

**FOR
LEASE**

The Sparks Building

1001 Broadway, Vancouver, WA 98660



Vessel[™]
COMMERCIAL REAL ESTATE

CALL OR EMAIL FOR PRICING:

Jeffrey Peterson
Designated Broker

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701 NE 136th Ave, Suite 200
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Property Overview

The Sparks Building
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AVAILABLE SF	RESTUARANT
	Suite 1500: ±2,210 SF
	OFFICE / RETAIL
	Suite 200: ±1,339 SF Suite 202: ±1,279 SF Suite 222: ±14,527 SF Upper - ±7,443 SF Lower - ±7,084 SF
	STUDIO
	Studio B: ± 882 SF
LEASE RATE	Contact Broker
LOT SIZE	20,000 SF / 0.46 Acres
BUILDING SIZE	34,615 SF
BUILDING CLASS	B
YEAR BUILT	1951
ZONING	City Center (CX)
MARKET	Vancouver

Summary

The Sparks Building is a prominent mixed-use commercial asset situated in the heart of the highly walkable downtown Vancouver business district. This property is designed to cater to a vibrant urban environment, focusing on boutique retail and professional service tenants.



Highlights

- **Exceptional Mixed-Use Profile:** ±34,615 SF of mixed use space for retail, entertainment, office, or food use.
- **Prime Downtown Location:** Situated in the dense, highly walkable urban core of Vancouver, WA, attracting a strong mix of pedestrian and business traffic.
- **Operational Infrastructure:** Features an on-site loading dock and ±4,000+ SF of flexible basement storage area.
- **Favorable Downtown Zoning:** Located in an area generally zoned CX (City Center), allowing for a broad range of commercial, retail, and office uses.



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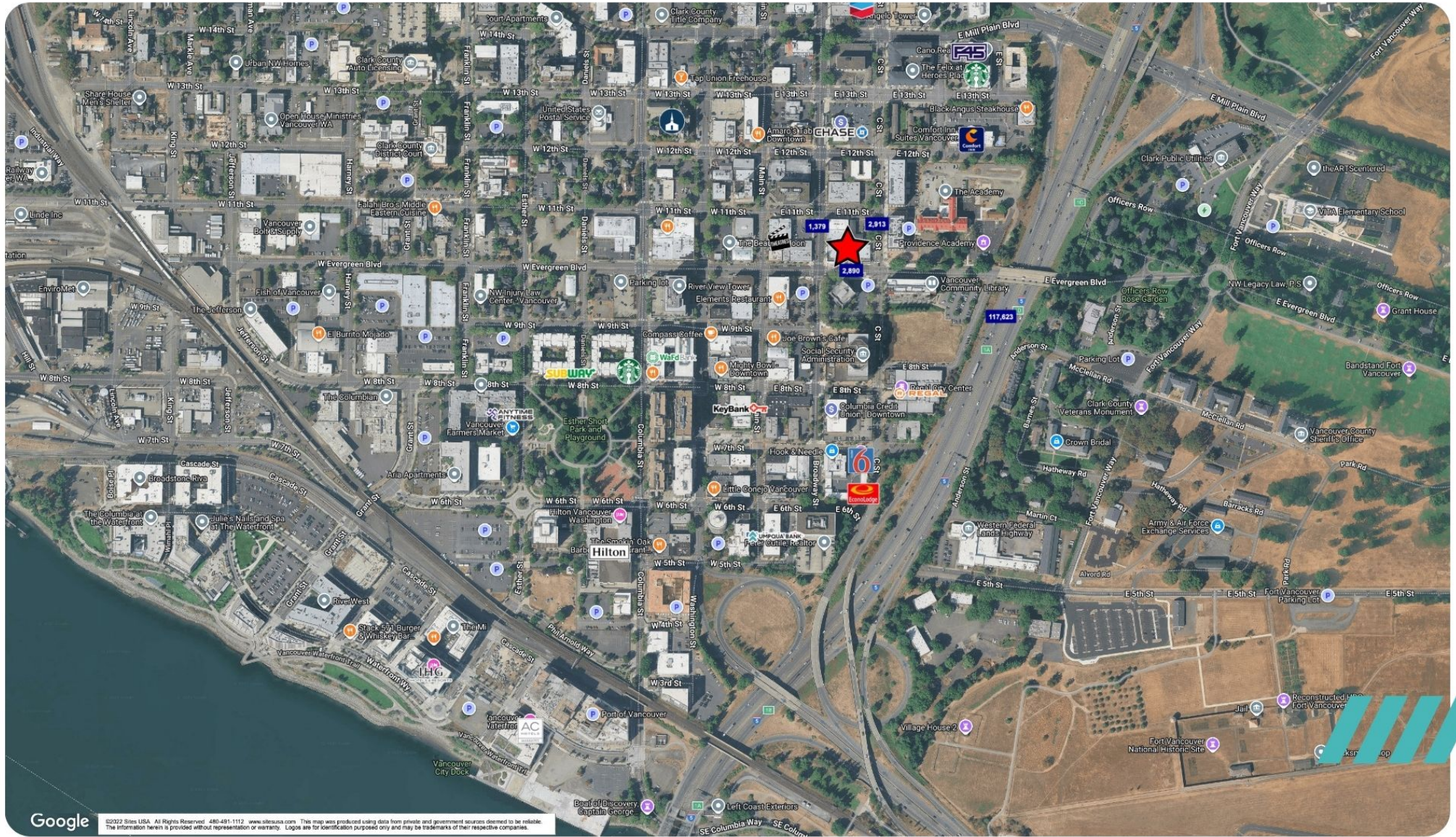
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Property Aerial

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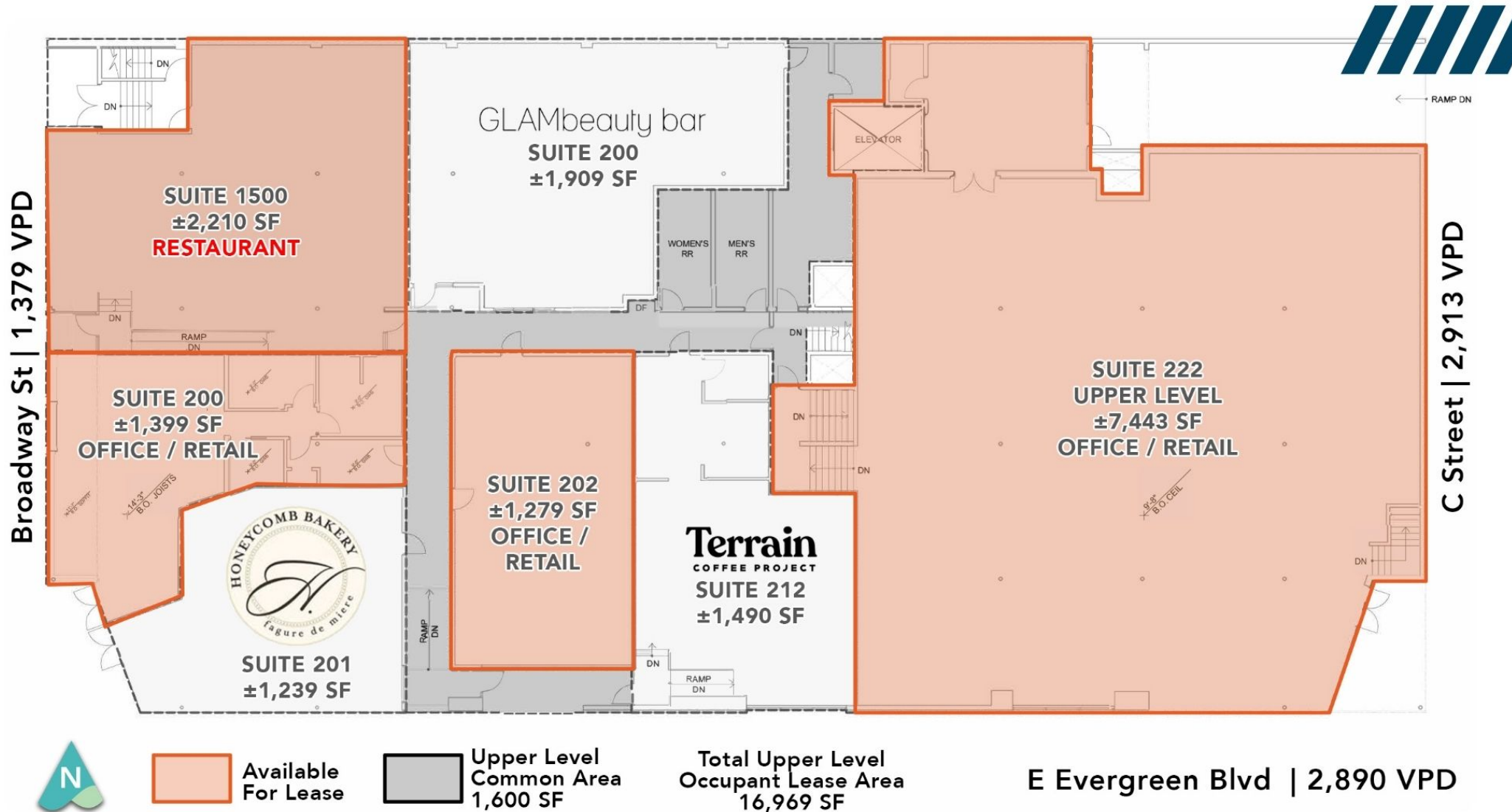
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Site Plan

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E Evergreen Blvd | 2,890 VPD

Upper Level

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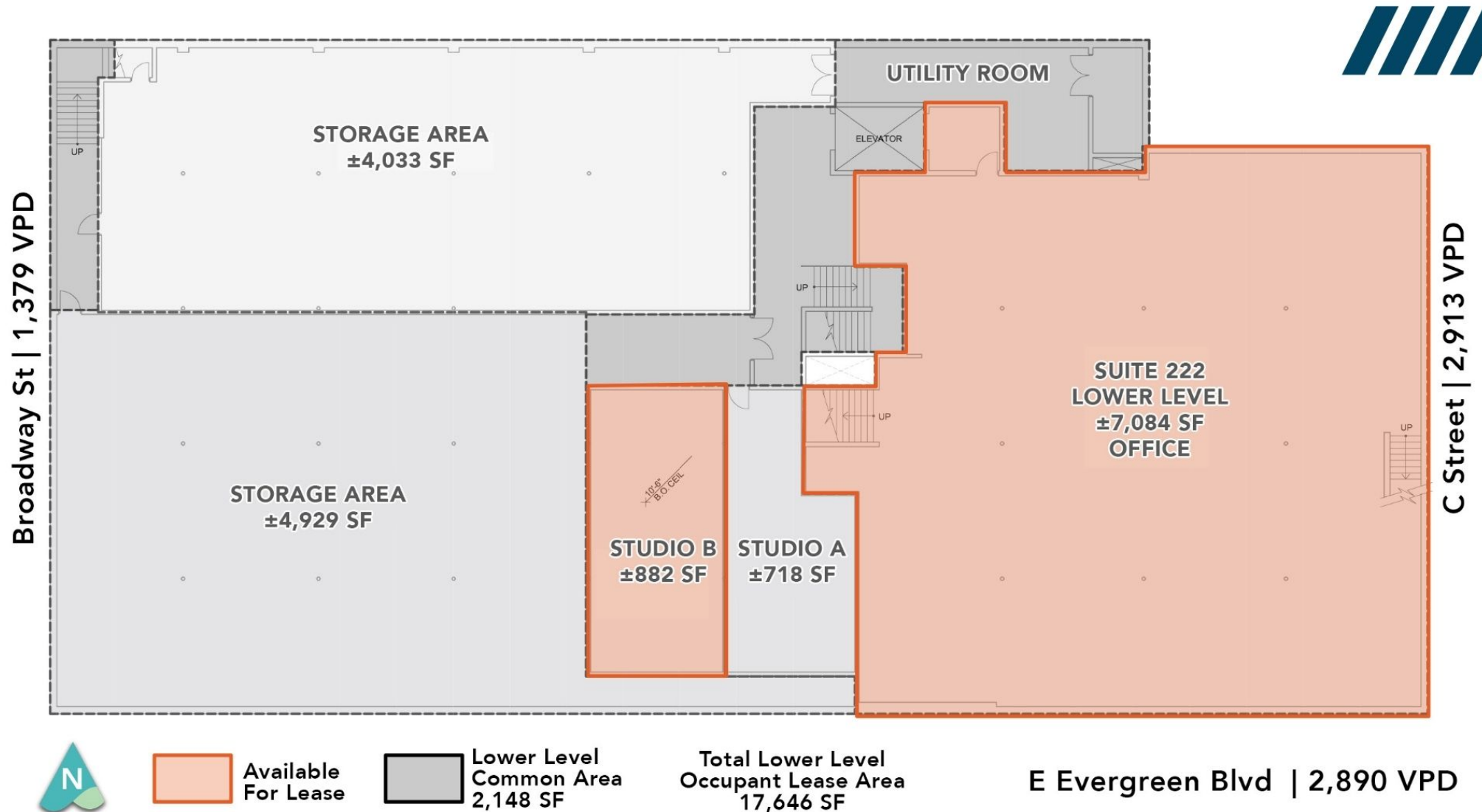
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Site Plan

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Lower Level



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Property Photos

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Google Street View



Suite 200



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Suite 200



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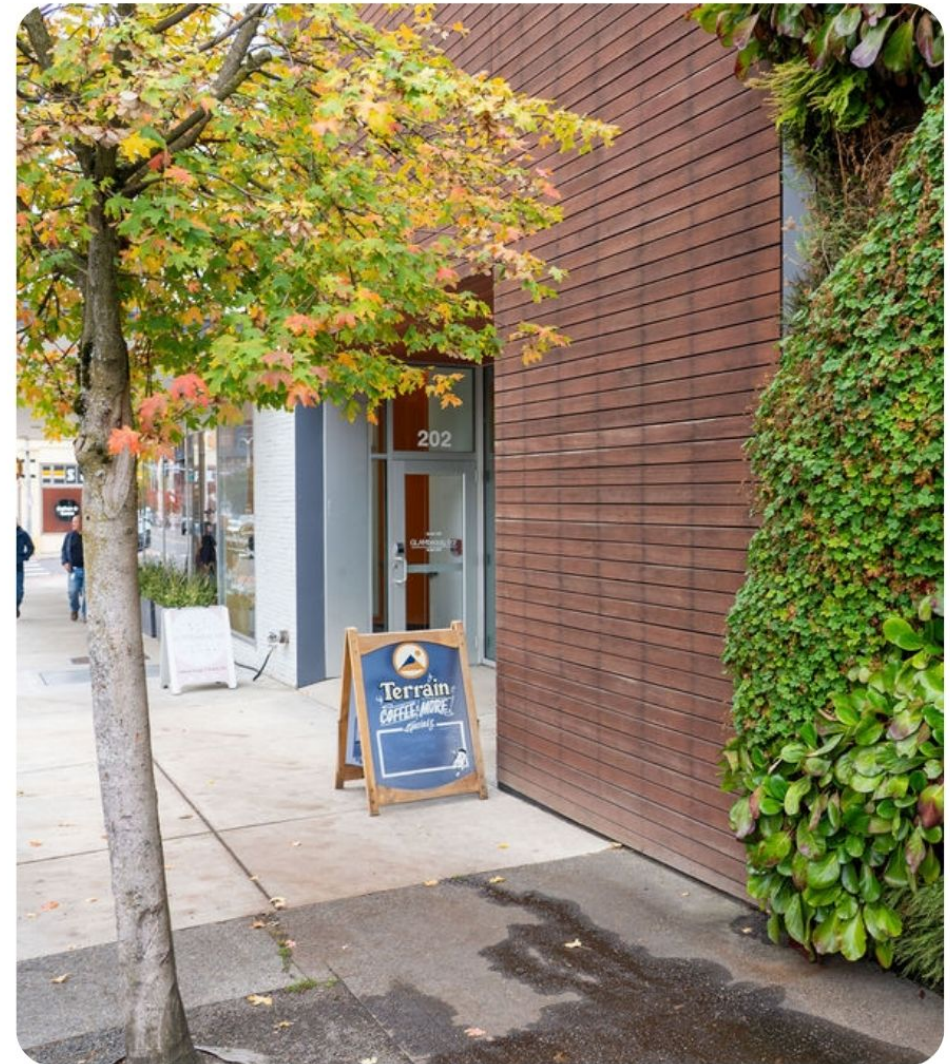
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Property Photos

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Hurley Development

Suite 202



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Suite 202



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Suite 222



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Upper Level Suite 222



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Lower Level Suite 222



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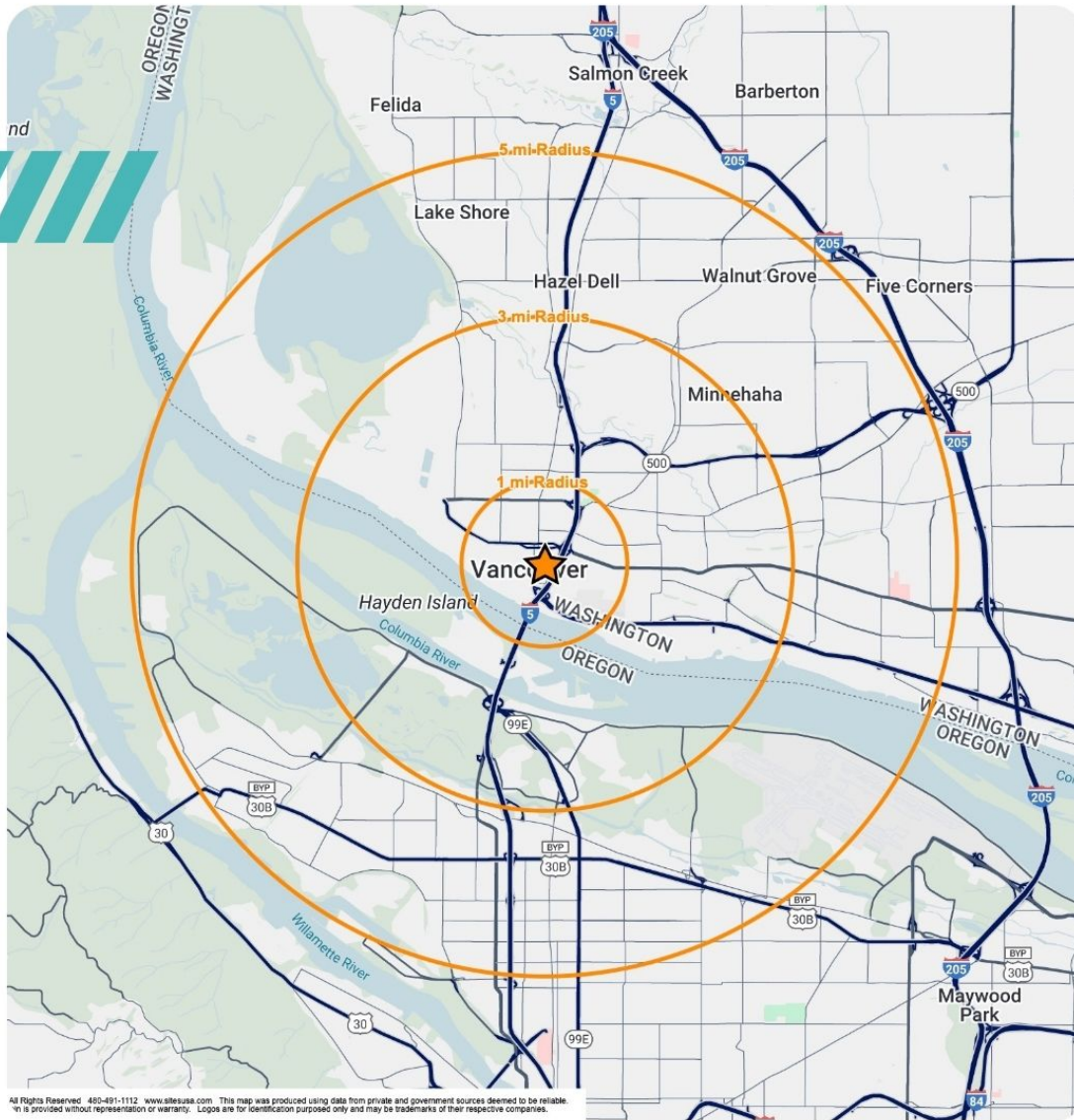
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Demographics

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POPULATION	1 Mile	3 Miles	5 Miles
2025 Estimated Population	11,776	68,775	239,247
Median Age	40.3	38.2	37.2
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Estimated Households	7,139	31,997	101,744
2030 Projected Households	9,035	34,033	105,215
Projected Annual Growth	5.3%	1.3%	0.7%
INCOME	1 Mile	3 Miles	5 Miles
Average HH Income	\$117,894	\$110,709	\$118,584
Median HH Income	\$74,193	\$79,969	\$90,863
EMPLOYMENT	1 Mile	3 Miles	5 Miles
Businesses	1,944	4,534	4,534
Employees	15,819	43,546	111,980
EDUCATION	1 Mile	3 Miles	5 Miles
Bachelor's Degree or Higher	35.9%	36.5%	40%



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