



FOR LEASE



# 10706 NW LAKESHORE AVENUE

## 2nd-Generation Retail Space

± 1,404 RSF | \$26 psf + NNN

### 10706 NW Lakeshore Ave, Vancouver, WA 98685

- Equipped with state-of-the-art facilities, including ample parking, energy-efficient systems, and contemporary design elements that enhance the shopping experience
- Erickson Farms is a well-established neighborhood known for its family-friendly environment and community events, attracting a loyal customer base and fostering strong local support for businesses
- With ongoing development and increasing residential projects in the area, your retail business will benefit from the growing population and expanding market opportunities

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# PROPERTY SUMMARY



**FOR  
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## PROPERTY DETAILS

<b>Address</b>	10706 NW Lakeshore Ave, Vancouver, WA 98685
<b>Available Space</b>	1,404 SF
<b>N° of Suites Available</b>	1 Suite
<b>Lease Rate</b>	\$26 psf + NNN
<b>Use Type</b>	Retail, Service, Restaurant
<b>Availability</b>	With 30 Days' Notice
<b>Space Condition</b>	Vanilla Shell

### Location Features

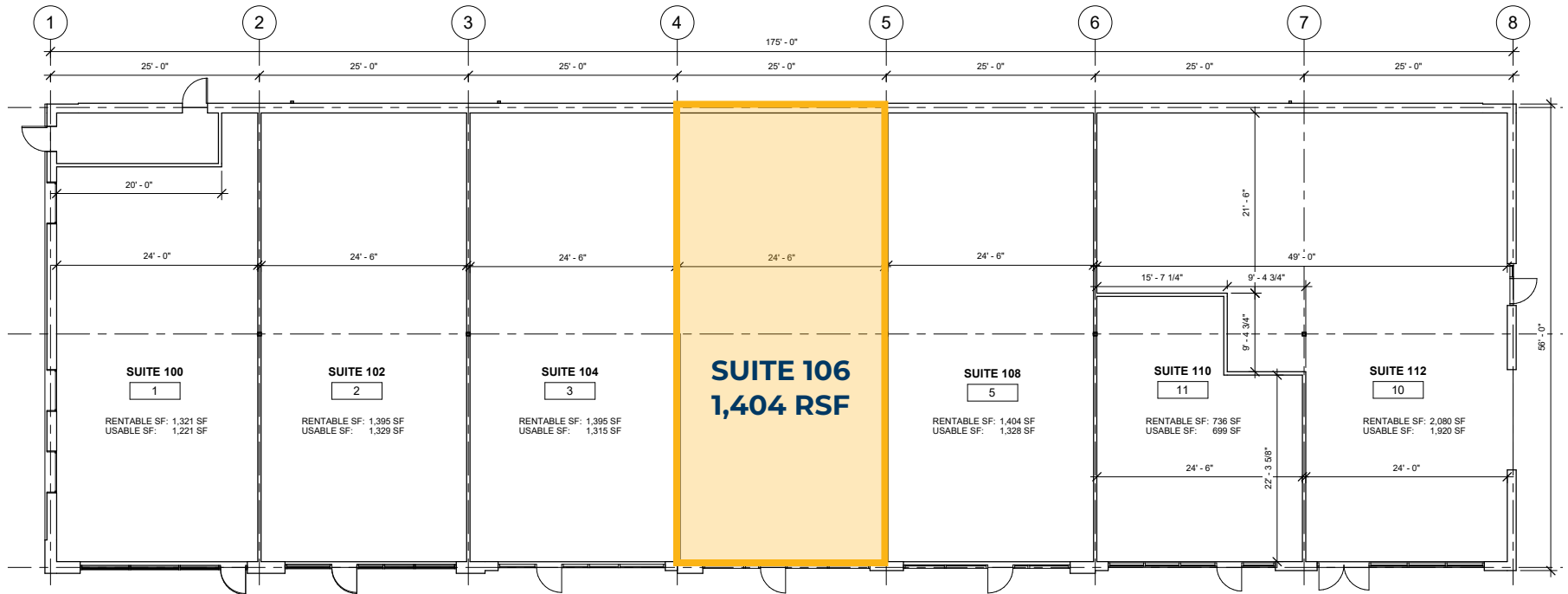
- Situated in the heart of Felida, Erickson Farms offers a vibrant community atmosphere with high foot traffic, making it an ideal spot for retail businesses to thrive
- High-Income Demographic
- Established Retail Mix
- Community Engagement

### Nearby Highlights

- Clark County Heritage Tree -Big Leaf Maple
- Creed Coffee Co.
- Lakeshore Learning Center
- Local Asian Bistro
- Local Potrillos Mexican Restaurant
- Mahoney's Public House
- Raspberry Fields Neighborhood Park
- Sorenson Neighborhood Park
- Starcycle Gym

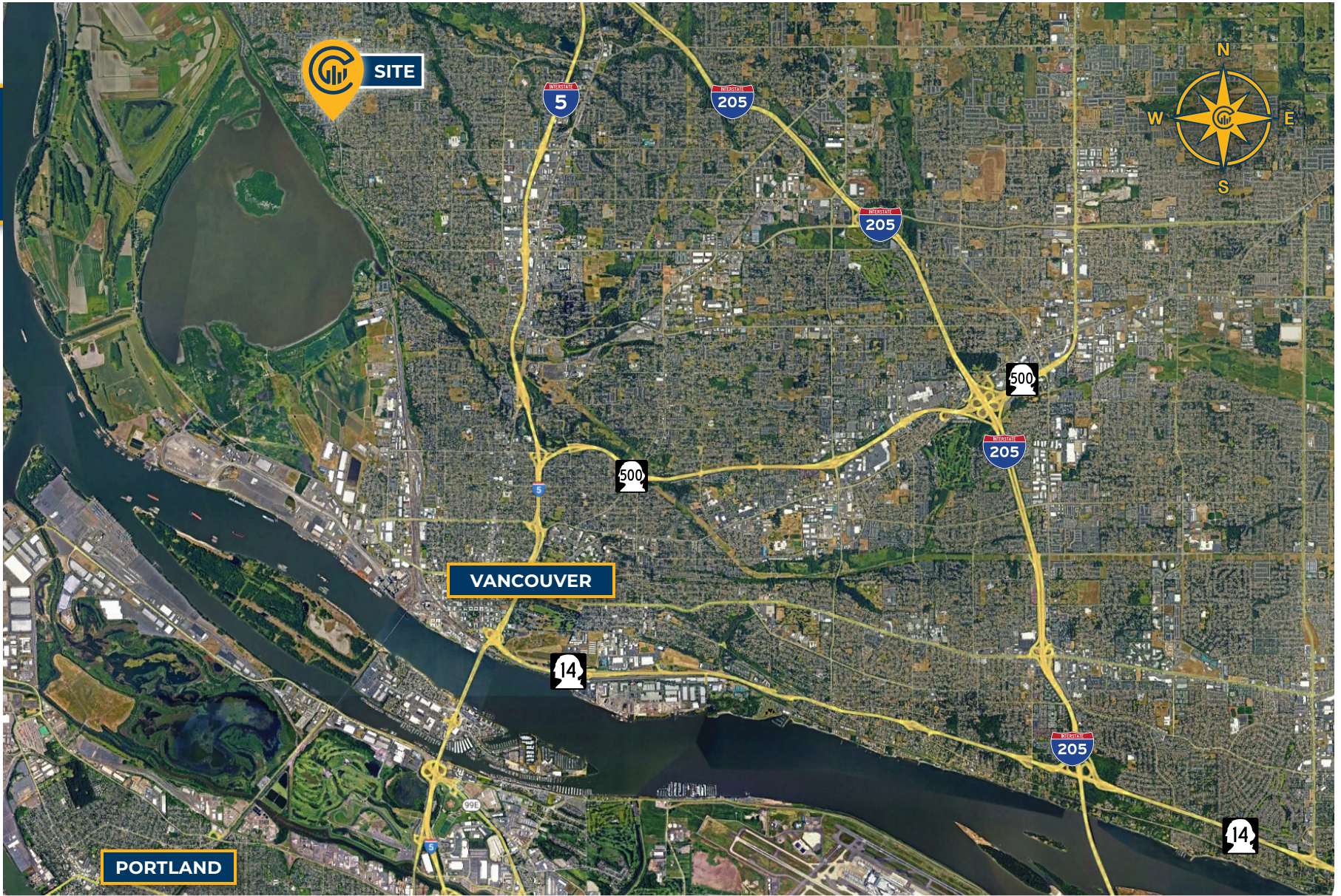


# SITE PLAN





# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



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