

FOR LEASE

VANCOUVER MARKET CENTER

5000 E Fourth Plain Blvd | Vancouver, WA 98661



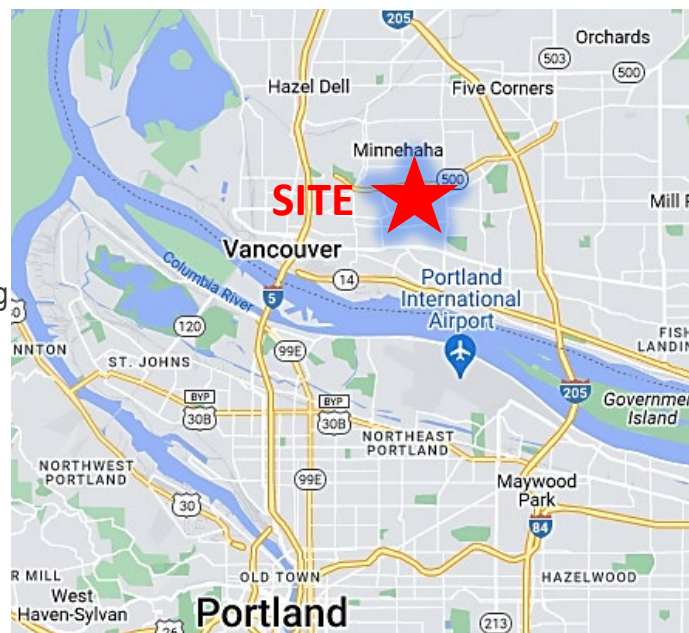
900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Vancouver Market Center is a well-situated neighborhood retail center between downtown Vancouver and the Vancouver Mall
- Tenants include Taco Bell, AutoZone, Sky Zone, ReTails Thrift Store, CJ's Dog Training, Gravity Coffee, Burger King and more
- Quick freeway access
- Availabilities:
 - Suite B106 – 2,536 SF
 - Suite B104 – 3,064 SF
 - Suite E101-103 – 4,100 SF (can demise)
- Call for terms

Can be combined for a total of 5,600 SF



FOR MORE INFORMATION:

Brett Irons | 360.597.0574
birons@fg-cre.com

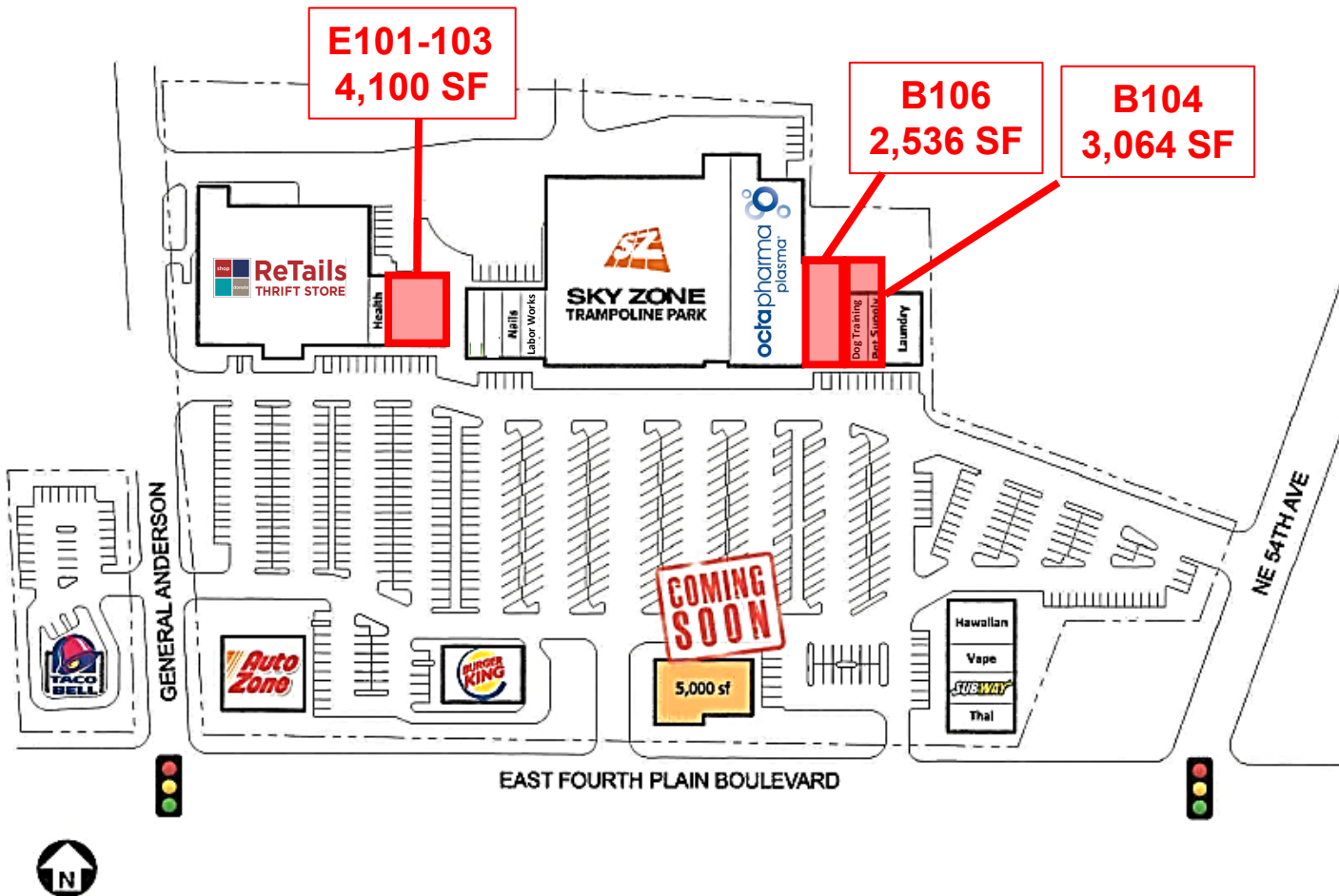
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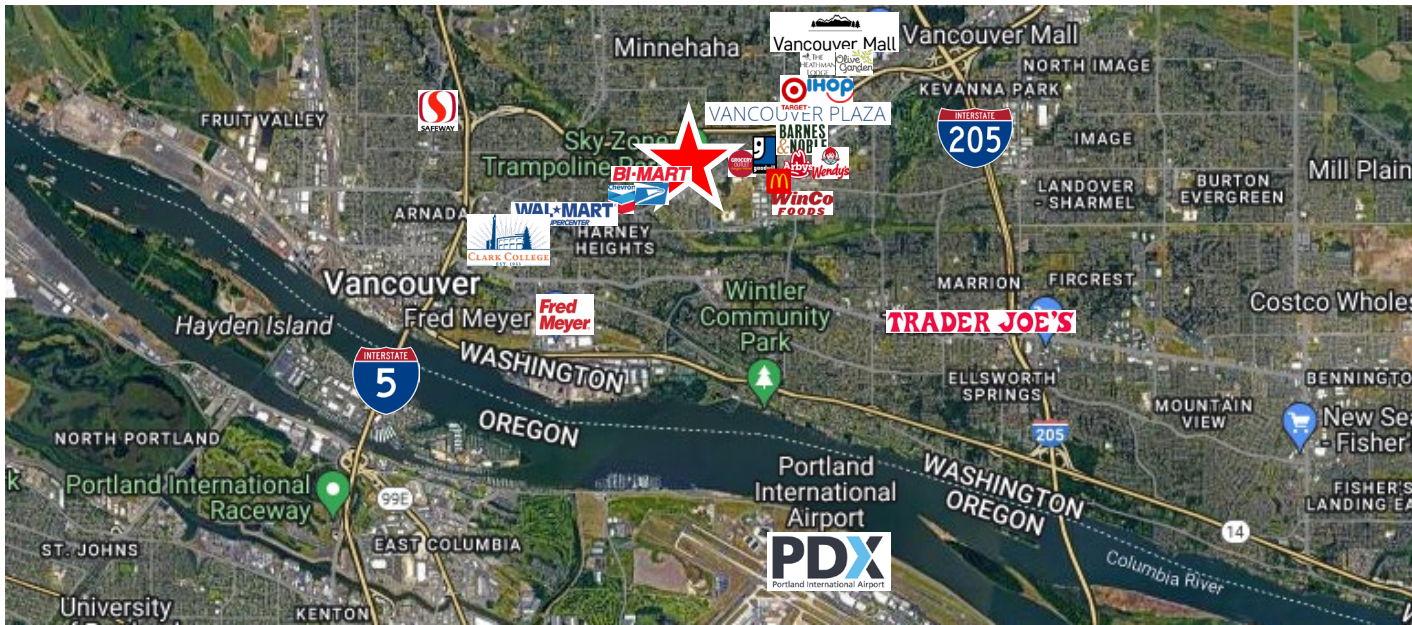
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	19,456	117,586	252,198
2028 Projected Population	20,460	123,608	264,669
Est. Average Household Income	\$78,316	\$80,435	\$86,341
Est. Total Businesses	846	7,233	13,347
Est. Total Employees	6,827	55,631	119,225

Average Daily Traffic

E Fourth Plain Blvd @ NE Stapleton Rd E – 15,673

E Fourth Plain Blvd @ NE Stapleton Rd W – 18,345

E Fourth Plain Blvd @ Falk Rd SW – 16,580

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.