



FOR LEASE



ALLIANCE WALNUT GROVE

Seeking Retail / Service / Restaurant Users

± 1,000 SF - ± 5,967 SF (4 Suites) | Call for Lease Rates

6712 NE 88th St, Vancouver, WA

- Class A mixed-use development
- Located next to Seaton Catholic High School, across from nearby anchors Costco and Home Depot

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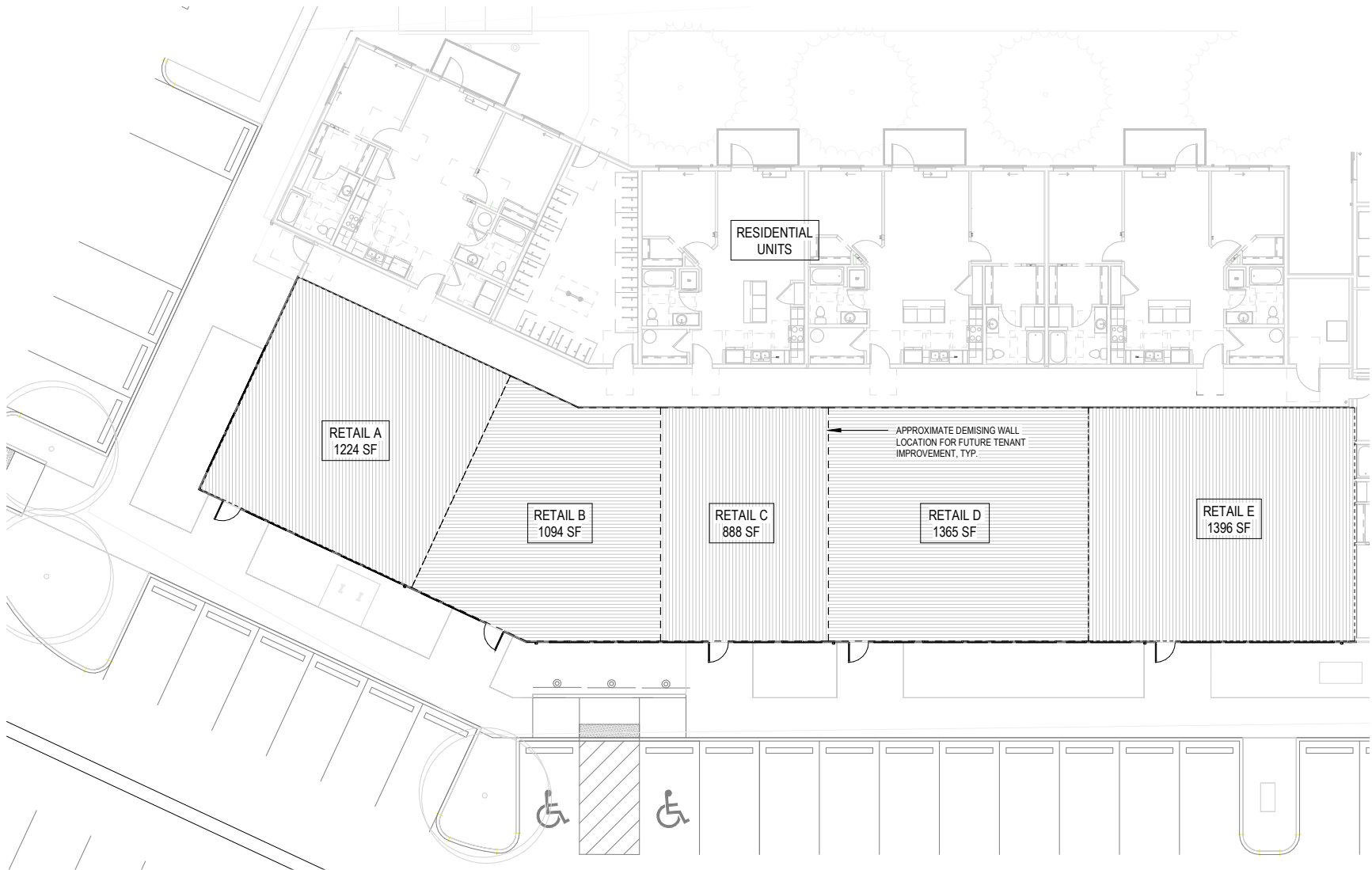
eric@capacitycommercial.com



PROPERTY SUMMARY

PROPERTY DETAILS	
Address	6712 NE 88th St Vancouver, WA 98665
Available Space	888 SF - 5,967 SF
N° of Suites Available	5 Suites
Lease Rate	Call for Lease Rates
Use Type	Retail, Service, Restaurant
Availability	With 30 Days' Notice

SPACE	SIZE	USE TYPE
Retail A	1,224 SF	Retail/Restaurant
Retail B	1,094 SF	Retail/Restaurant
Retail C	888 SF	Retail/Service
Retail D	1,365 SF	Retail/Service
Retail E	1,396 SF	Retail/Service





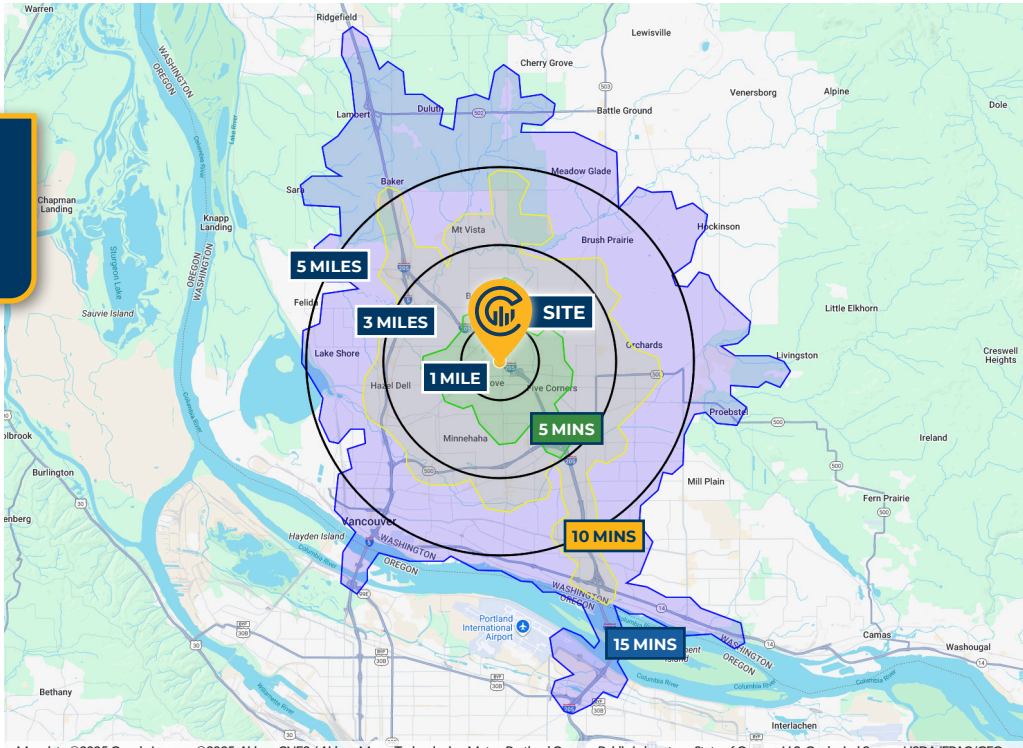
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	8,405	106,913	278,140
2030 Projected Population	9,259	111,805	283,899
2020 Census Population	8,146	97,303	263,964
2010 Census Population	6,791	78,914	222,775
Projected Annual Growth 2025 to 2030	2.0%	0.9%	0.4%
Historical Annual Growth 2010 to 2025	1.6%	2.4%	1.7%
Households & Income			
2025 Estimated Households	3,245	41,574	109,339
2025 Est. Average HH Income	\$128,075	\$124,202	\$121,104
2025 Est. Median HH Income	\$96,802	\$96,930	\$94,943
2025 Est. Per Capita Income	\$49,559	\$48,405	\$47,710
Businesses			
2025 Est. Total Businesses	333	4,108	9,900
2025 Est. Total Employees	2,670	29,357	74,924

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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