



For Sale

\$1,990,000
Asking Price

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**7615 E Mill Plain Blvd
Vancouver, WA 98664**

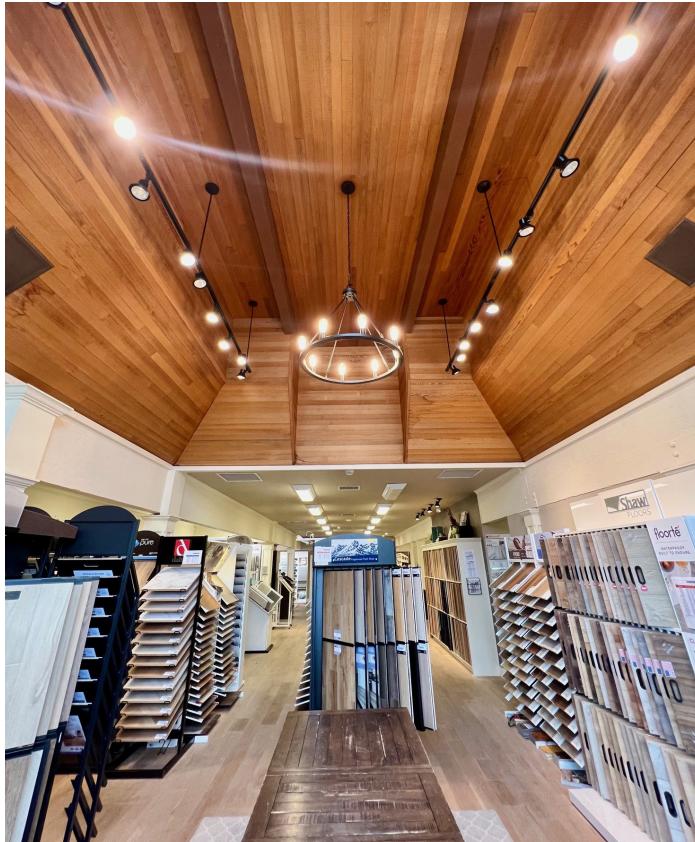
**A Freestanding Retail Building Ideal For
A Variety of Retail or Commercial Uses**

**Currently the location of a flooring distributor, the
location was previously used as a pizza restaurant**

- ±4,800 SF on a ± 0.67-acre lot (±29,185 SF)
- Additional lot (0.32 acres) of parking is included in the sale
- ±45 Parking Spaces (9.38 / 1,000 SF Parking Ratio)
- Prominent monument signage facing traffic on both directions of E Mill Plain Blvd
- Close proximity to I-205, PeaceHealth Southwest Medical Center, Ace Hardware, Starbucks, and Safeway
- Zoned C3: Community Commercial

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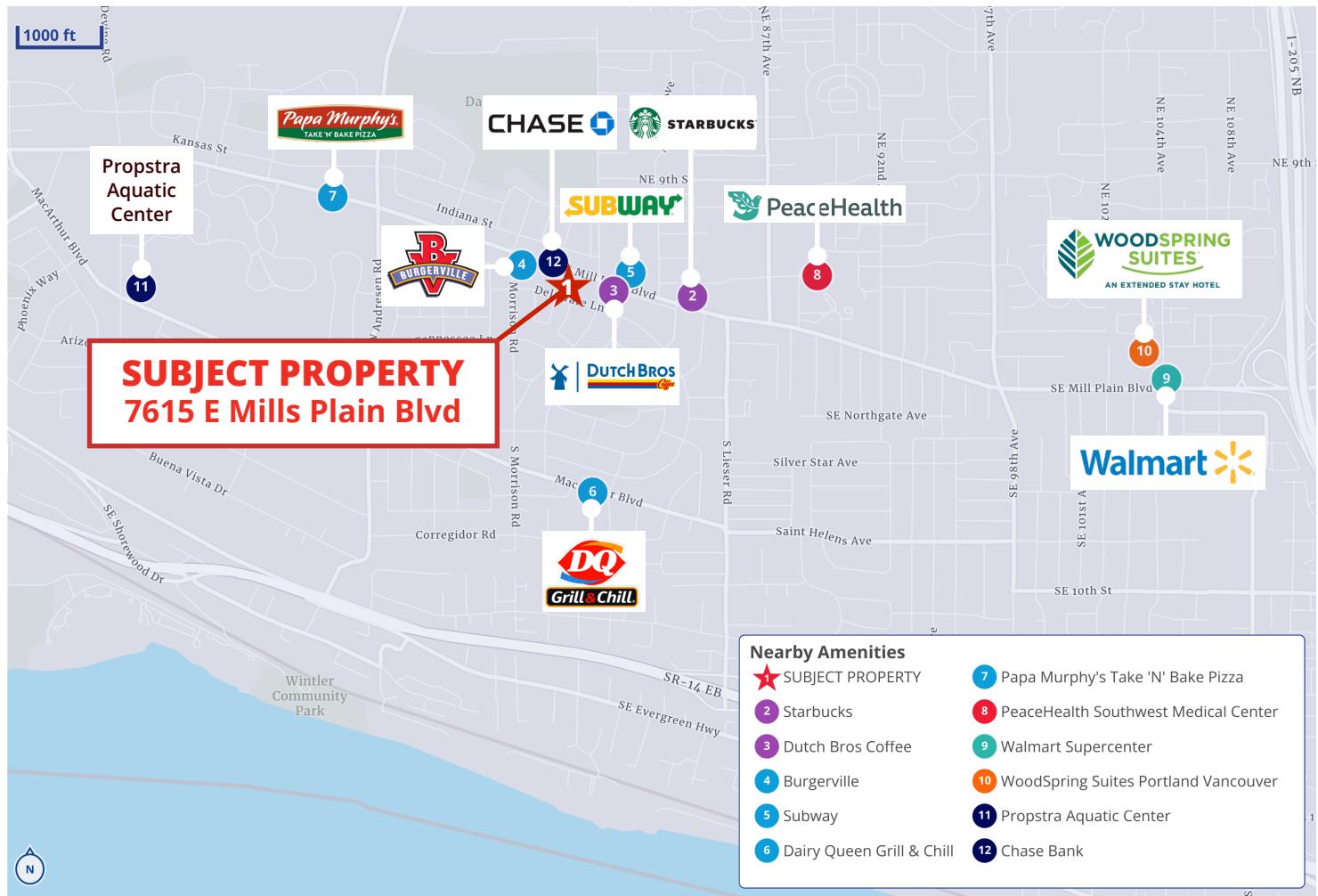
Property Gallery



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Location/Amenities Map



TRAFFIC COUNTS BY STREETS

COLLECTION STREET	CROSS STREET/DIRECTION	DAILY TRAFFIC VOLUME	COUNT YEAR	DIST. TO SUBJECT
NE 82nd Ave	NE 6th St - S	662	2025	0.21 mi
E Mill Plain Blvd	N Lieser Rd - E	21,261	2025	0.33 mi
N Lieser Rd	E Mill Plain Blvd - N	9,197	2025	0.37 mi
E Mill Plain Blvd	N Andresen Rd - W	22,114	2025	0.38 mi
E Mill Plain Blvd	N Lieser Rd - W	24,554	2025	0.39 mi
N Andresen Rd	E Mill Plain Blvd - N	8,989	2025	0.44 mi
NE 87th Ave	E Mill Plain Blvd - S	12,359	2025	0.44 mi
MacArthur Blvd	S Fredricksburg Way - E	6,424	2025	0.45 mi
Andresen Rd	Kansas St - N	19,459	2025	0.49 mi
E Mill Plain Blvd	NE 88th Ave - E	25,266	2025	0.49 mi