

FOR
LEASE

The Sparks Building

1001 Broadway, Vancouver, WA 98660



VesselTM
COMMERCIAL REAL ESTATE

CALL OR EMAIL FOR PRICING:

Jeffrey Peterson
Designated Broker

360-728-6670

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701 NE 136th Ave, Suite 200
Vancouver, WA 98684

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Property Overview

The Sparks Building

1001 Broadway, Vancouver, WA 98660

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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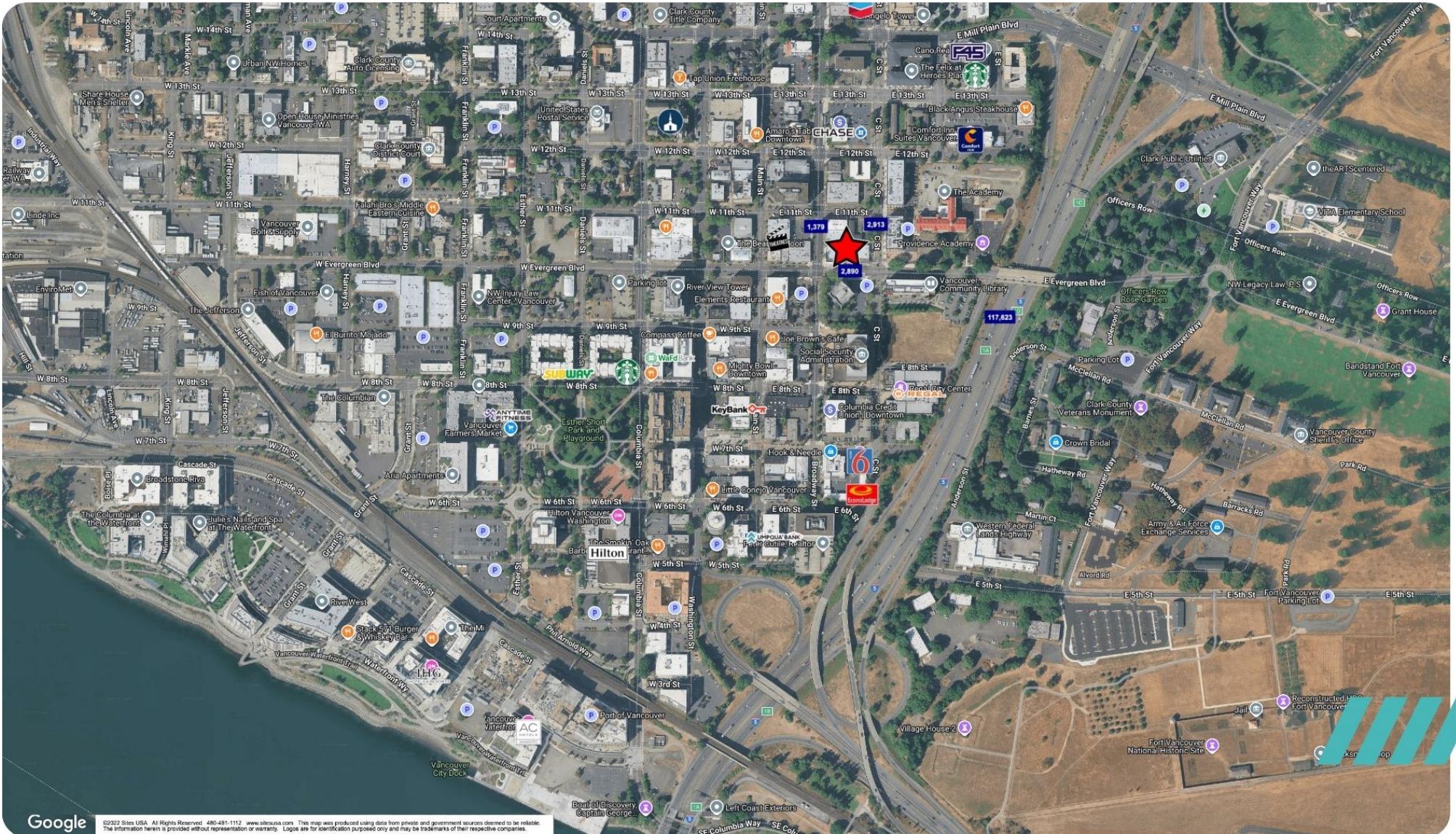
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Property Aerial

The Sparks Building
1001 Broadway, Vancouver, WA 98660



Google

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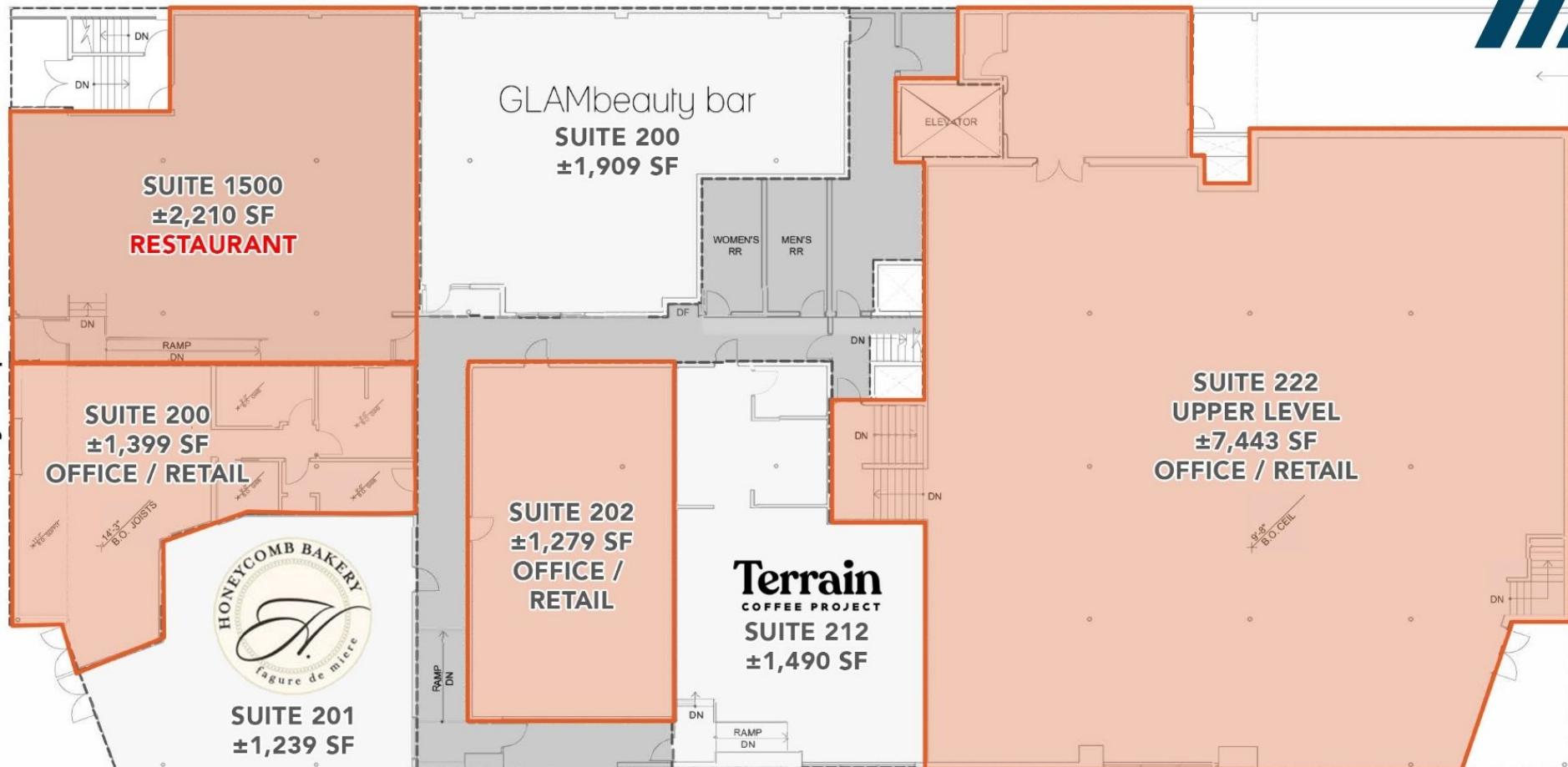
Site Plan

The Sparks Building

1001 Broadway, Vancouver, WA 98660

Broadway St | 1,379 VPD

C Street | 2,913 VPD



Available
For Lease



Upper Level
Common Area
1,600 SF

Total Upper Level
Occupant Lease Area
16,969 SF

E Evergreen Blvd | 2,890 VPD

Upper Level



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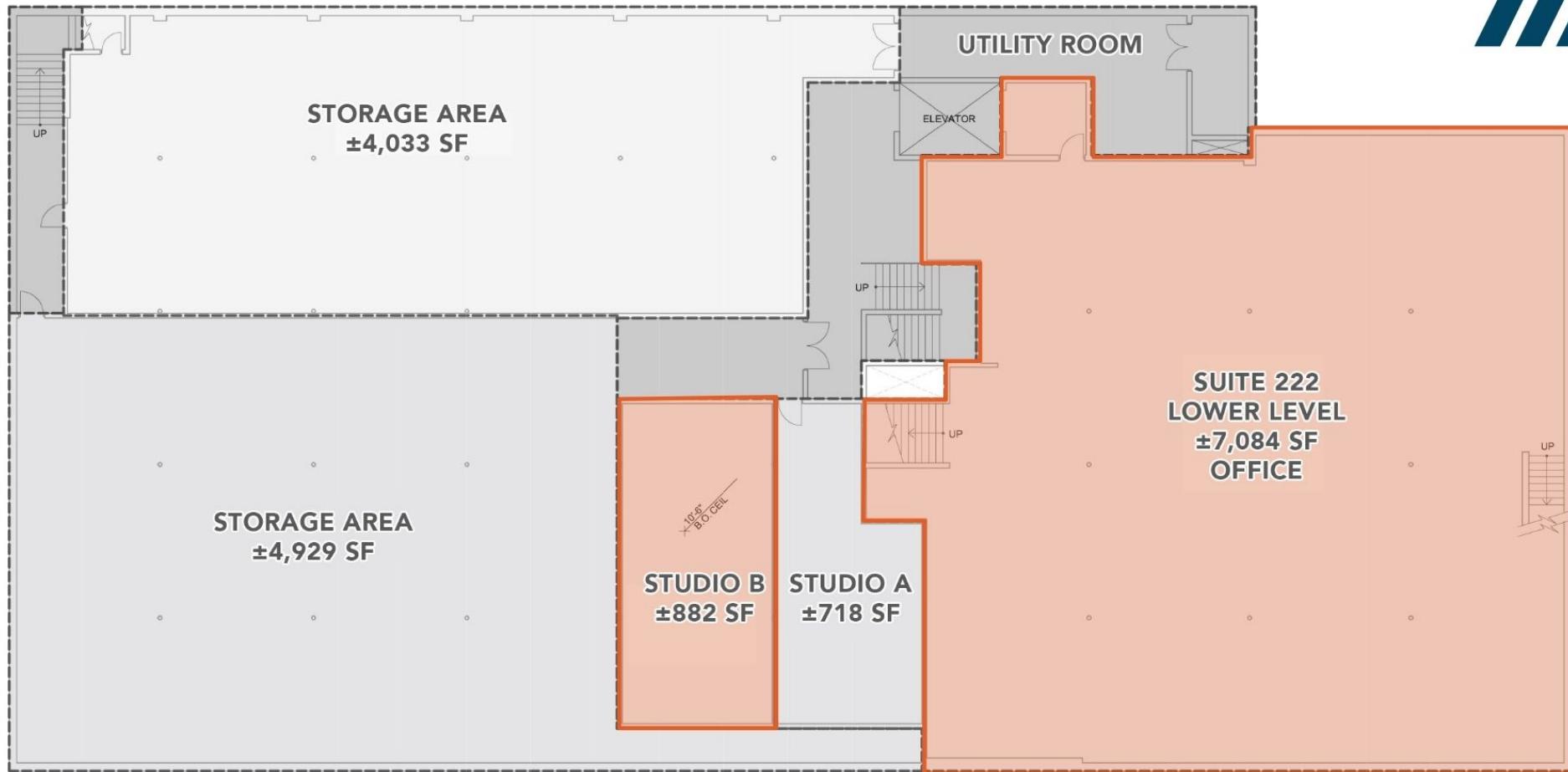
Site Plan

The Sparks Building

1001 Broadway, Vancouver, WA 98660



Broadway St | 1,379 VPD



Available
For Lease

Lower Level
Common Area
2,148 SF

Total Lower Level
Occupant Lease Area
17,646 SF

E Evergreen Blvd | 2,890 VPD

Lower Level



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Property Photos



Google Street View



Suite 200



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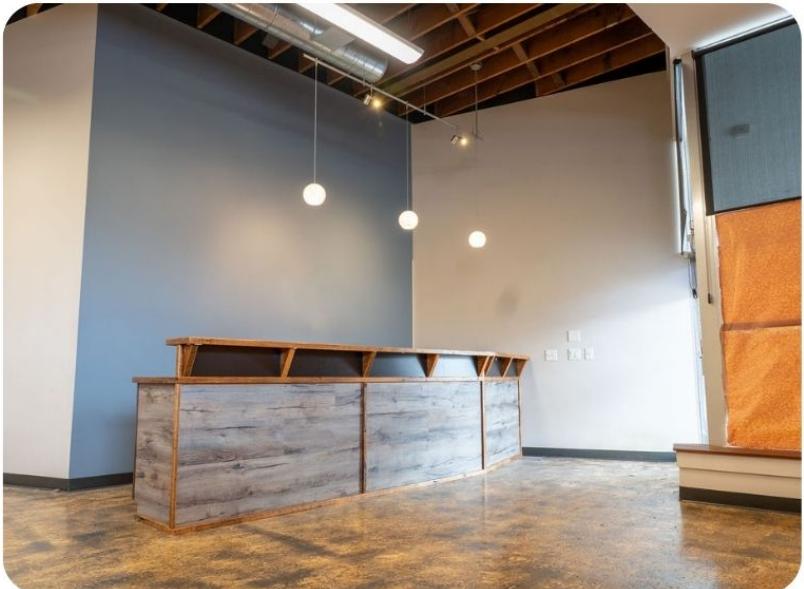
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Suite 200



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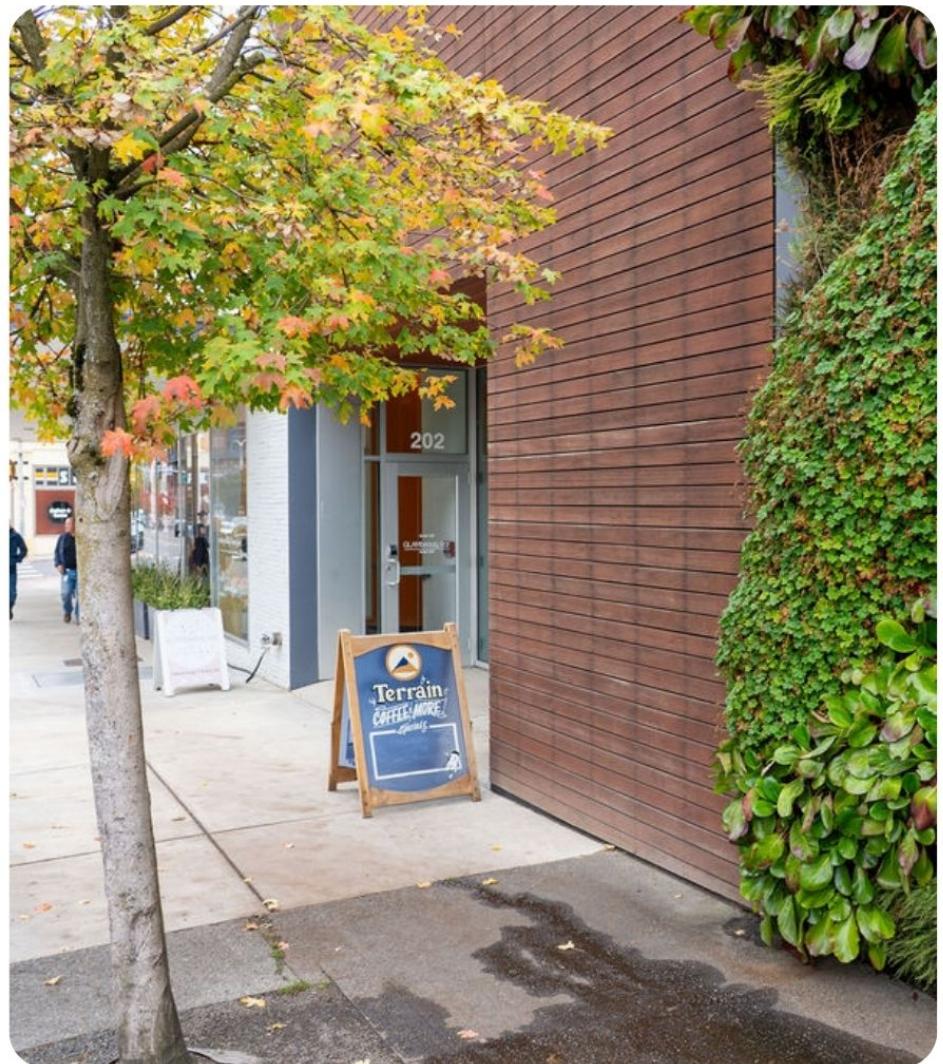
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Property Photos



Hurley Development

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Suite 202



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Suite 202



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Property Photos

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Suite 222



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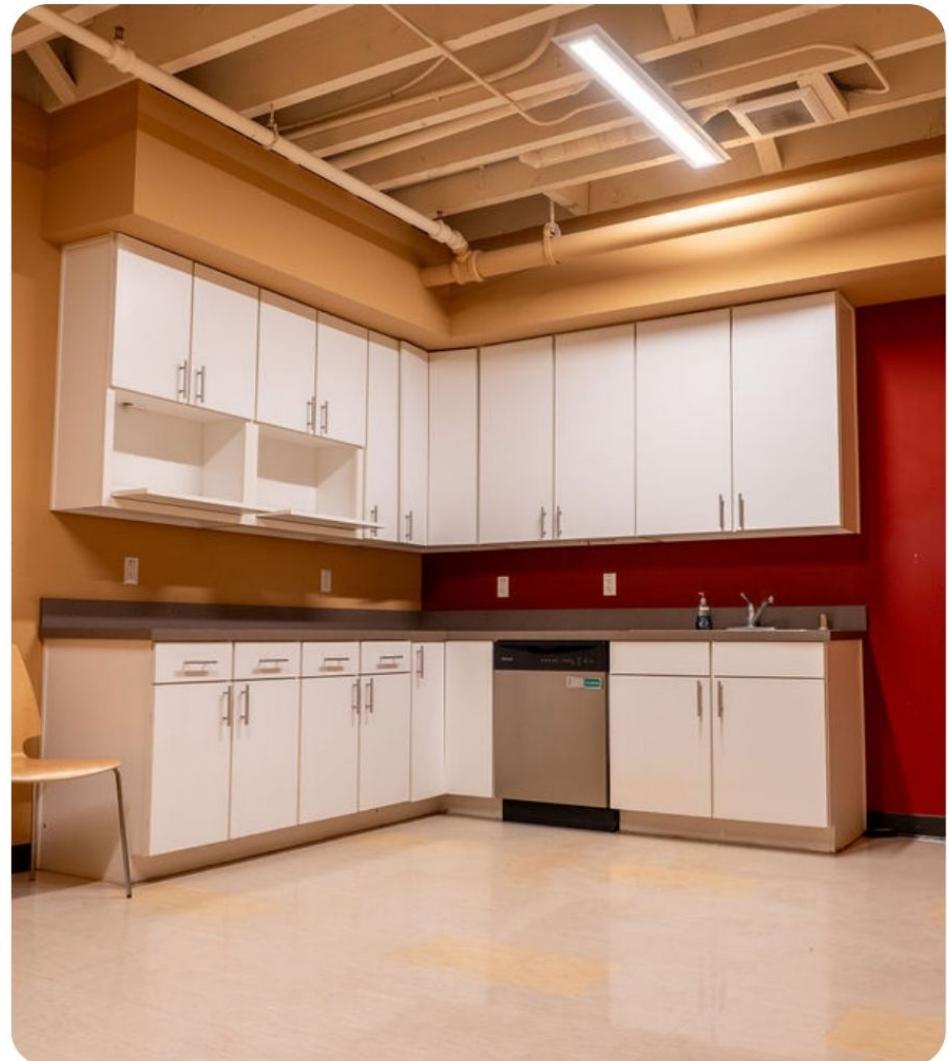
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Upper Level **Suite 222**



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Lower Level **Suite 222**



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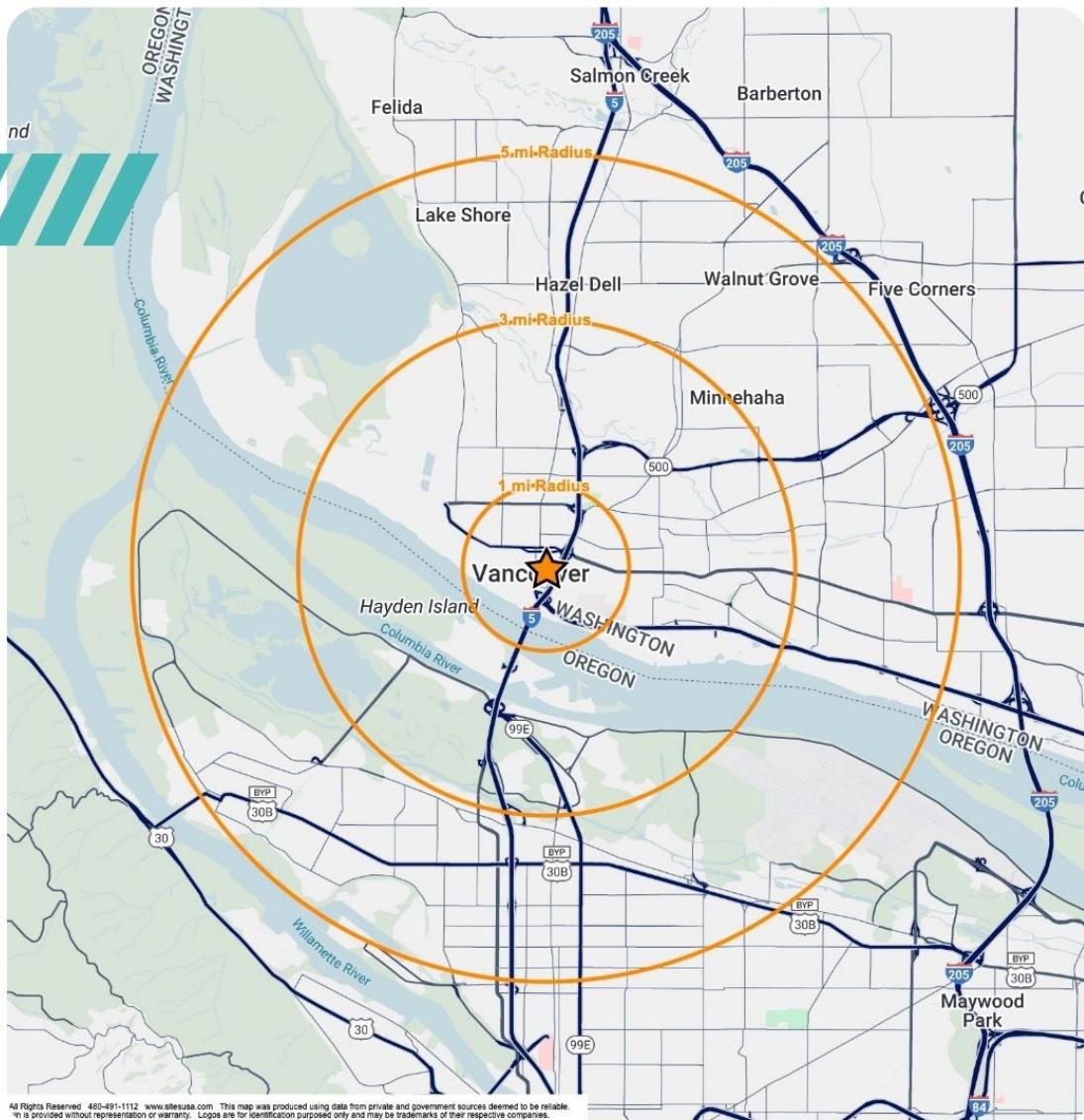
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Demographics



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