



FOR SUBLEASE



164TH PLAZA

Storefront Retail Sublease Opportunity

± 1,200 SF Space | \$22 - \$24 psf + NNN

212 NE 164th Ave, Suite 21, Vancouver, WA 98684

- Near Public Transit
- Great Location with High Traffic Exposure

TIM PHOMMANY

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PROPERTY SUMMARY



PROPERTY DETAILS

Address	212 NE 164th Ave, Suite 21 Vancouver, WA 98684
Available Space	1,200 SF Space
Lease Rate	\$22 - \$24 psf + NNN
Use Type	Retail
Availability	September 21, 2025
Sublease Until	March 31, 2026

Location Features

Sublease Retail Opportunity: Secure a prime retail space in a bustling, high-traffic location! Perfectly positioned near public transit, this opportunity offers excellent visibility and accessibility for your business to thrive. Don't miss out on this sweet spot!



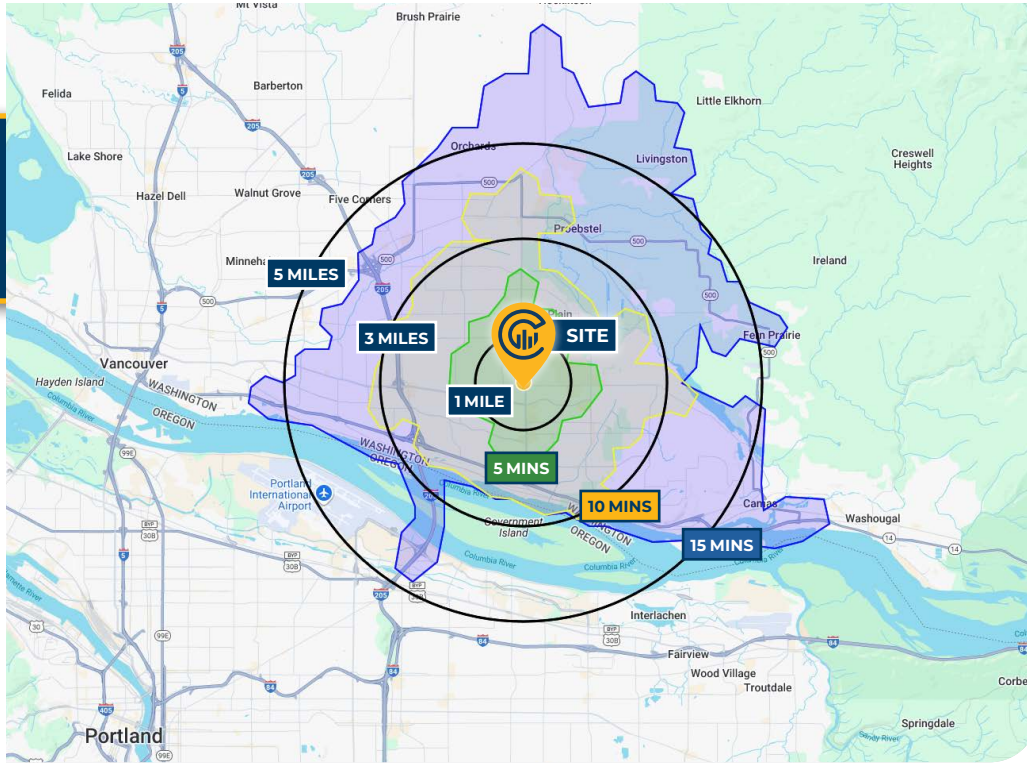
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	17,228	104,675	203,360
2030 Projected Population	16,560	106,864	206,846
2020 Census Population	18,431	101,080	194,839
2010 Census Population	14,905	86,825	168,913
Projected Annual Growth 2025 to 2030	-0.8%	0.4%	0.3%
Historical Annual Growth 2010 to 2025	1.0%	1.4%	1.4%
Households & Income			
2025 Estimated Households	6,948	41,506	77,881
2025 Est. Average HH Income	\$123,477	\$125,258	\$127,589
2025 Est. Median HH Income	\$91,724	\$96,283	\$98,131
2025 Est. Per Capita Income	\$49,897	\$49,756	\$48,970
Businesses			
2025 Est. Total Businesses	800	3,817	8,882
2025 Est. Total Employees	9,577	33,275	88,279

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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TIGER Geography - R51

67

Walk Score®
"Somewhat Walkable"

78

Bike Score®
"Very Bikeable"

38

Transit Score®
"Some Transit"

Ratings provided by www.walkscore.com/

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INLINE RETAIL SUBLEASE