

# FOR SUBLEASE

DOWNTOWN VANCOUVER

119 E 8<sup>th</sup> Street | Vancouver, WA 98660

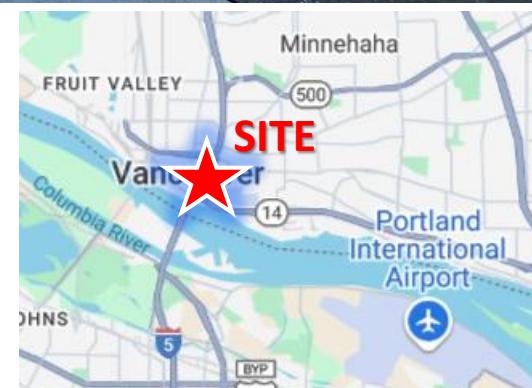


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



## 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:

Adam Roselli, CCIM, SIOR  
360.597.0568 | [aroselli@fg-cre.com](mailto:aroselli@fg-cre.com)

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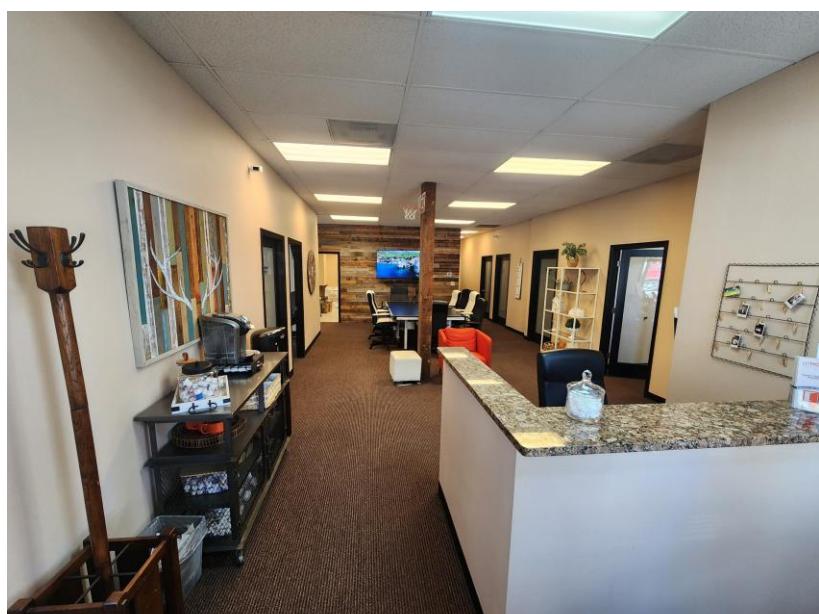
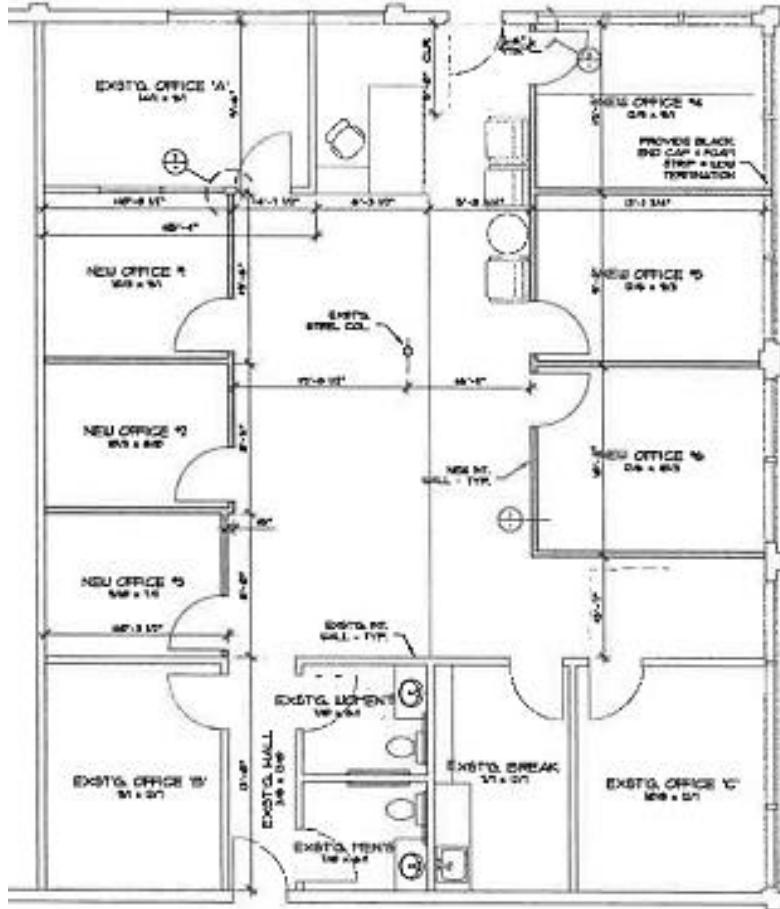
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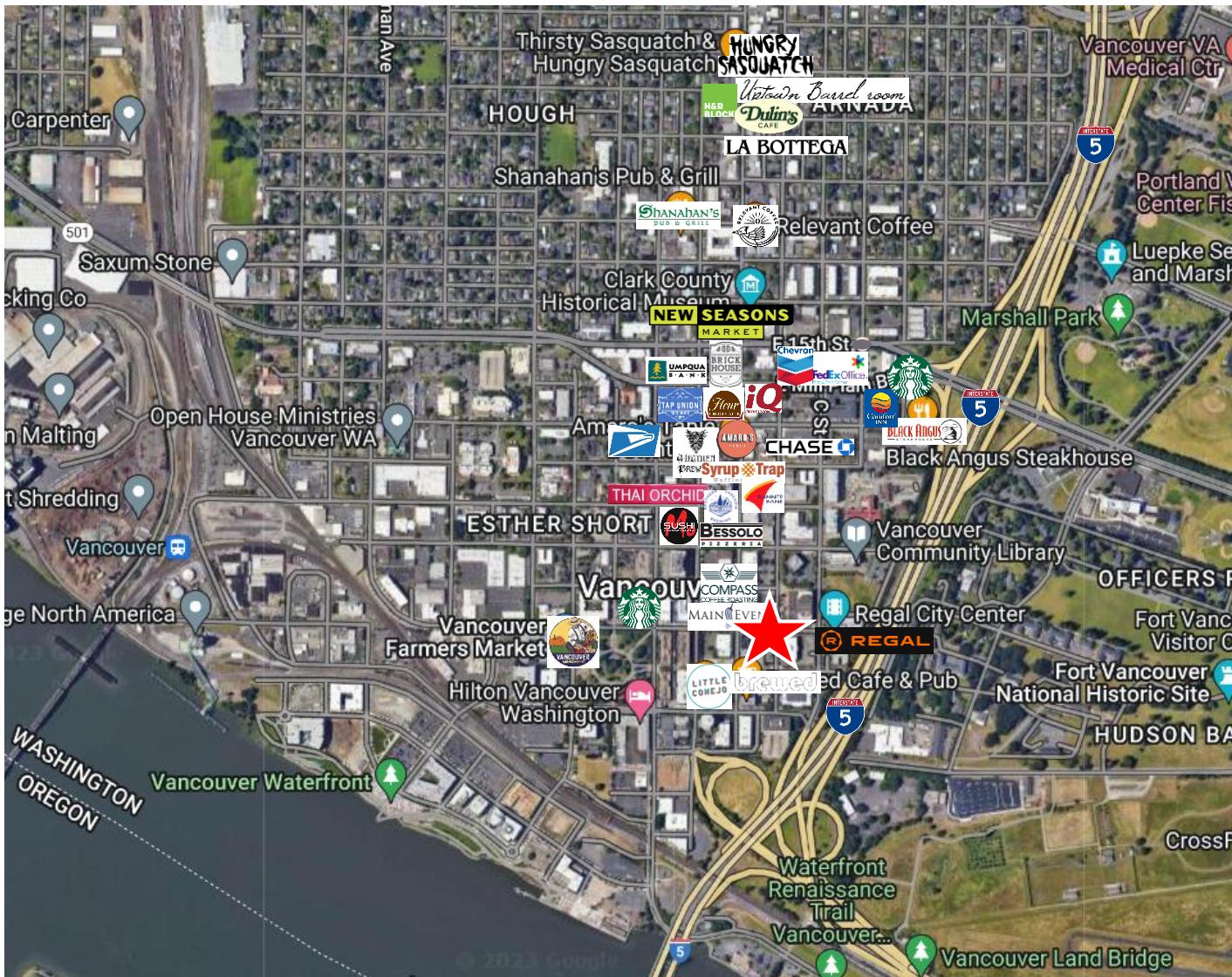
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### 2024 DEMOGRAPHICS

	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 7<sup>th</sup> St S – 3,966

E 6<sup>th</sup> St @ Broadway St W – 4,235

E Evergreen Blvd @ Broadway St E – 6,246