

FOR LEASE

# EVERGREEN STATION



## LOCATION

11808 NE Fourth Plain Blvd  
Orchards, WA 98661

## AVAILABLE SPACE

- 1,960 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

NE Fourth Plain Blvd – 37,319 ADT ('22)  
NE 117th Ave (SR 500/503) – 38,212 ADT ('22)

## HIGHLIGHTS

- This recently renovated shopping plaza is conveniently located by main arterials: I-205, Fourth Plain Blvd and NE 117th Ave (SR 500/503) which extends the trade area in all directions.
- Great visibility at a signalized intersection with ample parking and signage opportunities within the plaza.
- Co-tenants include Grocery Outlet, Bi-Mart, AutoZone, Planet Fitness, Wingstop, Rent-A-Center and many more.
- Great opportunity for retail and restaurant operators.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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**EVERGREEN STATION**  
**11808 NE FOURTH PLAIN BLVD**  
VANCOUVER, WA

**SITE** 

**VANCOUVER MALL**

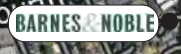
-  Macy's
-  H&M
-  JCPenney
-  ULTA BEAUTY
-  HOBBY LOBBY
-  OLD NAVY
-  AMC THEATRES

**ORCHARDS MARKET CENTER**

-  petco
-  JOANN
-  Office DEPOT
-  PLAY IT AGAIN SPORTS
-  LA FITNESS
-  SPORTSMAN'S WAREHOUSE
-  BIG 5 SPORTING GOODS

**VANCOUVER PLAZA**

-  TARGET
-  DOLLAR TREE
-  Burlington
-  REGAL
-  PETS MART
-  URBAN AIR
-  HARBOR FREIGHT TOOLS





**EVERGREEN STATION**  
**11808 NE FOURTH PLAIN BLVD**  
VANCOUVER, WA



**AVAILABLE**  
**1,960 SF**



503  
500

38,212 ADT (22)  
NE 117th Ave

NE 121st Ave

NE Fourth Plain Blvd  
37,319 ADT (22)



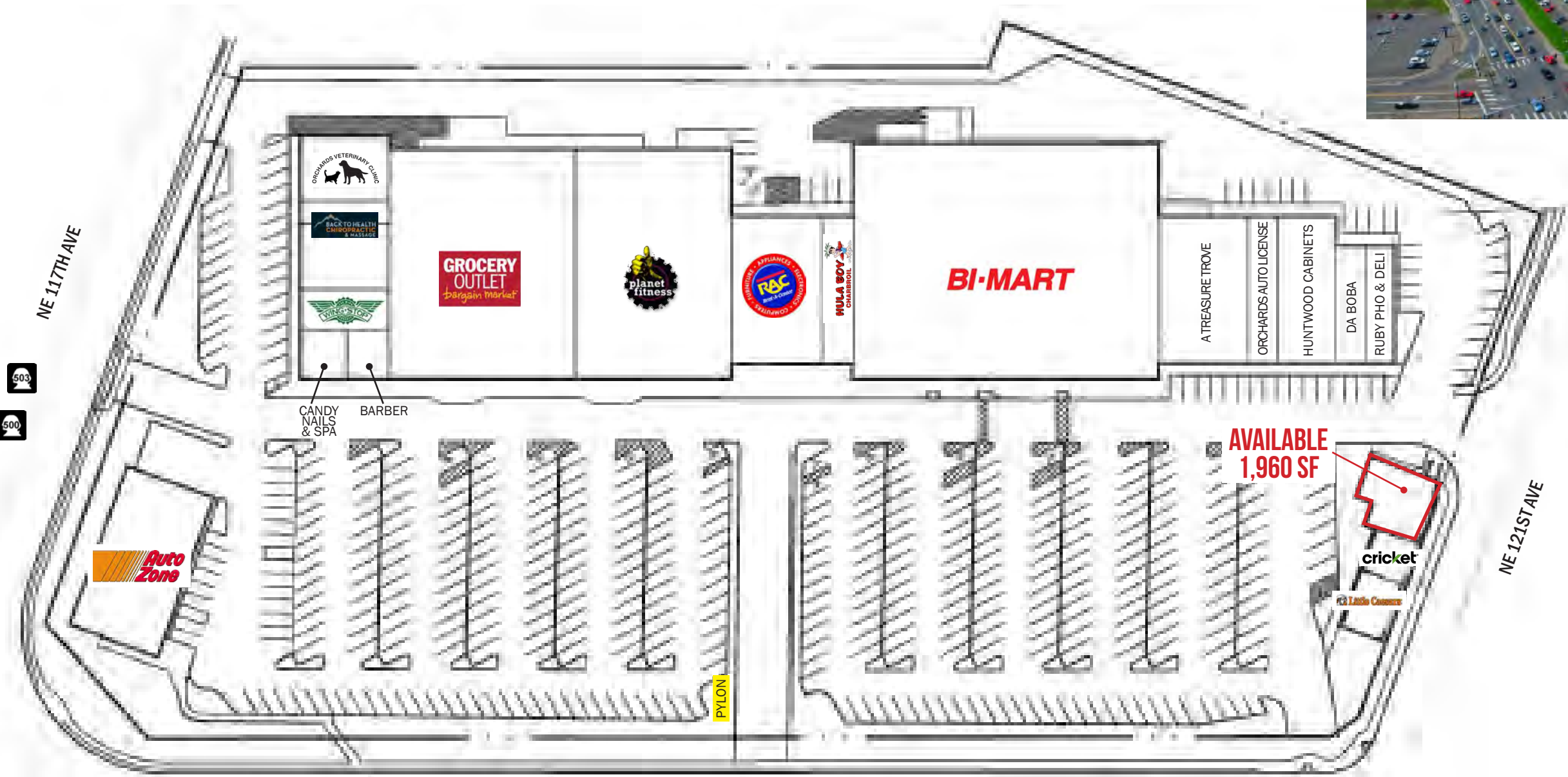
HUNTWOOD CABINETS  
DA BOBA  
ORCHARDS AUTO LICENSE  
A TREASURE TROVE





SITE PLAN

**EVERGREEN STATION**  
**11808 NE FOURTH PLAIN BLVD**  
VANCOUVER, WA



NE FOURTH PLAIN BLVD

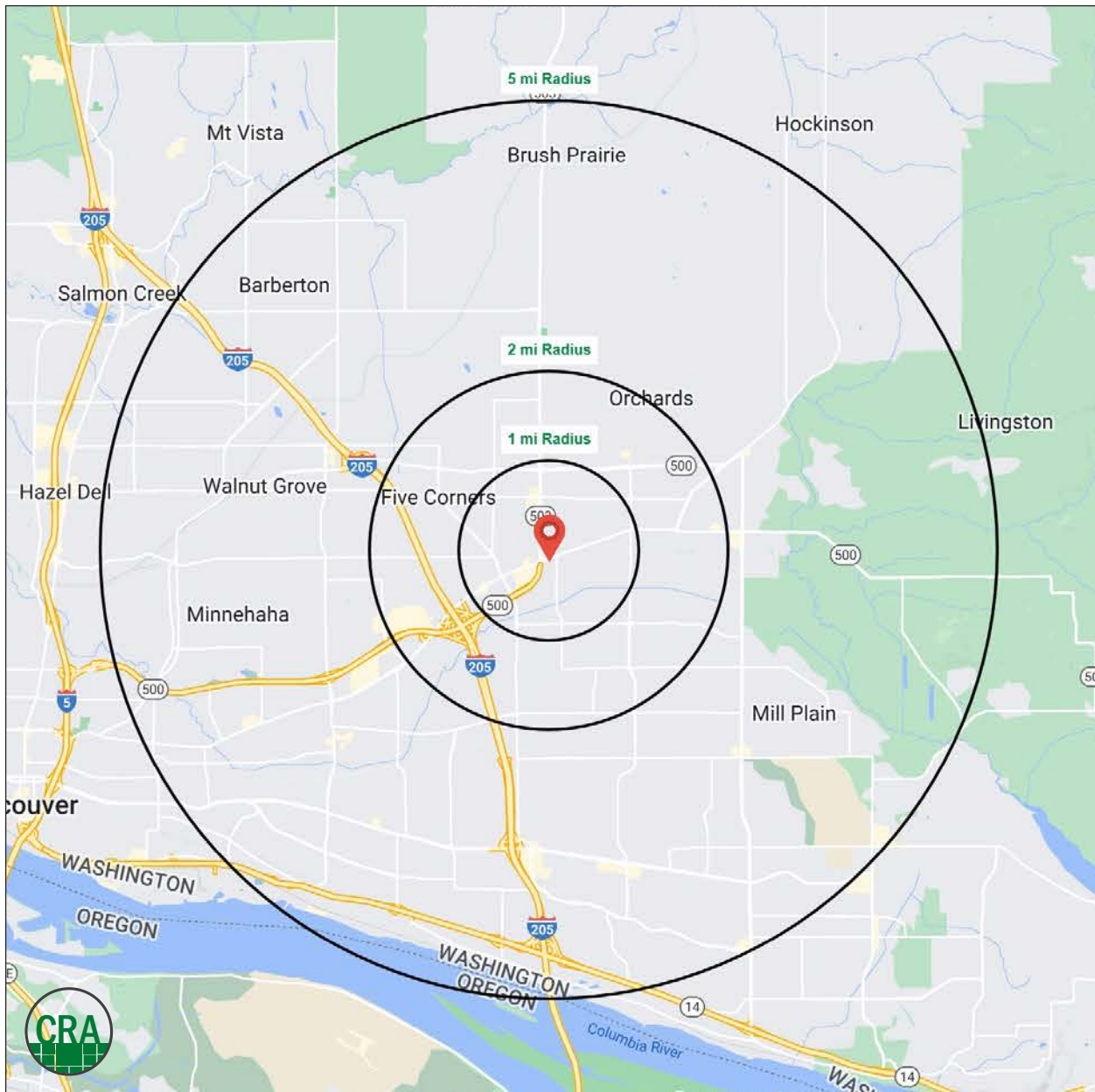
# EVERGREEN STATION 11808 NE FOURTH PLAIN BLVD

VANCOUVER, WA

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	5 MILE
Estimated Population 2024	14,433	56,877	261,157
Estimated Population 2029	14,553	58,174	274,041
Estimated Households	5,421	20,916	100,666
Average HH Income	\$91,456	\$105,043	\$120,025
Median Home Value	\$364,932	\$434,258	\$500,718
Median Age	34	35.6	36.9
Total Employees	6,965	17,796	78,546

**\$105,043**  
Average Household Income  
2 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6687/-122.5507

<b>Evergreen Station</b> <b>Vancouver, WA 98662</b>	<b>1 mi</b> <b>radius</b>	<b>2 mi</b> <b>radius</b>	<b>5 mi</b> <b>radius</b>
<b>Population</b>			
2024 Estimated Population	14,433	56,877	261,157
2029 Projected Population	14,553	58,174	274,041
2020 Census Population	13,512	55,519	248,248
2010 Census Population	12,226	49,482	207,553
Projected Annual Growth 2024 to 2029	0.2%	0.5%	1.0%
Historical Annual Growth 2010 to 2024	1.3%	1.1%	1.8%
2024 Median Age	34.0	35.6	36.9
<b>Households</b>			
2024 Estimated Households	5,421	20,916	100,666
2029 Projected Households	5,480	21,506	106,266
2020 Census Households	5,004	19,889	93,018
2010 Census Households	4,500	17,592	77,808
Projected Annual Growth 2024 to 2029	0.2%	0.6%	1.1%
Historical Annual Growth 2010 to 2024	1.5%	1.3%	2.1%
<b>Race and Ethnicity</b>			
2024 Estimated White	68.7%	72.7%	72.3%
2024 Estimated Black or African American	3.6%	3.3%	3.7%
2024 Estimated Asian or Pacific Islander	7.4%	7.5%	7.9%
2024 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
2024 Estimated Other Races	19.4%	15.7%	15.3%
2024 Estimated Hispanic	19.5%	15.4%	14.8%
<b>Income</b>			
2024 Estimated Average Household Income	\$91,456	\$105,043	\$120,025
2024 Estimated Median Household Income	\$74,040	\$81,542	\$91,085
2024 Estimated Per Capita Income	\$34,406	\$38,739	\$46,382
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	5.3%	3.3%	3.0%
2024 Estimated Some High School (Grade Level 9 to 11)	7.3%	6.3%	5.4%
2024 Estimated High School Graduate	32.7%	29.9%	26.1%
2024 Estimated Some College	22.6%	25.7%	24.6%
2024 Estimated Associates Degree Only	11.2%	11.1%	10.5%
2024 Estimated Bachelors Degree Only	13.9%	16.2%	19.4%
2024 Estimated Graduate Degree	6.9%	7.5%	11.0%
<b>Business</b>			
2024 Estimated Total Businesses	789	2,266	9,014
2024 Estimated Total Employees	6,965	17,796	78,546
2024 Estimated Employee Population per Business	8.8	7.9	8.7
2024 Estimated Residential Population per Business	18.3	25.1	29.0



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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