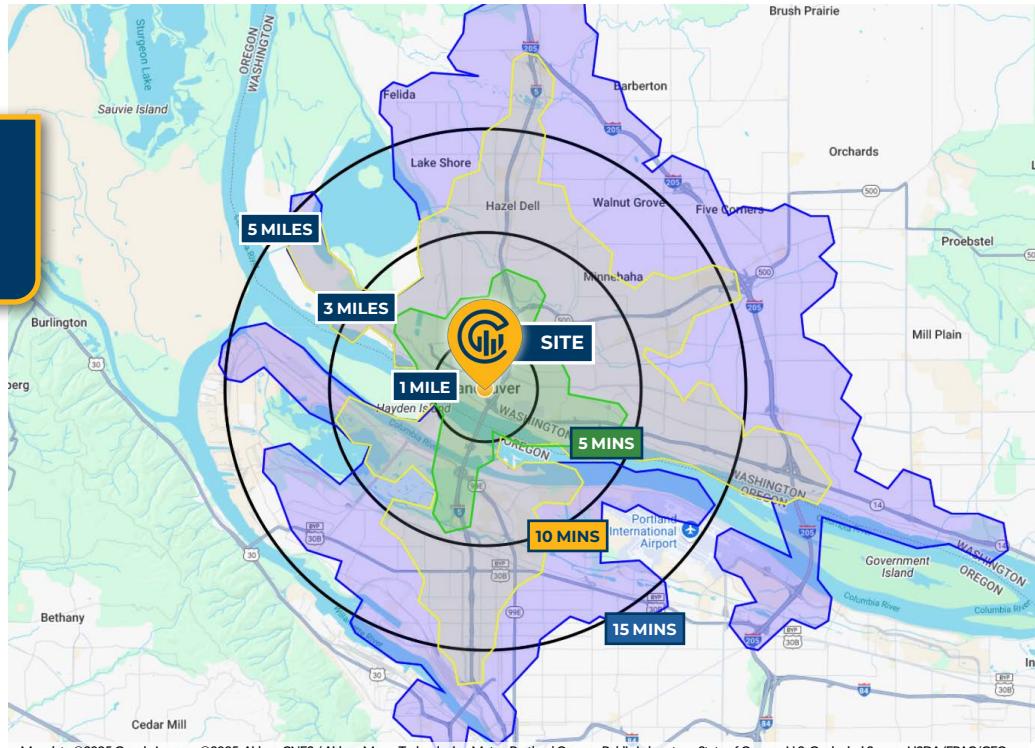


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	10,795	65,343	238,558
2030 Projected Population	13,119	67,129	242,284
2020 Census Population	8,742	61,962	233,775
2010 Census Population	7,325	55,118	205,453
Projected Annual Growth 2025 to 2030	4.3%	0.5%	0.3%
Historical Annual Growth 2010 to 2025	3.2%	1.2%	1.1%
Households & Income			
2025 Estimated Households	6,671	30,529	101,941
2025 Est. Average HH Income	\$117,581	\$110,438	\$118,418
2025 Est. Median HH Income	\$72,288	\$80,156	\$90,910
2025 Est. Per Capita Income	\$73,163	\$51,811	\$50,815
Businesses			
2025 Est. Total Businesses	1,924	4,316	12,975
2025 Est. Total Employees	15,814	40,318	112,628

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at [SitesUSA.com](https://sitesusa.com) ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

Neighborhood Scores



88

Walk Score®
"Very Walkable"



86

Bike Score®
"Very Bikeable"



57

Transit Score®
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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