

**SALE, LEASE  
OR BTS**

# Kestrel Station

NWC NE Fourth Plain Blvd & NE 154<sup>th</sup> Ave  
Vancouver, WA 98682



**Vessel**<sup>™</sup>  
COMMERCIAL REAL ESTATE

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We obtained the information from sources we believe to be reliable. However, we can make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property or business. You and your tax and/or legal advisors should conduct your own investigation of the property and transaction.

# Property Overview

**Kestrel Station**  
NWC NE Fourth Plain Blvd & NE 154<sup>th</sup> Ave

## Summary

Kestrel Commercial, located at the Northwest corner of NE Fourth Plain Blvd & NE 154<sup>th</sup> Ave in Vancouver, WA 98682, is a retail development in a high-traffic area, adjacent to shopping, dining, and residential neighborhoods. The surrounding area is experiencing significant growth, with Clark County growing at a faster rate than the Washington State average in total population change between 2000 and 2022.



## Highlights

- Ideally situated near shopping, dining, high-traffic roads, and residential housing between NE Ward Road and NE 162<sup>nd</sup> Ave.
- 1.1 Total Acres
- Surrounded by housing
- Nearby points of interest include the Heritage Market Center (anchored by Safeway), Evergreen Crossing, and Walmart.
- The commercial area is designed with plenty of parking and features sidewalks and public access-ways.



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# Property Aerial

Kestrel Station  
NWC NE Fourth Plain Blvd & NE 154<sup>th</sup> Ave



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# Site Plan Overlay

Kestrel Station  
NWC NE Fourth Plain Blvd & NE 154<sup>th</sup> Ave



Kestrel Station  
Aerial View  
01-20-26



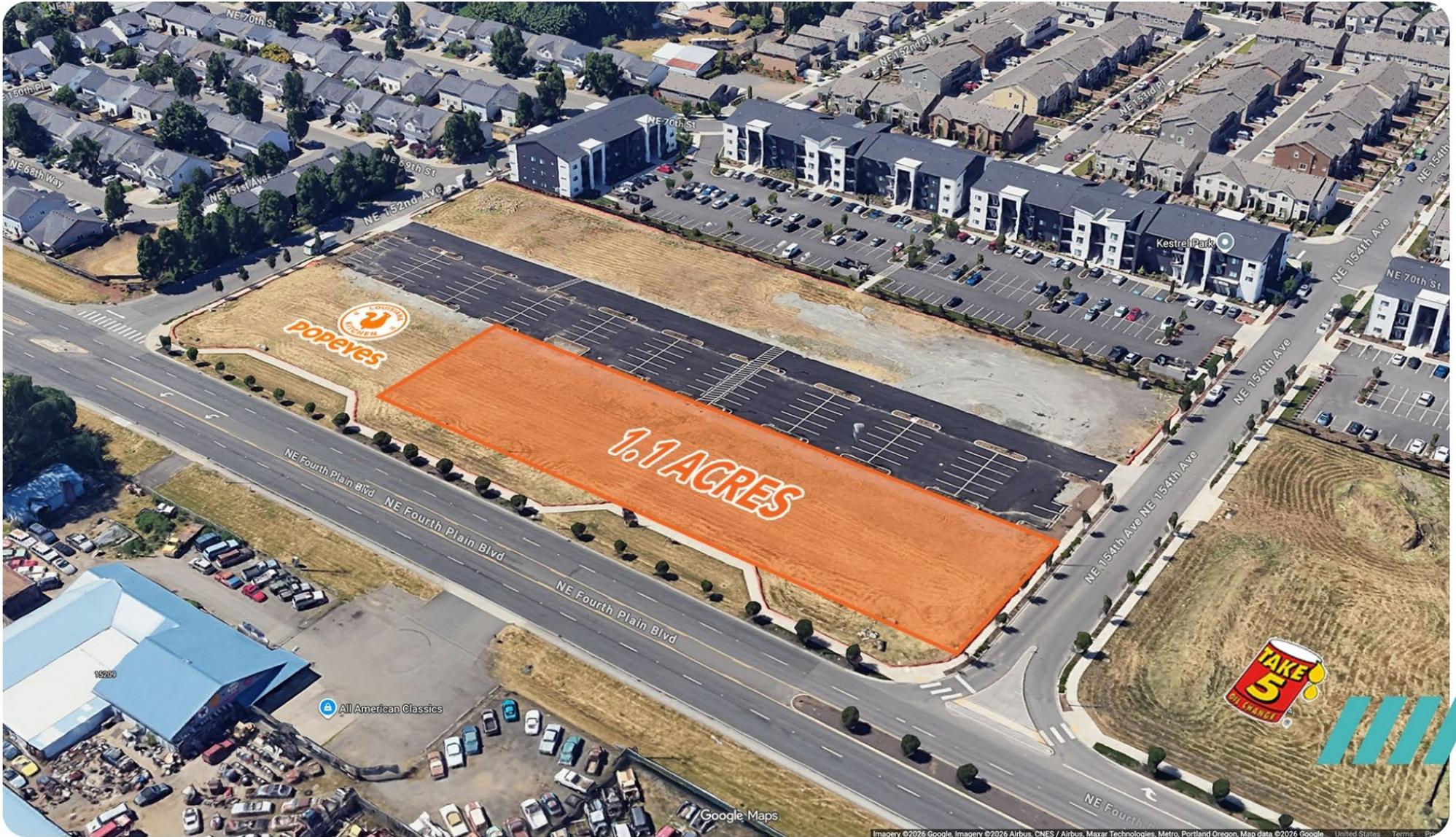
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# Site Oblique

Kestrel Station  
NWC NE Fourth Plain Blvd & NE 154<sup>th</sup> Ave



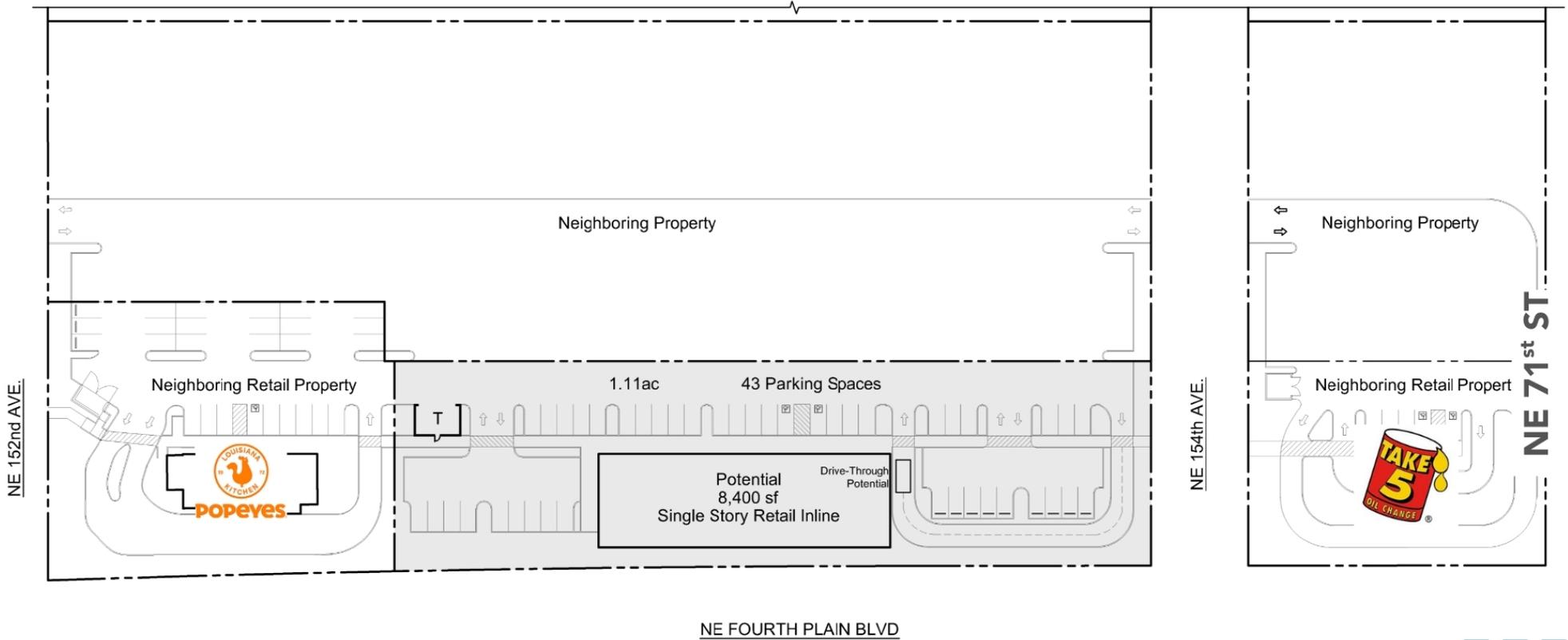
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# Site Plan



Kestrel Station  
Conceptual Site Plan  
01-20-26



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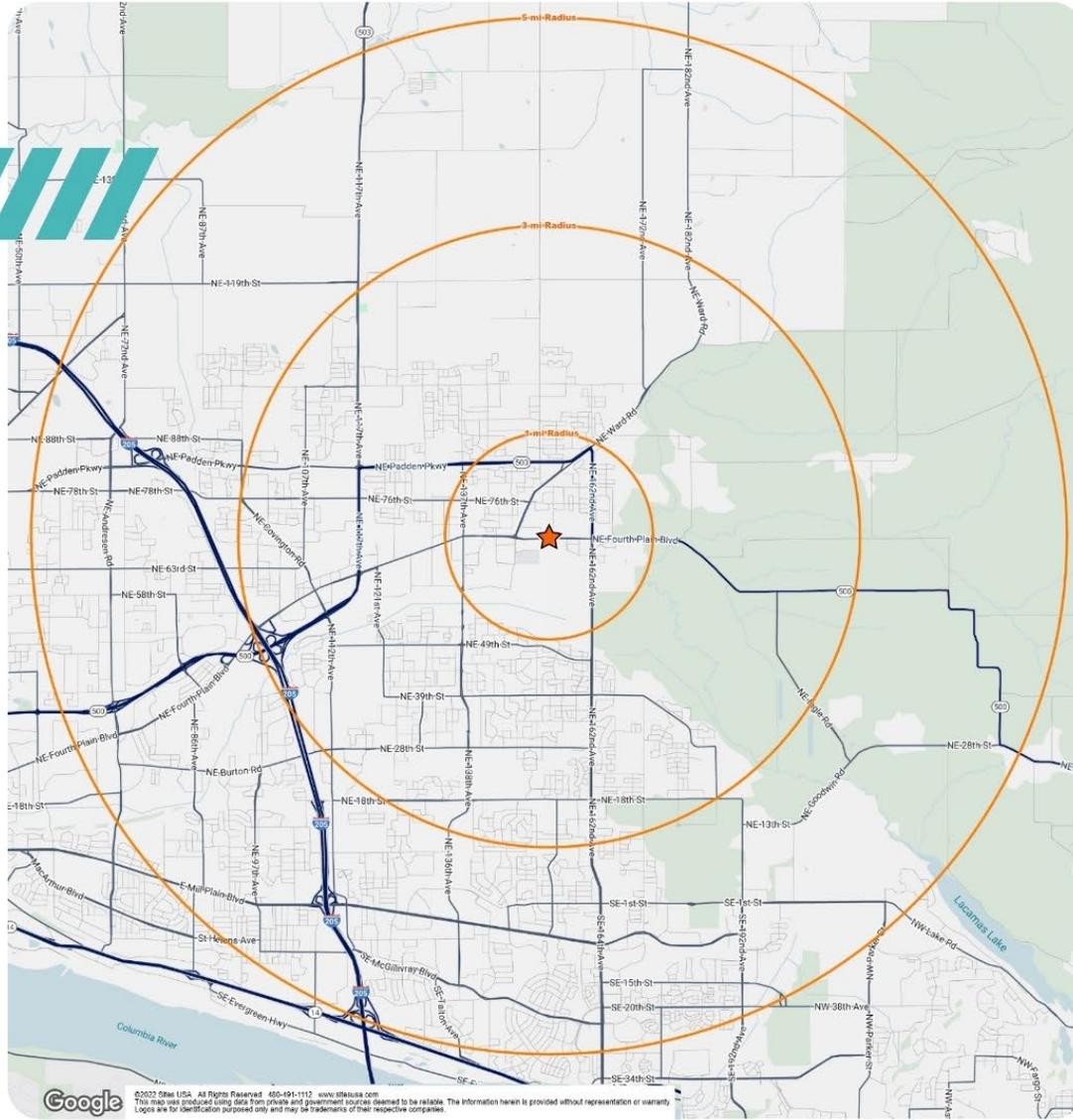
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# Demographics

## Kestrel Station NWC NE Fourth Plain Blvd & NE 154<sup>th</sup> Ave



POPULATION	1 Mile	3 Miles	5 Miles
2025 Estimated Population	11,665	96,451	216,733
Median Age	36.1	35.6	37.1
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Estimated Households	3,921	34,118	82,726
2030 Projected Households	4,166	35,343	86,208
Projected Annual Growth	1.3%	0.7%	0.8%
INCOME	1 Mile	3 Miles	5 Miles
Average HH Income	\$132,989	\$126,748	\$123,193
Median HH Income	\$111,083	\$101,682	\$95,859
EMPLOYMENT	1 Mile	3 Miles	5 Miles
Businesses	286	2,453	7,615
Employees	2,914	18,297	65,705
EDUCATION	1 Mile	3 Miles	5 Miles
Bachelor's Degree or Higher	25.9%	28.3%	30.5%



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