

RETAIL PROPERTY FOR LEASE

Mill Plain Plaza

221A - 221G NE 104TH AVENUE, VANCOUVER, WA 98664



Walmart anchored retail center with outstanding visibility

CONTACT

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NAI Elliott

Property Details & Highlights

Space Available	1,440 SF - Call for lease rate
Building Name	Mill Plain Plaza
Property Type	Retail
Property Subtype	Neighborhood Center
APN	165728-000
Building Size	15,000 SF
Lot Size	0.98 Acres
Year Built	1999

Wal-Mart anchored retail center with excellent visibility and convenient access to I-205.

All incoming traffic to Wal-Mart pass the shopping center and Wal-Mart averages over 7,000 shoppers per day.

Well maintained buildings located in a major retail shopping area with high traffic counts.

In addition to Wal-Mart, other nearby retailers include Fred Meyer, Trader Joe's, Petco, Chipotle, Starbucks and more.

Excellent signage opportunities.

Traffic counts:

I-205 - 108,998 ADT ('20)

Mill Plain Blvd - 38,355 ADT ('20)



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Photo Gallery



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An aerial photograph of a retail site. A red lightning bolt graphic points from the top center towards a building. To the left of the building is a McDonald's logo. The building has a sign that reads 'Walmart Supercenter'.

**FIRCREST
ELEMENTARY
SCHOOL**

**HEARTHWOOD
ELEMENTARY
SCHOOL**

**CASCADE PARK
COMMUNITY
LIBRARY**

US POST
OFFICE

**WORKSOURCE
VANCOUVER**

**KAISER
PERMANENTE
CASCADE PARK**

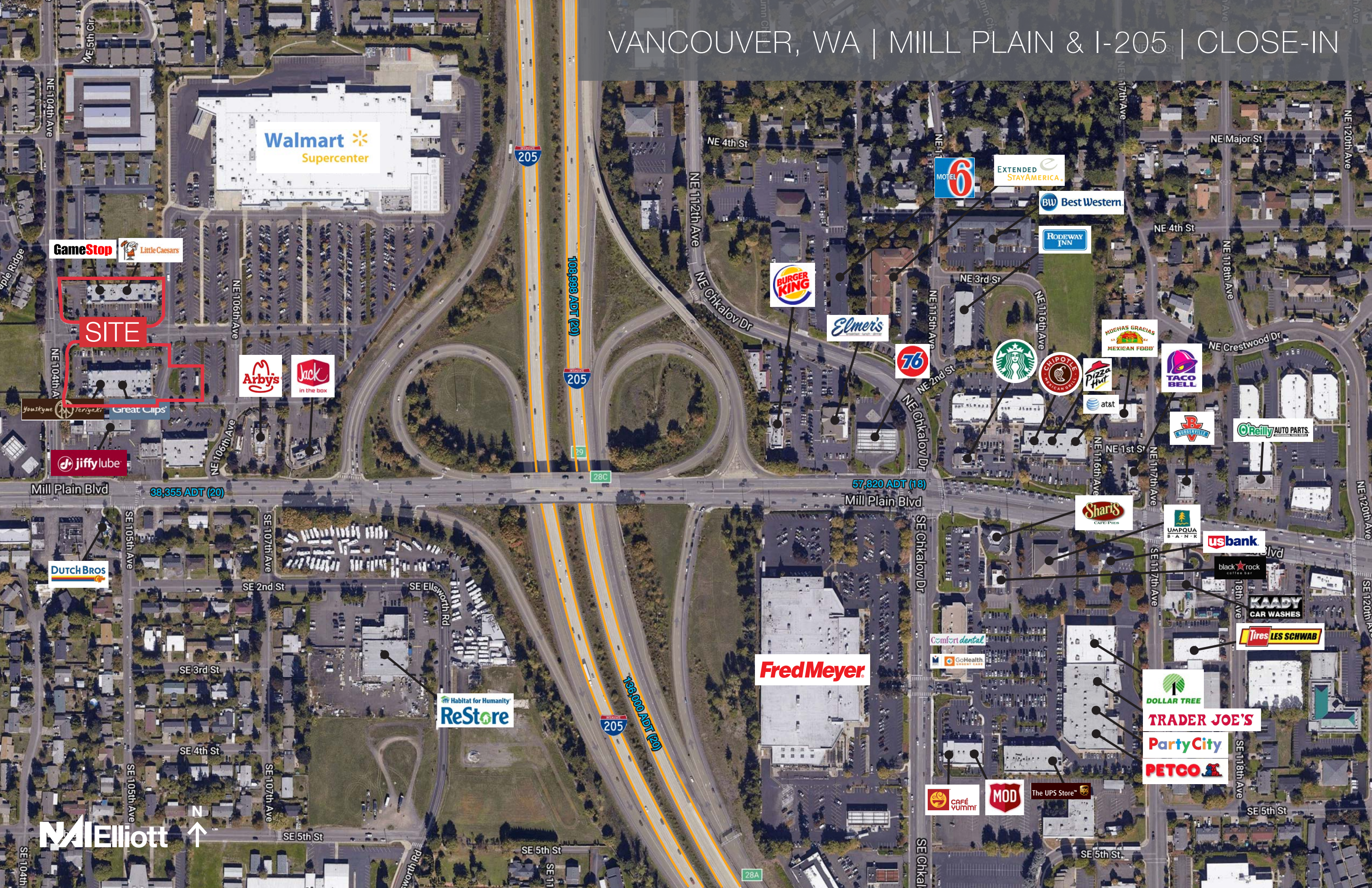
**ELLSWORTH
ELEMENTARY
SCHOOL**

**WY'EAST
MIDDLE
SCHOOL**

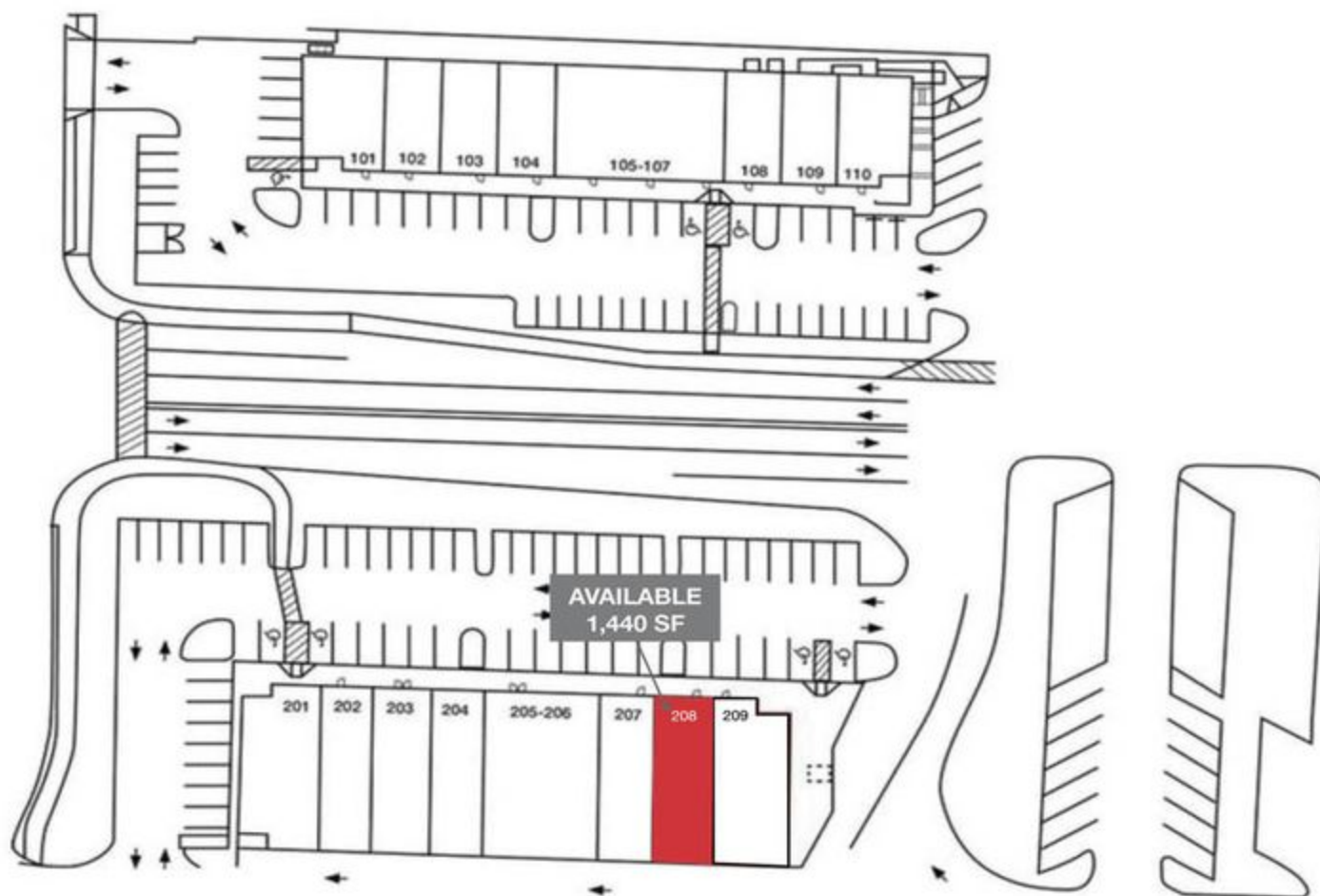


SE McGillivray Dr

VANCOUVER, WA | MILL PLAIN & I-205 | CLOSE-IN



Site Plan



SUITE	TENANT
101	Game Stop
102	Erupted Vapor
103	Cricket Wireless
104	Little Caesars
105-107	Open Advanced MRI
108	Gliss Employment
109	Nailux
110	HAP Steam Kitchen

SUITE	TENANT
201	Youskyme Teriyaki
202	Mariner Finance
203	Great Clips
204-206	Manual Medicine
207	I Love Gyro
208	AVAILABLE - 1,440 SF
209	Studio X Tattoo

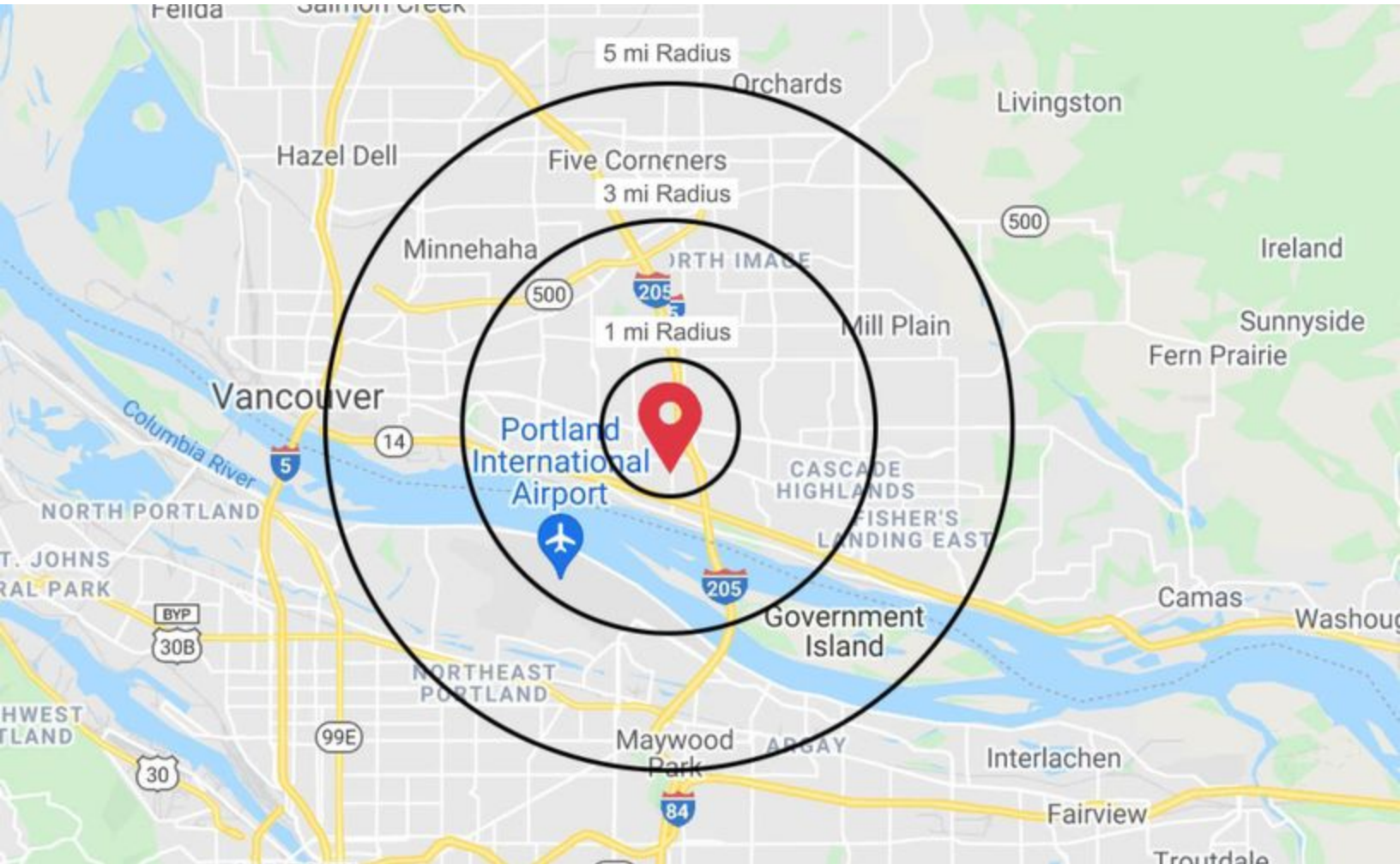
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Demographic Summary



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2020	13,554	108,622	251,796
Projected Total Population 2025	14,572	116,261	268,208
Average HH Income	\$81,325	\$87,971	\$90,955
Median Home Value	\$301,217	\$308,947	\$305,223
Estimated Total Households	5,750	44,335	98,270
Daytime Demographics 16+	12,039	88,841	210,315
Some College or Higher	64.8%	64.5%	65.9%

Source: Regis – SitesUSA (2020)

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Demographics - Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.6232/-122.5624

Mill Plain Plaza Vancouver, WA 98664		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	13,554	108,622	251,796
	2025 Projected Population	14,572	116,261	268,208
	2010 Census Population	13,060	98,952	226,910
	2000 Census Population	12,398	88,849	195,719
	Projected Annual Growth 2020 to 2025	1.5%	1.4%	1.3%
	Historical Annual Growth 2000 to 2020	0.5%	1.1%	1.4%
HOUSEHOLDS	2020 Estimated Households	5,750	44,335	98,270
	2025 Projected Households	6,217	47,789	105,825
	2010 Census Households	5,444	39,639	86,936
	2000 Census Households	5,088	34,230	73,679
	Projected Annual Growth 2020 to 2025	1.6%	1.6%	1.5%
	Historical Annual Growth 2000 to 2020	0.7%	1.5%	1.7%
AGE	2020 Est. Population Under 10 Years	11.4%	11.8%	12.2%
	2020 Est. Population 10 to 19 Years	10.7%	11.9%	12.4%
	2020 Est. Population 20 to 29 Years	17.1%	15.6%	14.5%
	2020 Est. Population 30 to 44 Years	20.0%	19.4%	21.1%
	2020 Est. Population 45 to 59 Years	17.7%	17.5%	18.3%
	2020 Est. Population 60 to 74 Years	16.5%	16.3%	15.1%
	2020 Est. Population 75 Years or Over	6.6%	7.5%	6.4%
	2020 Est. Median Age	36.7	37.6	37.1
MARITAL STATUS & GENDER	2020 Est. Male Population	49.0%	48.2%	49.2%
	2020 Est. Female Population	51.0%	51.8%	50.8%
	2020 Est. Never Married	28.3%	29.7%	30.8%
	2020 Est. Now Married	44.9%	46.2%	46.1%
	2020 Est. Separated or Divorced	19.9%	17.7%	17.8%
	2020 Est. Widowed	6.8%	6.4%	5.4%
INCOME	2020 Est. HH Income \$200,000 or More	4.9%	6.8%	6.7%
	2020 Est. HH Income \$150,000 to \$199,999	3.8%	5.5%	6.3%
	2020 Est. HH Income \$100,000 to \$149,999	19.3%	17.1%	18.6%
	2020 Est. HH Income \$75,000 to \$99,999	13.8%	15.1%	16.0%
	2020 Est. HH Income \$50,000 to \$74,999	22.9%	21.6%	19.9%
	2020 Est. HH Income \$35,000 to \$49,999	14.9%	13.5%	11.9%
	2020 Est. HH Income \$25,000 to \$34,999	8.4%	8.1%	7.7%
	2020 Est. HH Income \$15,000 to \$24,999	5.9%	6.0%	6.1%
	2020 Est. HH Income Under \$15,000	6.0%	6.1%	6.8%
	2020 Est. Average Household Income	\$81,325	\$87,971	\$90,955
	2020 Est. Median Household Income	\$66,776	\$72,072	\$74,210
	2020 Est. Per Capita Income	\$34,608	\$36,005	\$35,677
	2020 Est. Total Businesses	748	4,773	11,375
	2020 Est. Total Employees	6,991	51,347	125,699

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RACE	2020 Est. White	77.2%	76.3%	74.8%
	2020 Est. Black	3.9%	3.9%	4.7%
	2020 Est. Asian or Pacific Islander	5.2%	7.2%	8.0%
	2020 Est. American Indian or Alaska Native	1.2%	1.0%	1.0%
	2020 Est. Other Races	12.5%	11.6%	11.5%
HISPANIC	2020 Est. Hispanic Population	1,957	14,949	34,248
	2020 Est. Hispanic Population	14.4%	13.8%	13.6%
	2025 Proj. Hispanic Population	15.2%	14.5%	14.3%
	2010 Hispanic Population	10.6%	10.0%	10.6%
EDUCATION (Adults 25 or older)	2020 Est. Adult Population (25 Years or Over)	9,485	74,949	173,135
	2020 Est. Elementary (Grade Level 0 to 8)	2.3%	3.5%	3.3%
	2020 Est. Some High School (Grade Level 9 to 11)	5.4%	5.6%	5.6%
	2020 Est. High School Graduate	27.6%	26.4%	25.3%
	2020 Est. Some College	26.5%	27.3%	26.8%
	2020 Est. Associate Degree Only	11.8%	10.8%	10.8%
	2020 Est. Bachelor Degree Only	17.4%	17.8%	18.4%
	2020 Est. Graduate Degree	9.1%	8.6%	9.9%
HOUSING	2020 Est. Total Housing Units	5,970	45,853	101,669
	2020 Est. Owner-Occupied	49.7%	48.3%	54.2%
	2020 Est. Renter-Occupied	46.6%	48.4%	42.5%
	2020 Est. Vacant Housing	3.7%	3.3%	3.3%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	5.8%	7.7%	7.2%
	2020 Homes Built 2000 to 2009	8.1%	12.3%	14.3%
	2020 Homes Built 1990 to 1999	19.6%	22.5%	23.4%
	2020 Homes Built 1980 to 1989	9.6%	14.5%	11.6%
	2020 Homes Built 1970 to 1979	26.7%	22.5%	18.7%
	2020 Homes Built 1960 to 1969	11.2%	8.2%	7.3%
	2020 Homes Built 1950 to 1959	11.7%	5.7%	5.7%
	2020 Homes Built Before 1949	3.6%	3.3%	8.6%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.9%	1.3%	1.0%
	2020 Home Value \$500,000 to \$999,999	11.5%	12.5%	13.2%
	2020 Home Value \$400,000 to \$499,999	13.7%	14.2%	14.6%
	2020 Home Value \$300,000 to \$399,999	29.7%	33.0%	33.8%
	2020 Home Value \$200,000 to \$299,999	31.7%	26.7%	26.4%
	2020 Home Value \$150,000 to \$199,999	6.2%	4.4%	3.9%
	2020 Home Value \$100,000 to \$149,999	3.0%	3.2%	2.8%
	2020 Home Value \$50,000 to \$99,999	0.9%	1.2%	1.0%
	2020 Home Value \$25,000 to \$49,999	0.5%	1.4%	1.1%
	2020 Home Value Under \$25,000	1.9%	2.1%	2.2%
	2020 Median Home Value	\$301,217	\$308,947	\$305,223
	2020 Median Rent	\$1,175	\$1,185	\$1,191

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	11,143	87,944	201,987
	2020 Est. Civilian Employed	53.7%	57.2%	58.0%
	2020 Est. Civilian Unemployed	4.9%	4.9%	5.0%
	2020 Est. in Armed Forces	1.0%	0.2%	0.2%
	2020 Est. not in Labor Force	40.4%	37.7%	36.9%
	2020 Labor Force Males	48.3%	47.5%	48.7%
	2020 Labor Force Females	51.7%	52.5%	51.3%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	5,980	50,316	117,056
	2020 Mgmt, Business, & Financial Operations	17.9%	14.0%	14.7%
	2020 Professional, Related	20.6%	18.9%	20.1%
	2020 Service	16.0%	19.1%	18.5%
	2020 Sales, Office	21.4%	21.9%	21.9%
	2020 Farming, Fishing, Forestry	-	0.1%	0.2%
	2020 Construction, Extraction, Maintenance	8.9%	10.1%	9.5%
	2020 Production, Transport, Material Moving	15.1%	15.9%	15.0%
	2020 White Collar Workers	60.0%	54.8%	56.8%
	2020 Blue Collar Workers	40.0%	45.2%	43.2%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	78.4%	77.4%	76.1%
	2020 Drive to Work in Carpool	8.8%	10.0%	9.2%
	2020 Travel to Work by Public Transportation	2.3%	3.2%	4.0%
	2020 Drive to Work on Motorcycle	-	0.2%	0.2%
	2020 Walk or Bicycle to Work	2.7%	2.2%	2.9%
	2020 Other Means	1.3%	0.7%	0.7%
	2020 Work at Home	6.4%	6.2%	6.9%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	26.5%	28.1%	26.5%
	2020 Travel to Work in 15 to 29 Minutes	35.2%	40.9%	41.0%
	2020 Travel to Work in 30 to 59 Minutes	28.6%	26.4%	26.7%
	2020 Travel to Work in 60 Minutes or More	9.1%	8.7%	8.7%
	2020 Average Travel Time to Work	22.0	20.9	21.4
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$352.48 M	\$2.84 B	\$6.46 B
	2020 Est. Apparel	\$12.3 M	\$99.97 M	\$227.76 M
	2020 Est. Contributions, Gifts	\$19.66 M	\$162.43 M	\$367.51 M
	2020 Est. Education, Reading	\$10.59 M	\$89.43 M	\$204.29 M
	2020 Est. Entertainment	\$19.68 M	\$159.99 M	\$364.83 M
	2020 Est. Food, Beverages, Tobacco	\$54.53 M	\$436.74 M	\$992.35 M
	2020 Est. Furnishings, Equipment	\$12.27 M	\$99.52 M	\$226.83 M
	2020 Est. Health Care, Insurance	\$32.56 M	\$260.41 M	\$590.95 M
	2020 Est. Household Operations, Shelter, Utilities	\$114.72 M	\$922.03 M	\$2.09 B
	2020 Est. Miscellaneous Expenses	\$6.65 M	\$53.67 M	\$121.81 M
	2020 Est. Personal Care	\$4.73 M	\$38.13 M	\$86.72 M
	2020 Est. Transportation	\$64.8 M	\$519.69 M	\$1.18 B

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