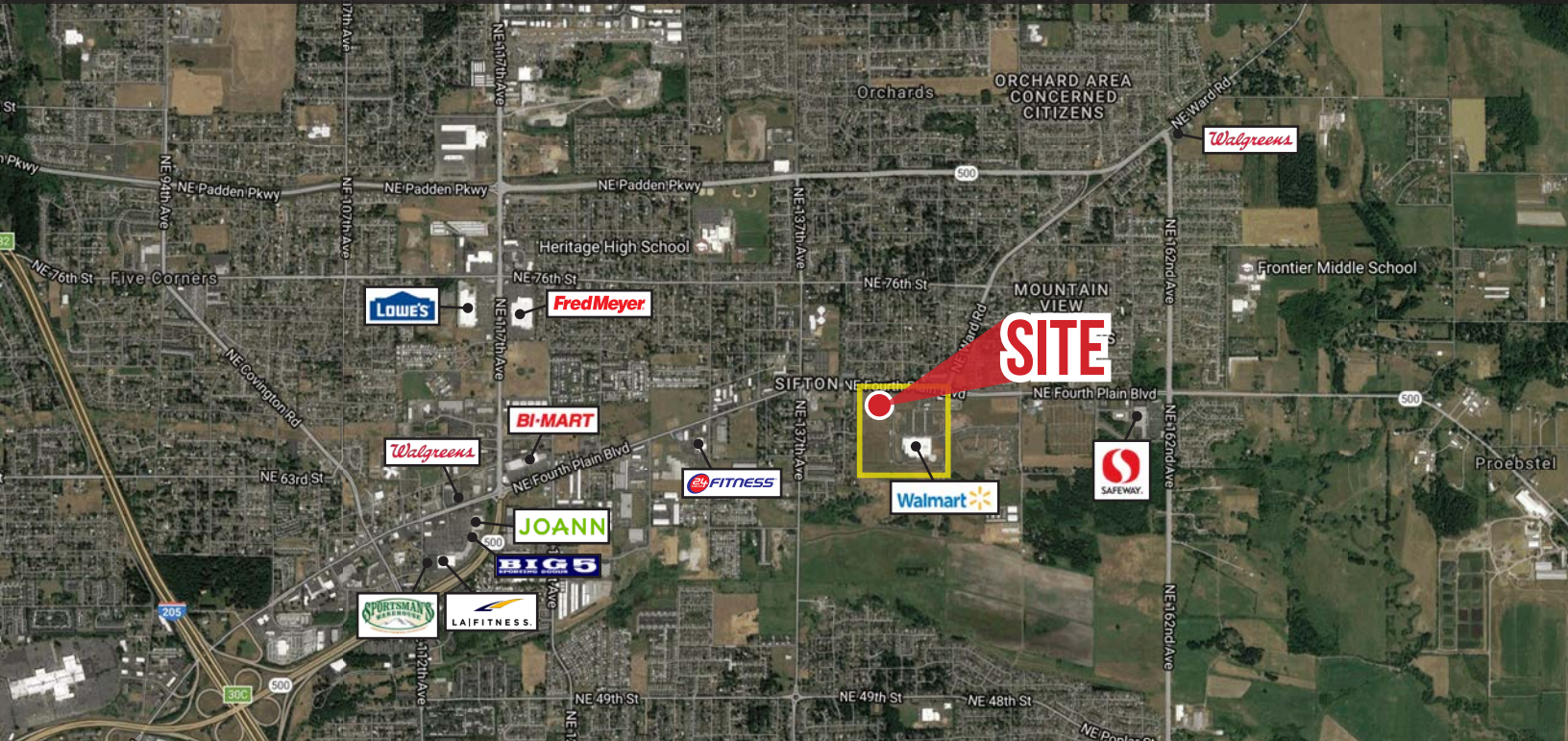


FOR SALE or FOR LEASE

Walmart ANCHORED RETAIL

EVERGREEN CROSSING WEST IN VANCOUVER, WASHINGTON



LOCATION

NE Fourth Plain Blvd & NE 143rd Ave

EVERGREEN CROSSING WEST

LAND

43,124 SF

BUILDING

Up to 9,800 SF

FOR SALE or LEASE

Please call for details

HIGHLIGHTS

- Pad site anchored by Walmart Supercenter
- Center co-tenants include MOD Pizza, Starbucks, Dutch Bros, Chase, Chipotle, Jiffy Lube and Pacific Dental Services
- Nearby retailers include Safeway, Dollar Tree, Burgerville, Taco Bell, 24 Hour Fitness and more
- Located in a high traffic retail area with surrounding residential

TRAFFIC COUNTS

NE Fourth Plain Rd - 30,573 ADT ('22)

NE 147th Ave - 11,635 ADT ('22)



COMMERCIAL
REALTY ADVISORS
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503.274.0211

www.cra-nw.com

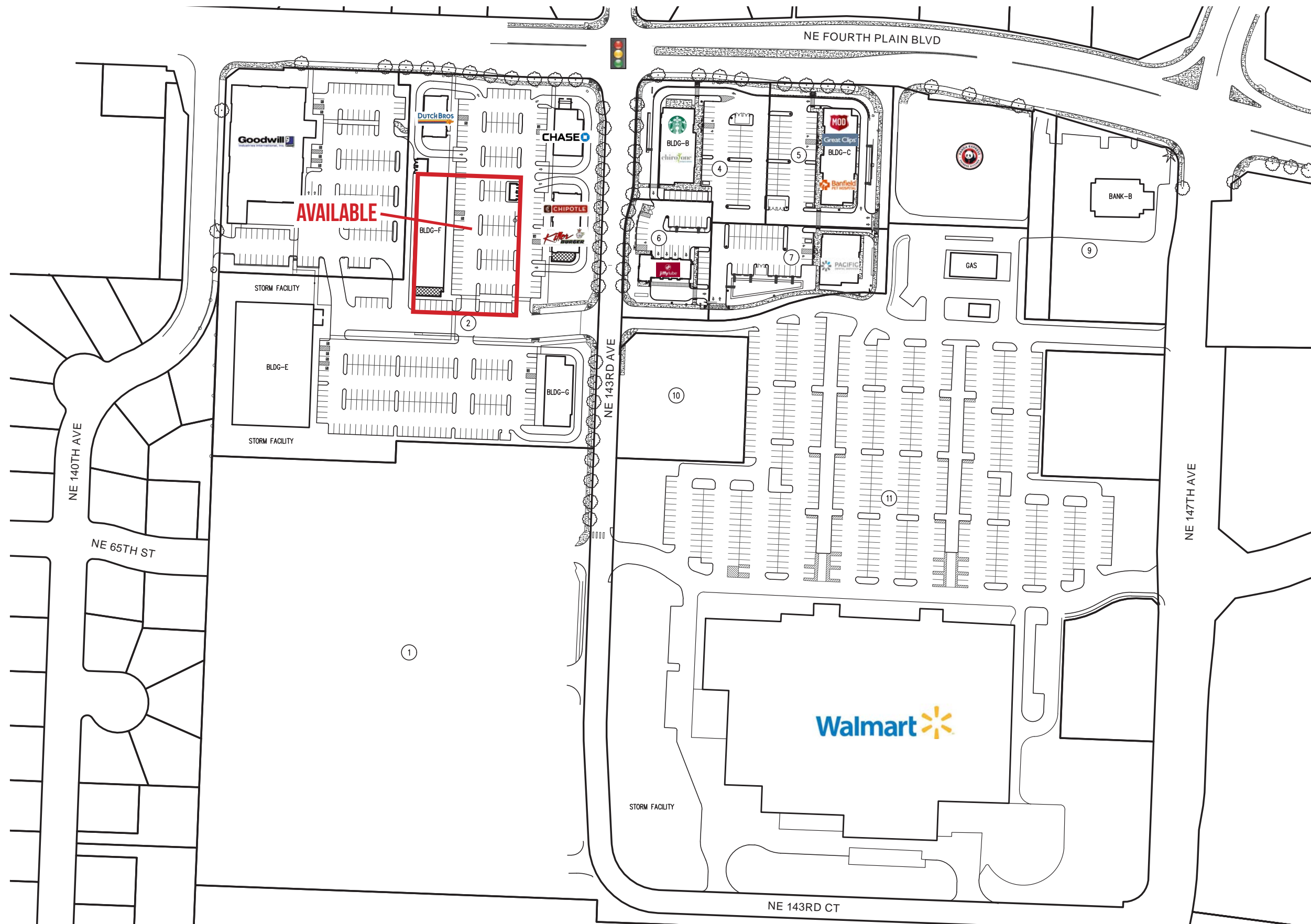
EVERGREEN CROSSING WEST

VANCOUVER, WA



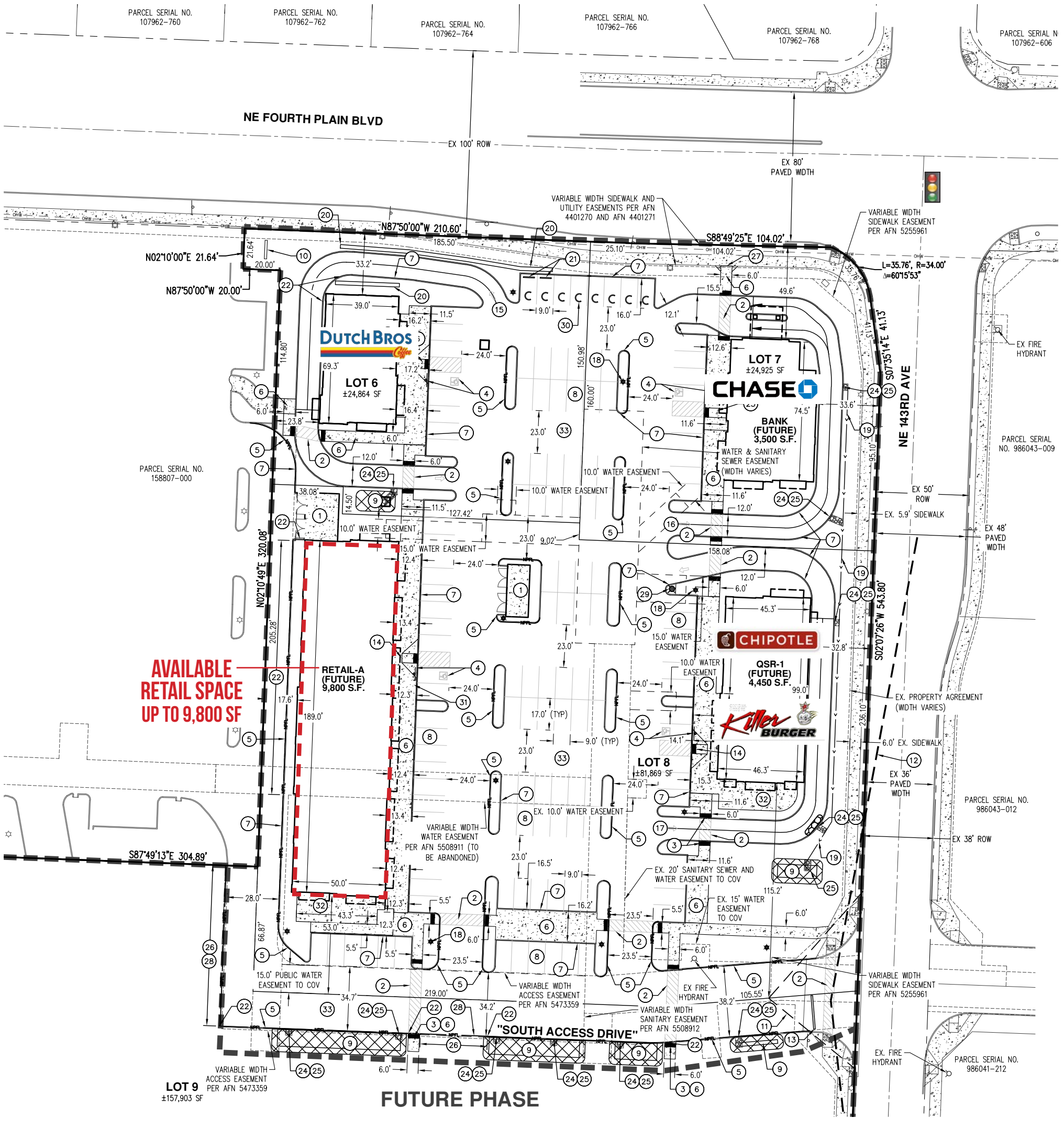
SITE





SITE PLAN

EVERGREEN CROSSING WEST
VANCOUVER, WA



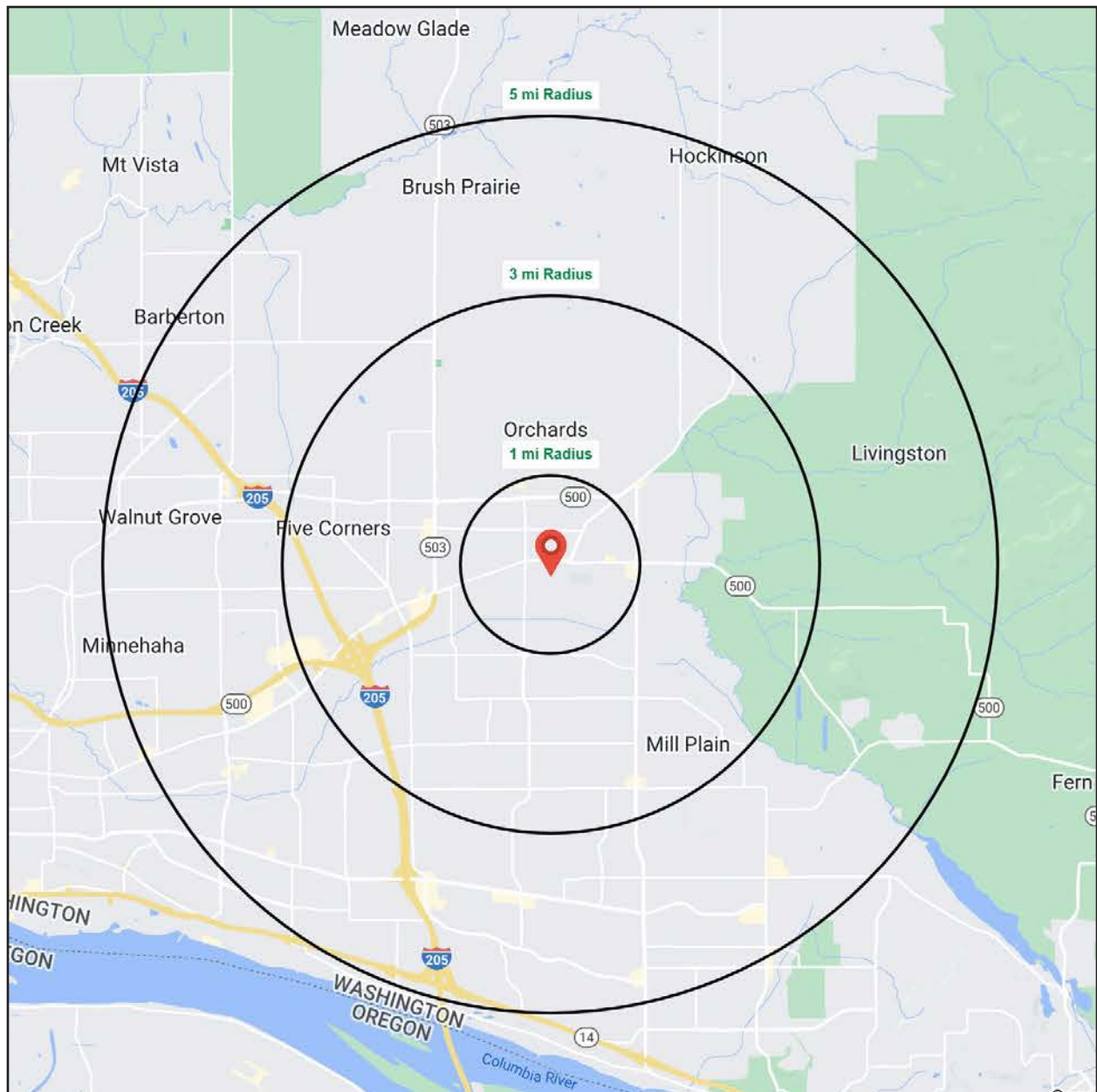
DEMOGRAPHIC SUMMARY

EVERGREEN CROSSING WEST VANCOUVER, WA

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	12,867	105,322	226,327
Projected Population 2028	13,445	111,033	239,190
Average HH Income	\$107,675	\$113,162	\$112,568
Median Home Value	\$374,467	\$417,434	\$432,656
Median Age	33.9	34.8	36.5
Total Employees	3,019	23,141	69,724

\$107,675
Average Household Income
1 MILE RADIUS

4,339
Total Households
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6716/-122.5255

14321 NE Fourth Plain Blvd Vancouver, WA 98682	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	12,867	105,322	226,327
2028 Projected Population	13,445	111,033	239,190
2020 Census Population	12,519	101,928	219,120
2010 Census Population	11,228	82,422	181,836
Projected Annual Growth 2023 to 2028	0.9%	1.1%	1.1%
Historical Annual Growth 2010 to 2023	1.1%	2.1%	1.9%
2023 Median Age	33.9	34.8	36.5
Households			
2023 Estimated Households	4,339	37,165	85,044
2028 Projected Households	4,744	41,076	94,125
2020 Census Households	4,165	35,422	81,248
2010 Census Households	3,711	28,340	67,572
Projected Annual Growth 2023 to 2028	1.9%	2.1%	2.1%
Historical Annual Growth 2010 to 2023	1.3%	2.4%	2.0%
Race and Ethnicity			
2023 Estimated White	73.3%	74.6%	74.3%
2023 Estimated Black or African American	2.9%	3.3%	3.4%
2023 Estimated Asian or Pacific Islander	7.0%	7.8%	7.7%
2023 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.8%
2023 Estimated Other Races	15.8%	13.5%	13.9%
2023 Estimated Hispanic	15.6%	13.0%	13.2%
Income			
2023 Estimated Average Household Income	\$107,675	\$113,162	\$112,568
2023 Estimated Median Household Income	\$83,113	\$90,373	\$89,077
2023 Estimated Per Capita Income	\$36,399	\$40,004	\$42,402
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.3%	2.9%	3.1%
2023 Estimated Some High School (Grade Level 9 to 11)	5.8%	4.9%	4.9%
2023 Estimated High School Graduate	29.0%	28.1%	26.4%
2023 Estimated Some College	28.2%	25.7%	25.5%
2023 Estimated Associates Degree Only	10.4%	11.2%	10.7%
2023 Estimated Bachelors Degree Only	15.8%	18.3%	19.6%
2023 Estimated Graduate Degree	7.5%	8.8%	9.9%
Business			
2023 Estimated Total Businesses	447	3,111	8,100
2023 Estimated Total Employees	3,019	23,141	69,724
2023 Estimated Employee Population per Business	6.8	7.4	8.6
2023 Estimated Residential Population per Business	28.8	33.9	27.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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