

FOR SALE

FISHER'S LANDING PROPERTIES

SE 18th St , East of 164th Ave. | Vancouver, WA 98683



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com

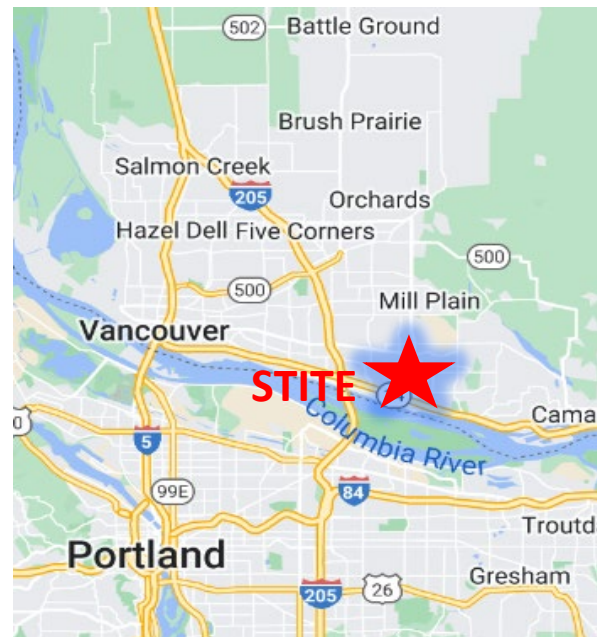


PROPERTY HIGHLIGHTS

- Located on SE 18th Street east of SE 164th Avenue, in Fisher's Landing trade area. Easy access from SE Mill Plain Blvd. and SR-14.

• Availabilities:	<u>Price</u>
• Drive-thru former bank building- 2,616 SF .57 Acre parcel	\$1,500,000
• Undeveloped Pads:	
• Lot 1: 1.34 Acres TPN# 115100015	\$1,460,000
• Lot 2: 1.37 Acres TPN# 986049267	\$1,492,000
• Combined Pads: 2.71 Acres	\$2,941,930

- High income and strong traffic counts
- Zoned Community Commercial (CC)
- Neighboring retailers:



FOR MORE INFORMATION:

Deborah Ewing
360.597.0566 | dewing@fg-cre.com



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SE 15th St

Black Bear Diner



Retail Center



SE 164th Ave

Drive-thru building

Lot 1
1.34 acres

Lot 2
1.37 acres

SmartStop
Self Storage

SE 18th St

Under Contract

GUSTAV'S



Big Al's Vancouver



Retail Center

KIDDIE ACADEMY,
EDUCATIONAL CHILD CARE

SE 20th St

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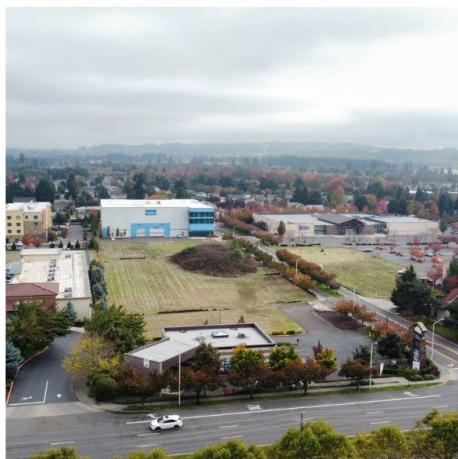
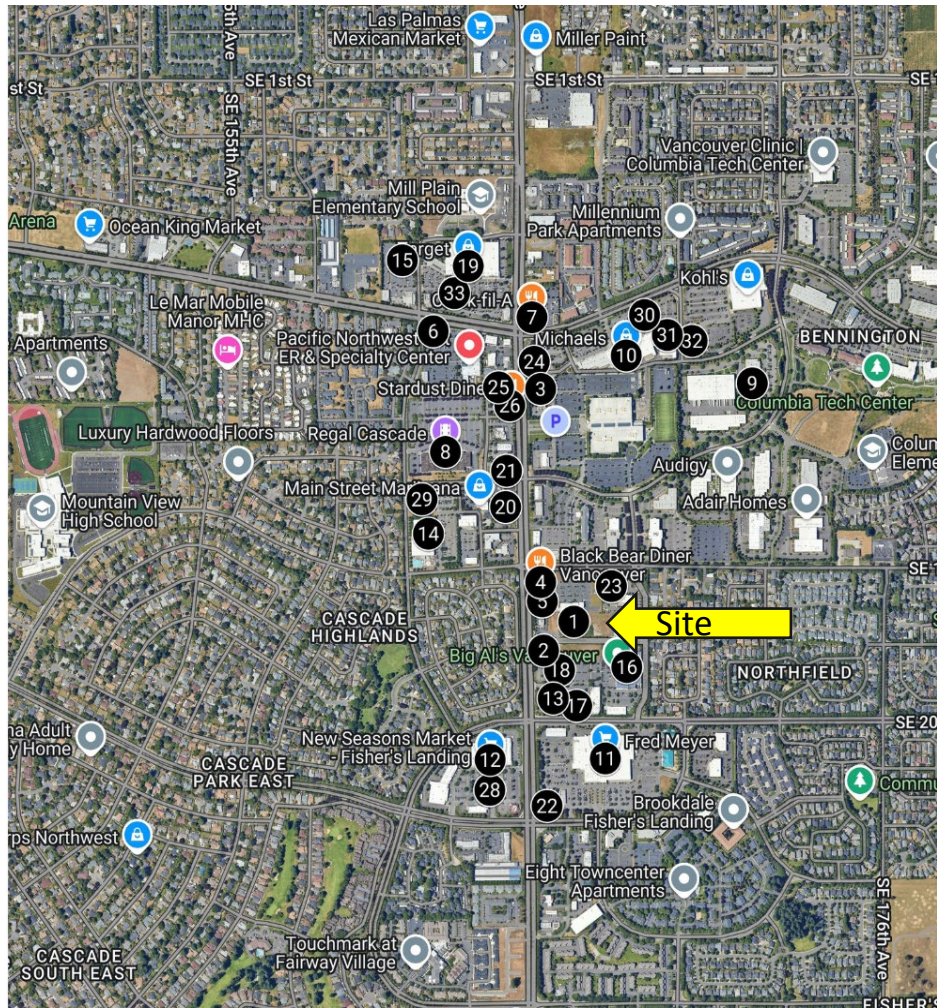
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1. SE 18th Street
2. Gustav's
3. Panera Bread
4. Black Bear Diner Vancouver
5. Killer Burger
6. Red Robin Gourmet Burgers and Brews
7. Chick-fil-A
8. Regal Cascade
9. 24 Hour Fitness
10. Fred Meyer
11. New Seasons Market - Fisher's Landing
12. Walgreens
13. Cascade Athletic Club - Vancouver
14. BevMo!
15. Big Al's Vancouver
16. Black Rock Coffee Bar
17. Target
18. Brewed Awakenings
19. Taco Bell
20. Burgerville
21. Best Western Premier Hotel at Fisher's Landing
22. Olive Garden Italian Restaurant
23. Starbucks
24. Fisher's Landing Marketplace
25. Columbia Crossing Shopping Center
26. Trader Joe's
27. World Market
28. Mill Plain Town Center



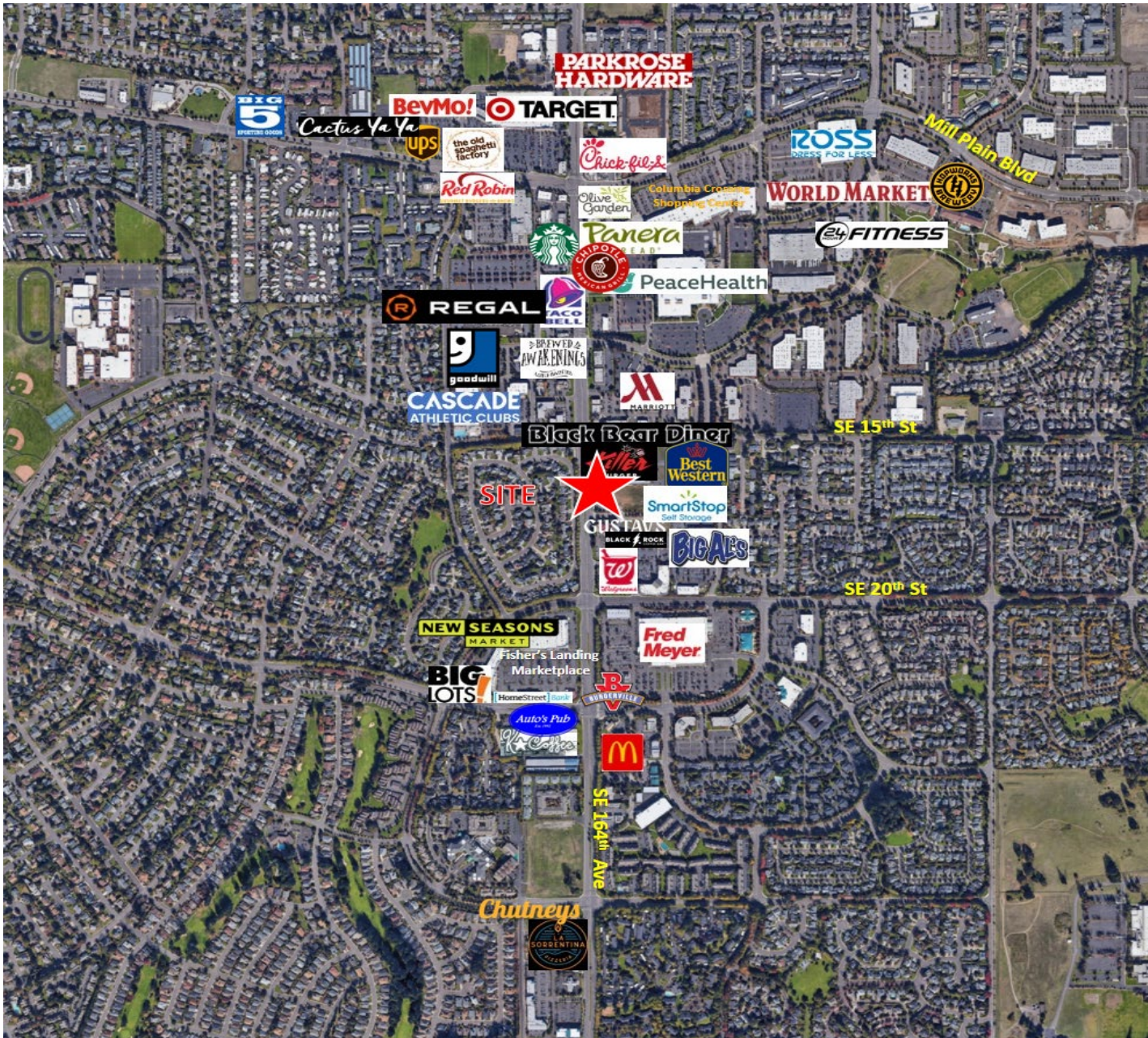
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	20,361	91,693	198,610
2028 Projected Population	21,341	96,498	207,146
Average Household Income	\$102,517	\$105,527	\$100,607

Average Daily Traffic

- SE 164th Ave @ SE 15th St N – 32,153
- SE 164th Ave @ SE Village Loop S – 36,687
- SE 20th St @ SE 167th Ave E – 7,643

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.