

RETAIL SPACE FOR LEASE

212 NE 164th Avenue, Vancouver, WA



Suite 5

- 1,200+/- Square Feet
- \$23 psf NNN
- Dimensions: 20' x 60'
- Former Salon
- Can be combined with adjacent suite

Suite 6

- 1,200+/- Square Feet
- \$23 psf NNN
- Dimensions: 20' x 60'
- Former Pizza Operator
- Some restaurant infrastructure still exists for space

RETAIL SPACE FOR LEASE

212 NE 164th Avenue, Suite 5 & 6, Vancouver, WA



Location Features

164th Plaza occupies the northwest corner of NE 164th Avenue and SE 1st Street, a major retail node just north of Mill Plain Boulevard. The center features updated storefronts and retailers that include O'Reilly Auto Parts, Black Rock Coffee, and an ARCO fuel station and convenience store.

Property Highlights

- High-visibility corner location
- Signalized intersection
- Nearly 30,000 vehicles per day on 164th Avenue

Shopping Center Details

Address: 212 NE 164th Avenue Vancouver, WA 98684

Shopping Center Size: 38,654 Square Feet

Parking Spaces / Ratio: 157 spaces / 4.12 per 1,000 sf

Tenants:
O'Reilly Auto Parts
Black Rock Coffee
ARCO Fuel Station (NAP)

	Suite 5	Suite 6	Combined Suite
Size:	1,200 SF	1,200 SF	2,400 SF
Use:	Former Salon	Retail	
Lease Rate:	\$23 psf + NNN	\$23 psf + NNN	\$23 psf + NNN
Use Type:	Retail	Restaurant	Restaurant / Retail
Availability:	Apr-25	Now	Apr-25
Space Condition:	2nd Generation	2nd Generation	2nd Generation

DANIEL SILVEY, CCIM, MRED, MBA
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Space Plan

Suite 5

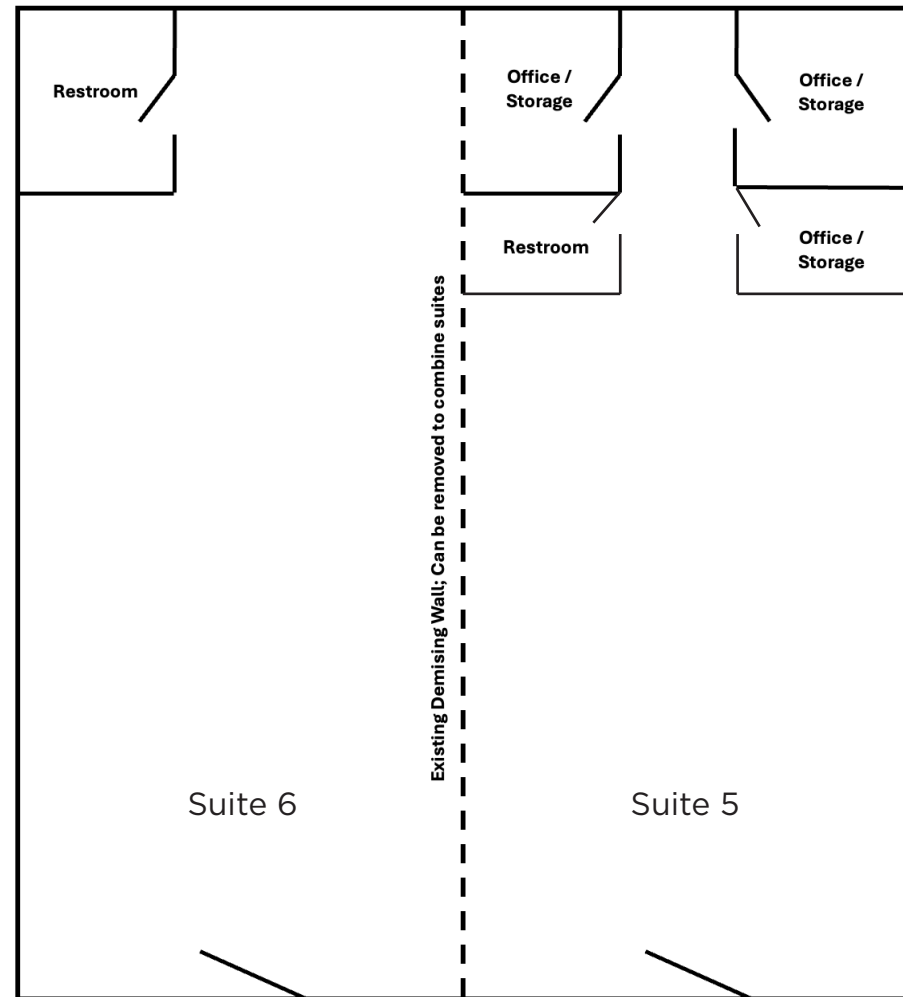
1,200+/- Square Feet

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- Former Salon
- Dimensions: 20' x 60'
- Can be combined with adjacent suite

Suite 6

1,200+/- Square Feet

- \$23 psf NNN
- Dimensions: 20' x 60'
- Warm shell condition
- Can be combined with adjacent suite
- Type II hood vent capped at roof
- Plumbing for kitchen equipment and grease interceptor in place



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Space Photos

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Suite 6

1,200+/- Square Feet

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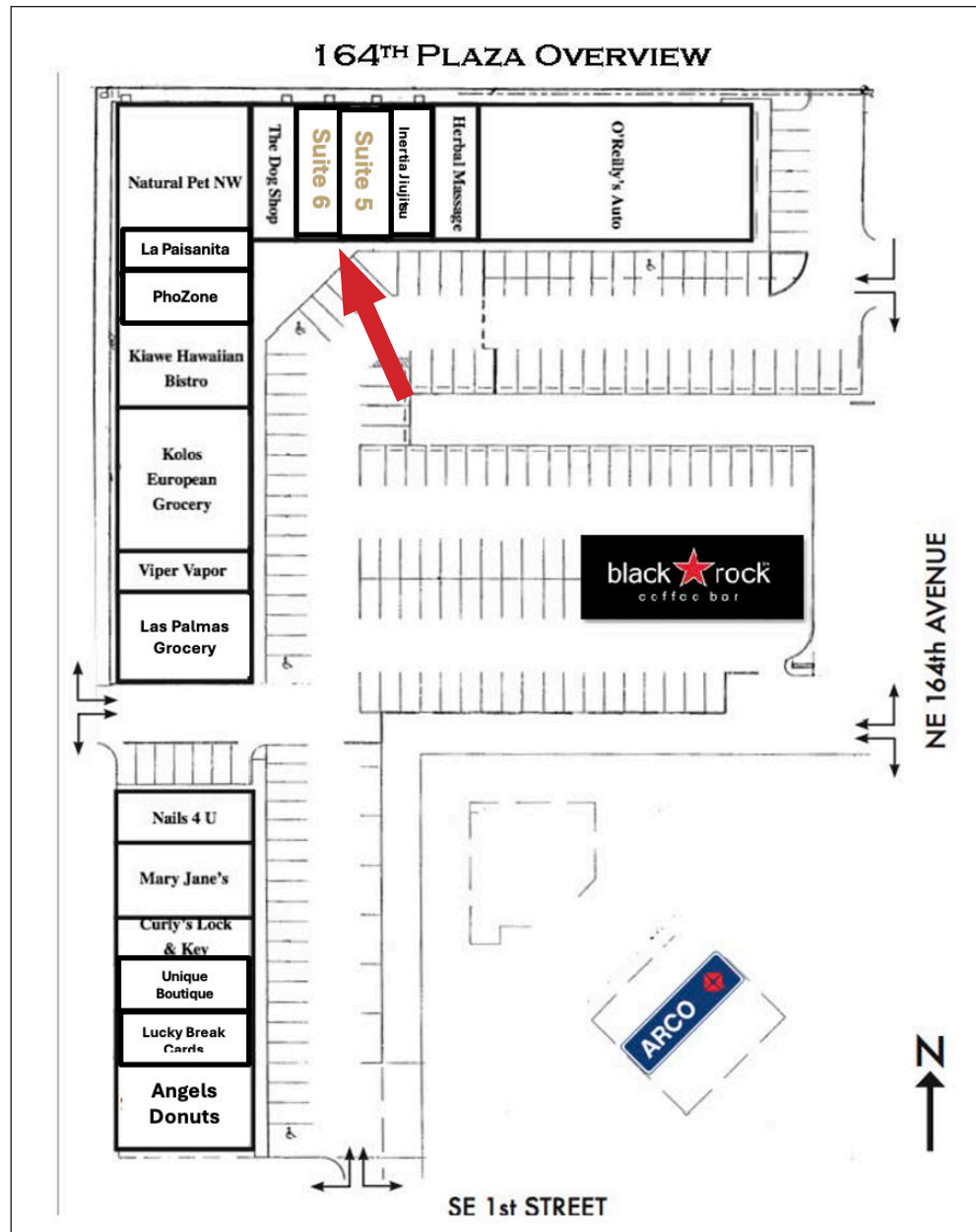
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Area Overview

AREA DEMOGRAPHICS			
Population	1 mi area	3 mi area	5 mi area
2024 Estimated Population	17,658	104,750	203,977
2029 Projected Population	18,931	113,295	219,861
2020 Census Population	17,603	99,161	194,605
Projected Annual Growth Rate 2024 to 2029	1.4%	1.6%	1.5%
Households			
2024 Estimated Households	6,979	40,483	76,202
2024 Est. Avg. HH Income	\$96,749	\$101,624	\$101,994
2024 Est. Median HH Income	\$75,353	\$83,136	\$82,126
Businesses			
2024 Est. Total Businesses	932	4,013	10,289
2024 Est. Total Employees	6,763	31,400	88,798

164th Plaza is located in an established neighborhood of northeast Vancouver that includes a mix of residential and day-time employment uses. Major employers nearby include Hewlett Packard, PeaceHealth and numerous other employers along Tech Center Drive.

Walk Score

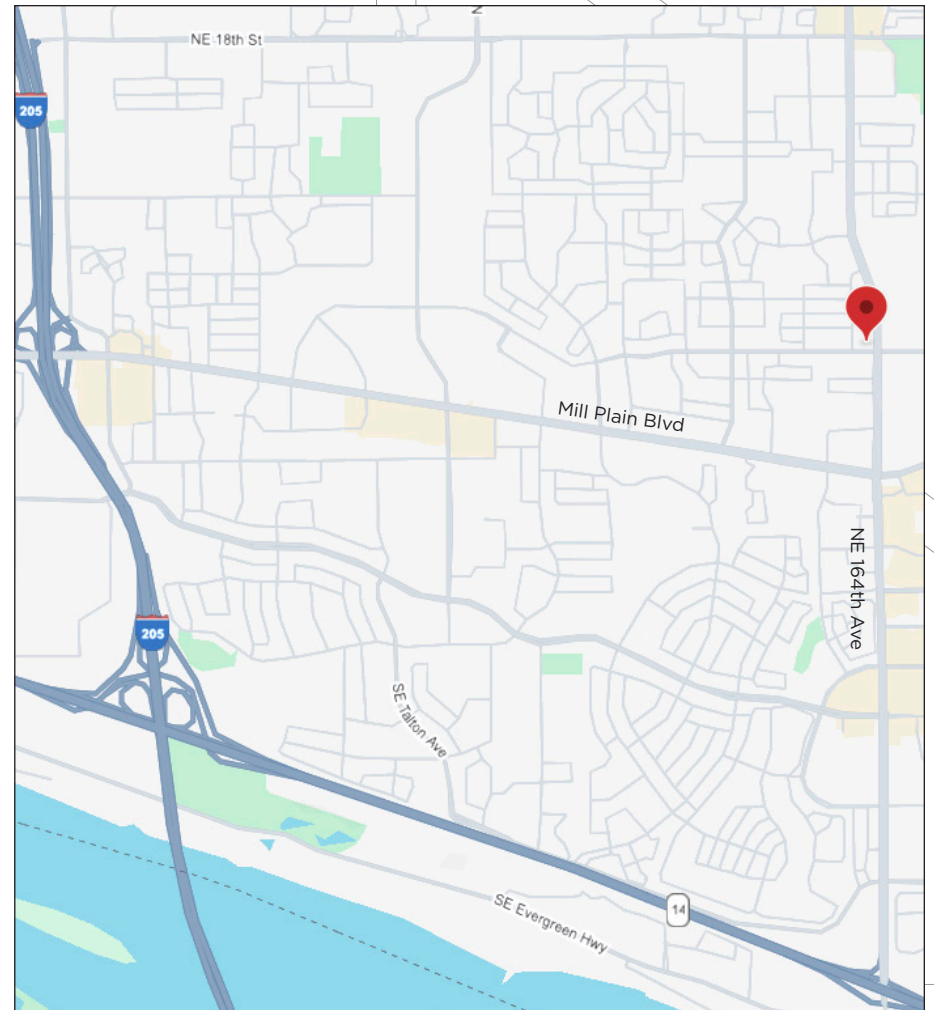
71

Bike Score

78

Transit Score

38



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