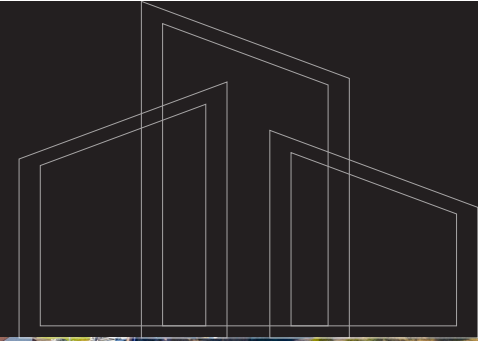


FOR LEASE

Second Generation Pizza Restaurant

212 NE 164th Avenue, Suite 6, Vancouver, WA



1,200+/- Square Feet | \$28 psf NNN

- Former Pizza Restaurant
- Includes Type 2 Vent Hood and Grease Receptor
- Dimensions: 20' x 60'

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Location Features

164th Plaza occupies the northwest corner of NE 164th Avenue and SE 1st Street, a major retail node just north of Mill Plain Boulevard. The center features updated storefronts and retailers that include O'Reilly Auto Parts, Black Rock Coffee, and an ARCO fuel station and convenience store.

Property Highlights

- High-visibility corner location
- Signalized intersection
- Nearly 30,000 vehicles per day on 164th Avenue

Shopping Center Details

Address:	212 NE 164th Avenue Vancouver, WA 98684
Available Spaces:	1,200 SF
Available Suites:	1 Suite
Lease Rate:	\$28 psf + NNN
Use Type:	Restaurant
Availability:	Now
Space Condition:	2nd Generation

Suite	Size	Use	Rate	Condition	Availability
Suite 6	1,200 SF	Former Restaurant	\$28 psf + NNN	2nd Gen.	Now

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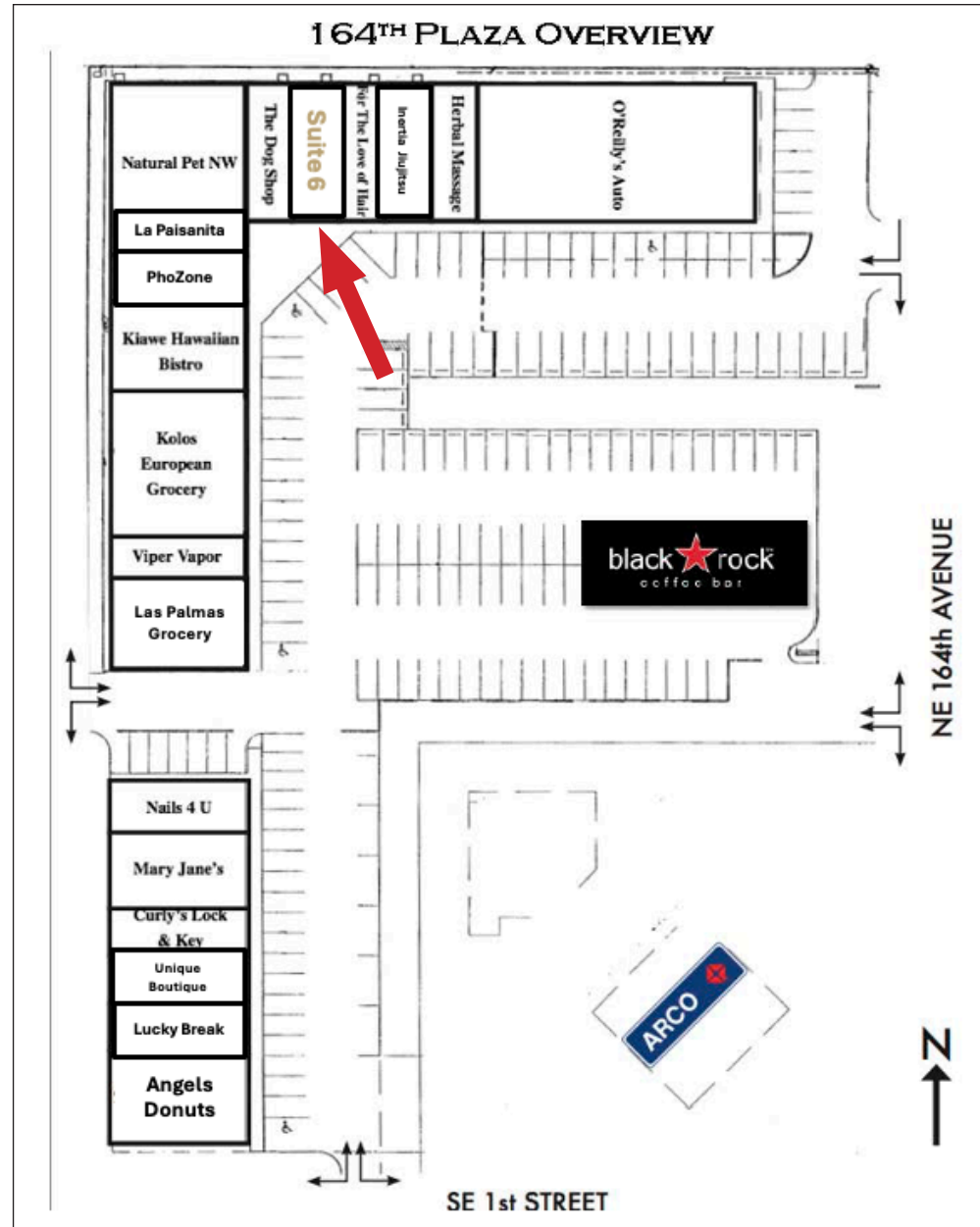
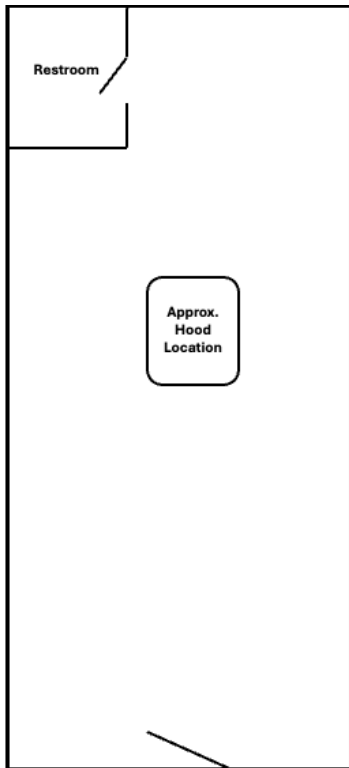
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Space Plan

1,200+/- Square Feet

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FOR LEASE

Second Generation Pizza Restaurant

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Area Overview

AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2024 Estimated Population	17,658	104,750	203,977
2029 Projected Population	18,931	113,295	219,861
2020 Census Population	17,603	99,161	194,605
Projected Annual Growth Rate 2024 to 2029	1.4%	1.6%	1.5%
Households			
2024 Estimated Households	6,979	40,483	76,202
2024 Est. Avg. HH Income	\$96,749	\$101,624	\$101,994
2024 Est. Median HH Income	\$75,353	\$83,136	\$82,126
Businesses			
2024 Est. Total Businesses	932	4,013	10,289
2024 Est. Total Employees	6,763	31,400	88,798

164th Plaza is located in an established neighborhood of northeast Vancouver that includes a mix of residential and day-time employment uses. Major employers nearby include Hewlett Packard, PeaceHealth and numerous other employers along Tech Center Drive.

Walk Score

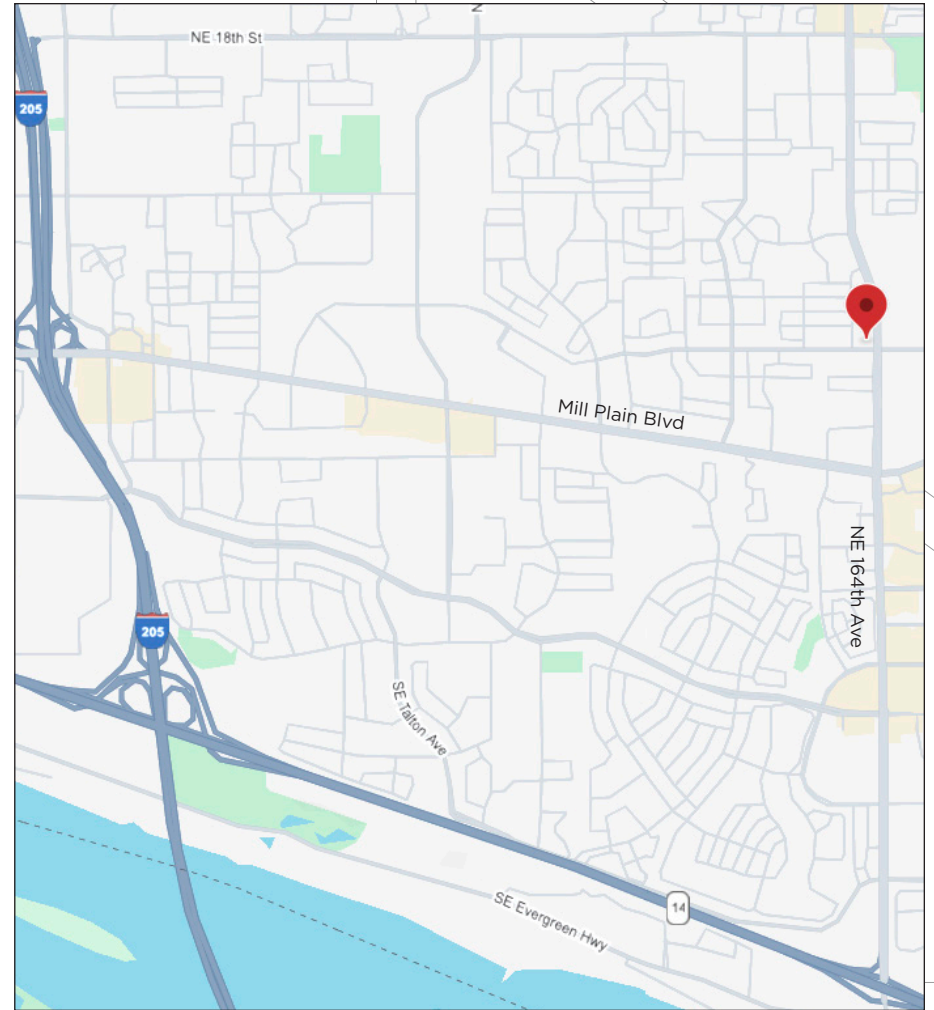
71

Bike Score

78

Transit Score

38



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