

FOR SUBLEASE

DOWNTOWN VANCOUVER

119 E 8th Street | Vancouver, WA 98660

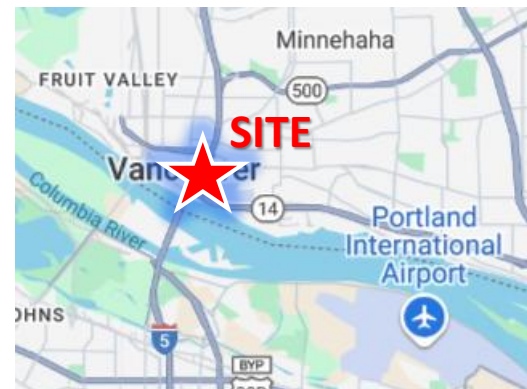


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Great location in Downtown Vancouver with free, reserved off-street parking and great visibility with building signage available.
- 2,000 RSF
- 3 reserved parking stalls
- Building Signage available
- \$3,500/mo modified gross (tenant pays for their own utilities)
- Direct Lease term concludes July 31, 2026



FOR MORE INFORMATION:

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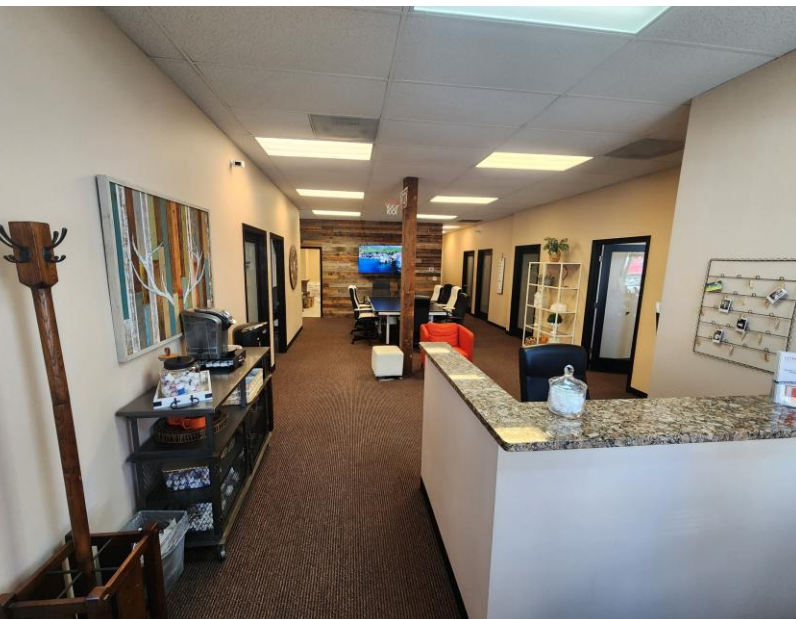
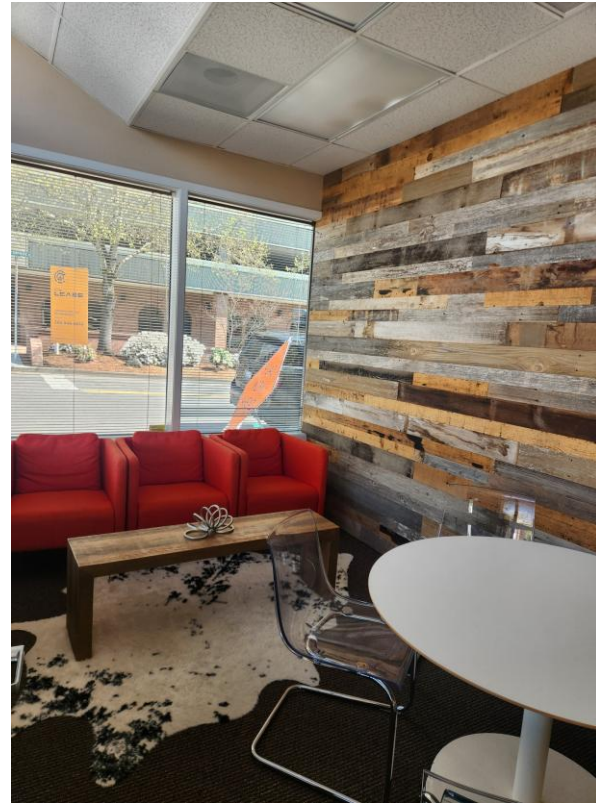
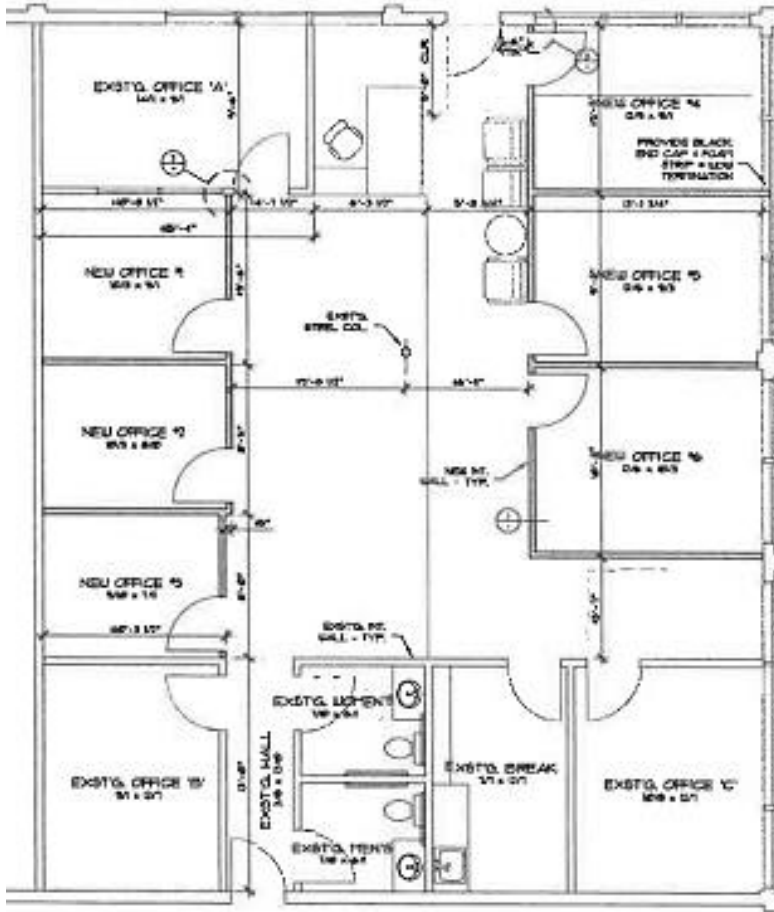
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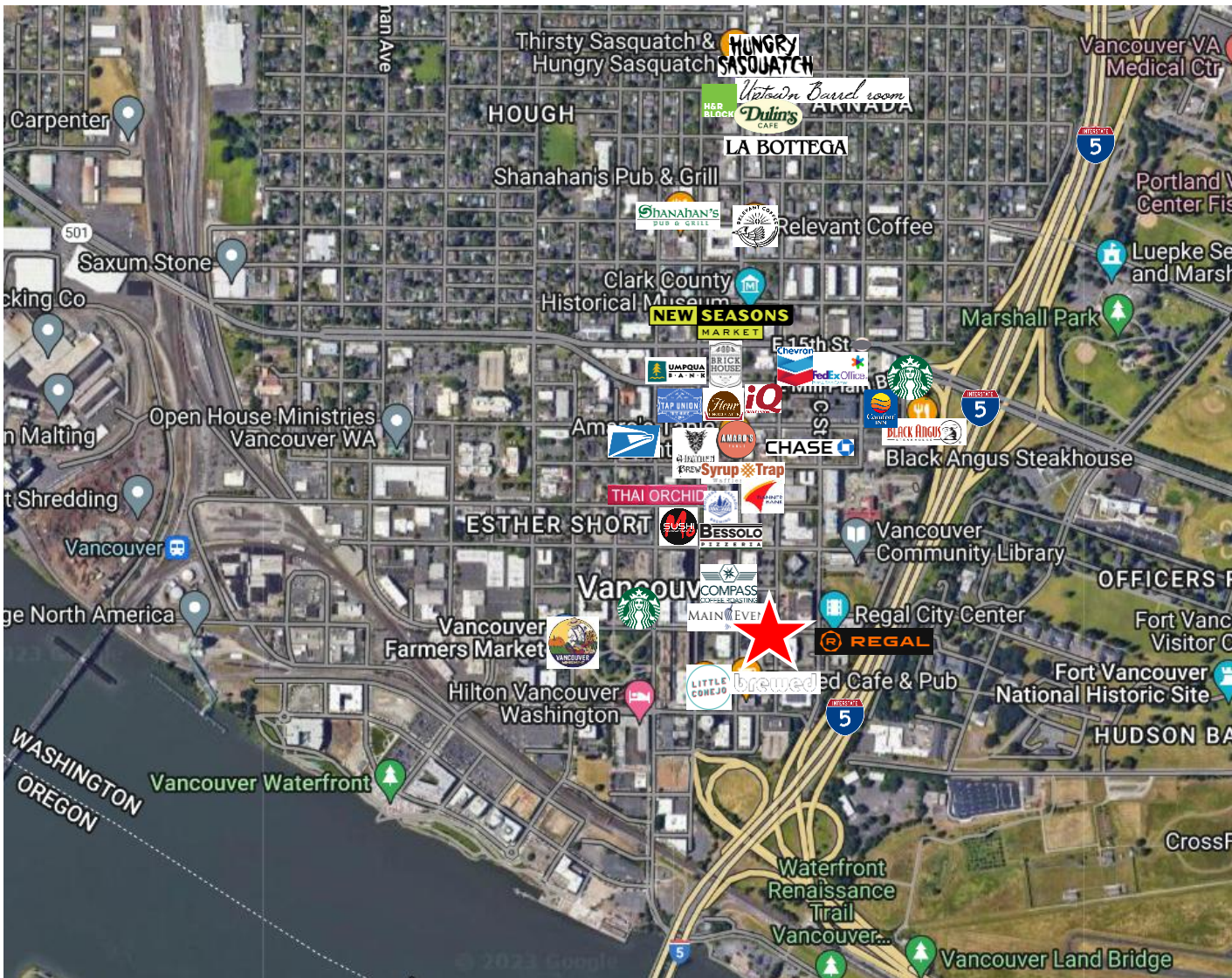
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	9,895	66,552	236,375
2029 Projected Population	10,996	71,366	245,905
Average Household Income	\$81,477	\$84,564	\$95,195
Total Employees	16,170	44,205	119,823

Average Daily Traffic

C St @ E 7th St S – 3,966

E 6th St @ Broadway St W – 4,235

E Evergreen Blvd @ Broadway St E – 6,246

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.