



14605 NE FOURTH PLAIN BLVD.
VANCOUVER, WA 98682
GROUND LEASE / BUILD TO SUIT

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AVAILABLE 09.01.25

Address 14605 NE Fourth Plain Blvd.
Vancouver, WA 98682 [↗](#)

Building Size 3,664 SqFt

Lot Size 1.83 AC (79,715 SqFt)

Zoning Community Commercial

Drive - Thru Option(s) Yes

MAJ Commercial Real Estate is pleased to present the opportunity to lease the Budget Car Rental site located in Vancouver, WA. This site is 1.83+/- total acres and sits on the hard corner of NE Fourth Plain Blvd. and NE 147th Ave. with a traffic count of over 59,000 vehicles per day at the intersection. Available for lease beginning 09.01.25, proposed plans offer multiple site configurations, including drive-thru. Please call broker for more details.

Surrounding the property is a high concentration of National Tenants including Chipotle, Starbucks, Dutch Bros, Wal-Mart, Panda Express, and more.

EXAMPLE SITE PLAN A



EXAMPLE SITE PLAN B



VANCOUVER, WA

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2024 Population	13,730	104,984	224,280
Median Age	36.5	37	38.2
Avg. HH Income	\$93,024	\$94,952	\$93,440
2023 Households	4,126	34,870	81,448



80,787 SqFt Amazon Warehouse Proposed

72,000 SqFt Industrial Delivered 2021

160,680 SqFt Industrial Delivering 2024

14.70 Acres Under Contract

Walmart Supercenter

NE 147TH AVE. 9,000 +/- VPD

Public Storage

PANDA EXPRESS

STARBUCKS
chiroone wellness centers
ATI PHYSICAL THERAPY
jiffylube

MOD PIZZA
Banfield PET HOSPITAL
Great Clips

NE WARD RD. 12,000 +/- VPD

NE FOURTH PLAIN BLVD. 20,500 +/- VPD





COSTCO
WHOLESALE

THE HOME DEPOT

BIG LOTS!

Fred Meyer

LOWE'S

Walgreens

SUBJECT PROPERTY

SAFEWAY

WAL-MART
SUPERCENTER

NE 63RD ST

VANCOUVER MALL
±883,000 SF GLA | ±122 STORES
★ **macys** **amc**
JCPenney **THEATRES**
sears

TARGET

ORCHARD'S MARKET CENTER
BIG 5 SPORTING GOODS
SPORTSMAN'S WAREHOUSE
LA FITNESS

NE FOURTH PLAIN BLVD

NE 137TH AVE

NE 162ND AVE

NE 76TH ST

NE 76TH ST

NE 117TH ST

NE PADDEN PKWY

NE PADDEN PKWY

WAR VETERANS MEMORIAL FWY

ABOUT VANCOUVER

14605 NE FOURTH PLAIN BLVD.

- Vancouver is a city on the north bank of the Columbia River in the U.S. state of Washington, located in Clark County. Vancouver has a population of 186,192 as of the 2020 U.S census, making it the fourth-largest city in Washington state. Vancouver is the county seat of Clark County and forms part of the Portland-Vancouver metropolitan area, the 25th-largest metropolitan area in the United States.
- Vancouver embodies a perfect blend of natural beauty and urban vibrancy. Rich in history, sites like Fort Vancouver National Historic Site and Officers Row showcase its heritage, while a growing arts scene, diverse communities, and a range of dining options add to its cultural tapestry. With a family-friendly atmosphere, economic opportunities, and a welcoming community, Vancouver is a dynamic city appealing to both residents and visitors alike.
- Vancouver ranked in the Top 10 Best Cities for Accessible Living by RedFin for its ADA-compliant trails and outdoor attractions.
- Washington State ranked #1 in the United States for the "Quality Of Life" index according to USNews.com.

