

FOR LEASE

Former Aaron's Building (Vacant)

Adjacent to Walmart Neighborhood Market and Starbucks
2825 E Fourth Plain BLVD, Vancouver, WA 98661

H|S|T
COMMERCIAL GROUP

kw PORTLAND
CENTRAL
KELLERWILLIAMS. REALTY

LEASE RATE: \$15/SF Plus NNNs



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SECTION 1

PROPERTY OVERVIEW



PROPERTY DESCRIPTION

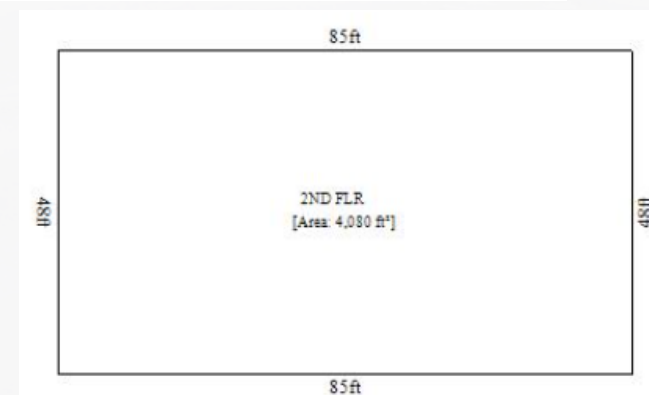
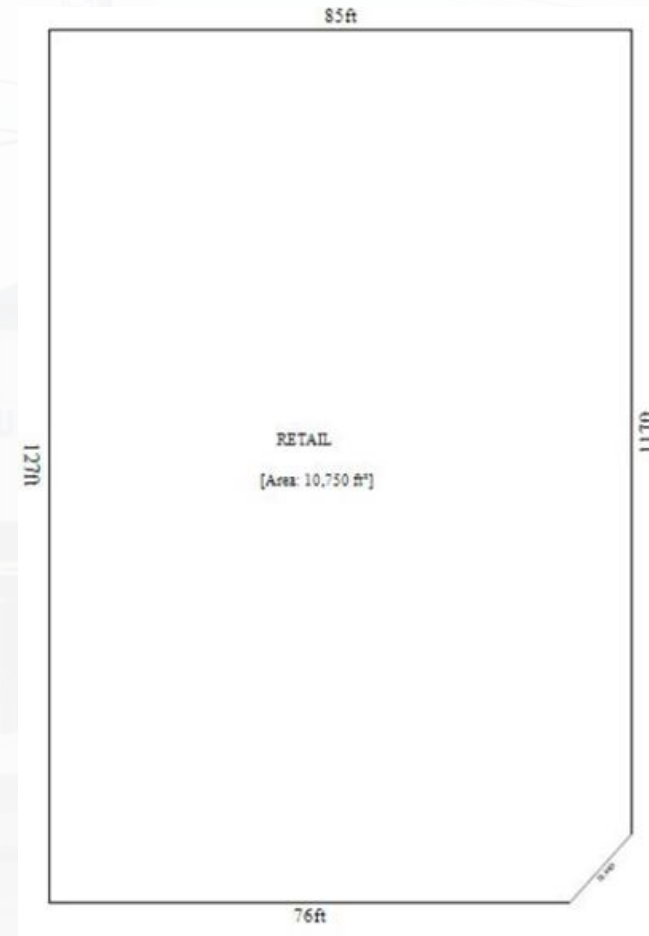
This 14,830 SF commercial building (Gross Building Area) is situated on E Fourth Plain Blvd, adjacent to Walmart Neighborhood Market and Starbucks. It's in a well-established commercial zone that benefits from its proximity to downtown and waterfront Vancouver, as well as quick access to I-5, SR-500 and I-205. The structure is a concrete retail building featuring a 2nd-floor office mezzanine. Currently, the building is vacant; it was previously occupied by Aaron's Furniture Store. Considering the: 1) robust traffic counts, 2) favorable demographics, and 3) thriving surrounding businesses, including the adjacent Walmart Neighborhood Market and Starbucks next door, this property is an ideal target for a variety of national, regional and local businesses.



PROPERTY INFORMATION

PROPERTY TYPE:	Commercial building
Zoning	Community Commercial (CC)
ADDRESS:	2825 E Fourth Plain BLVD, Vancouver WA
BUILDING SIZE (Approx)	Gross Building Area = <u>14,830 SF</u> (First Floor = <u>10,750 SF</u> & Mezzanine = <u>4,080 SF</u>)
LAND SIZE	23,522 SF (.54 Acres)

BUILDING SKETCH AND DIMENSION (from Clark County Website)



SECTION 2

VIDEO AND PHOTO TOUR





[CLICK FOR EXTERIOR VIDEO TOUR](#)



[CLICK FOR INTERIOR VIDEO TOUR](#)





SECTION 3

AERIAL AND MAPS





WASHINGTON

SEATTLE

VANCOUVER

PORTLAND

SPOKANE



Seattle-Tacoma
International Airport



2825 E. FOURTH PLAIN BOULEVARD



Oregon Health
& Science University

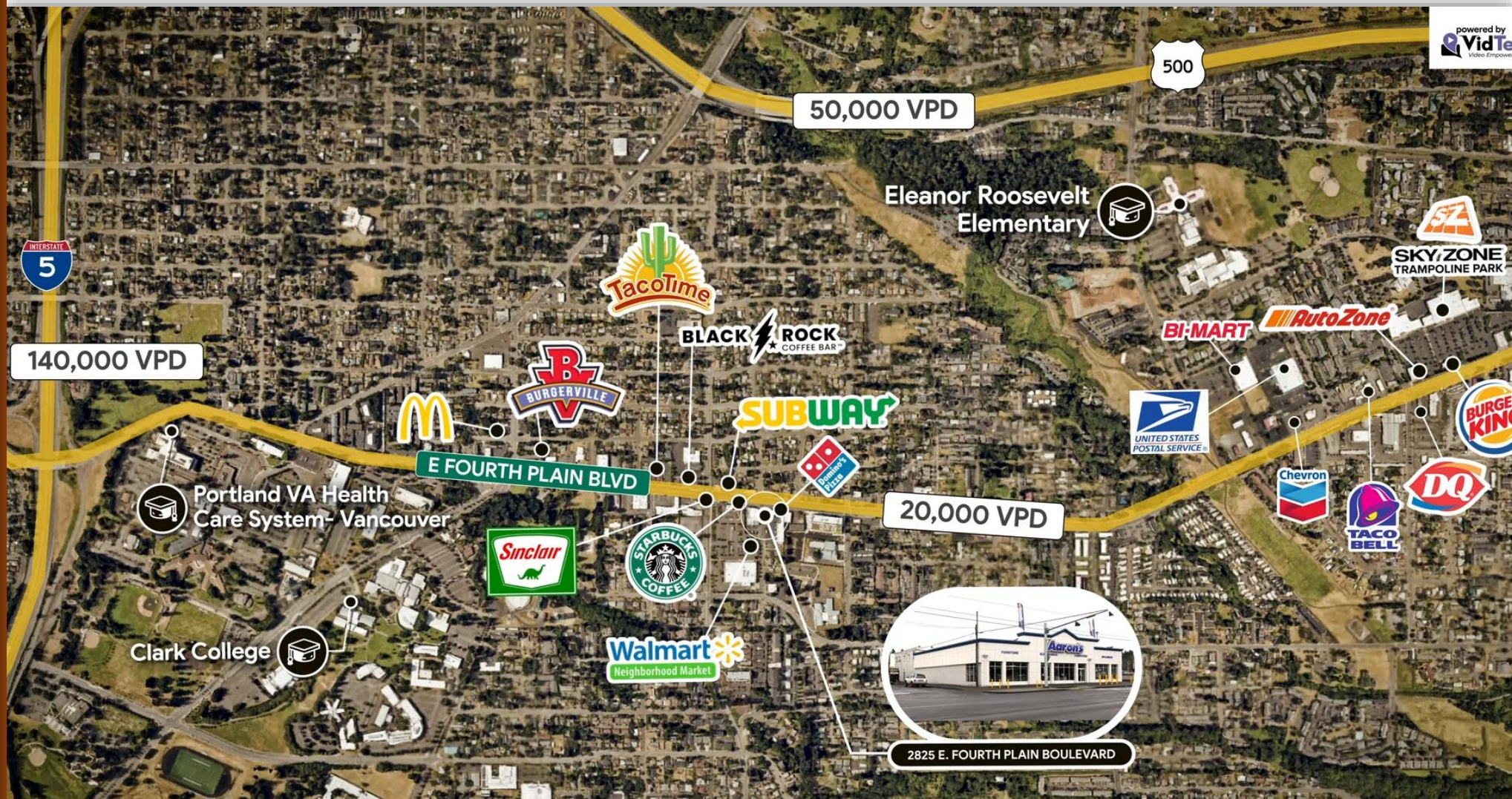


Mount Hood



2825 E. FOURTH PLAIN BOULEVARD





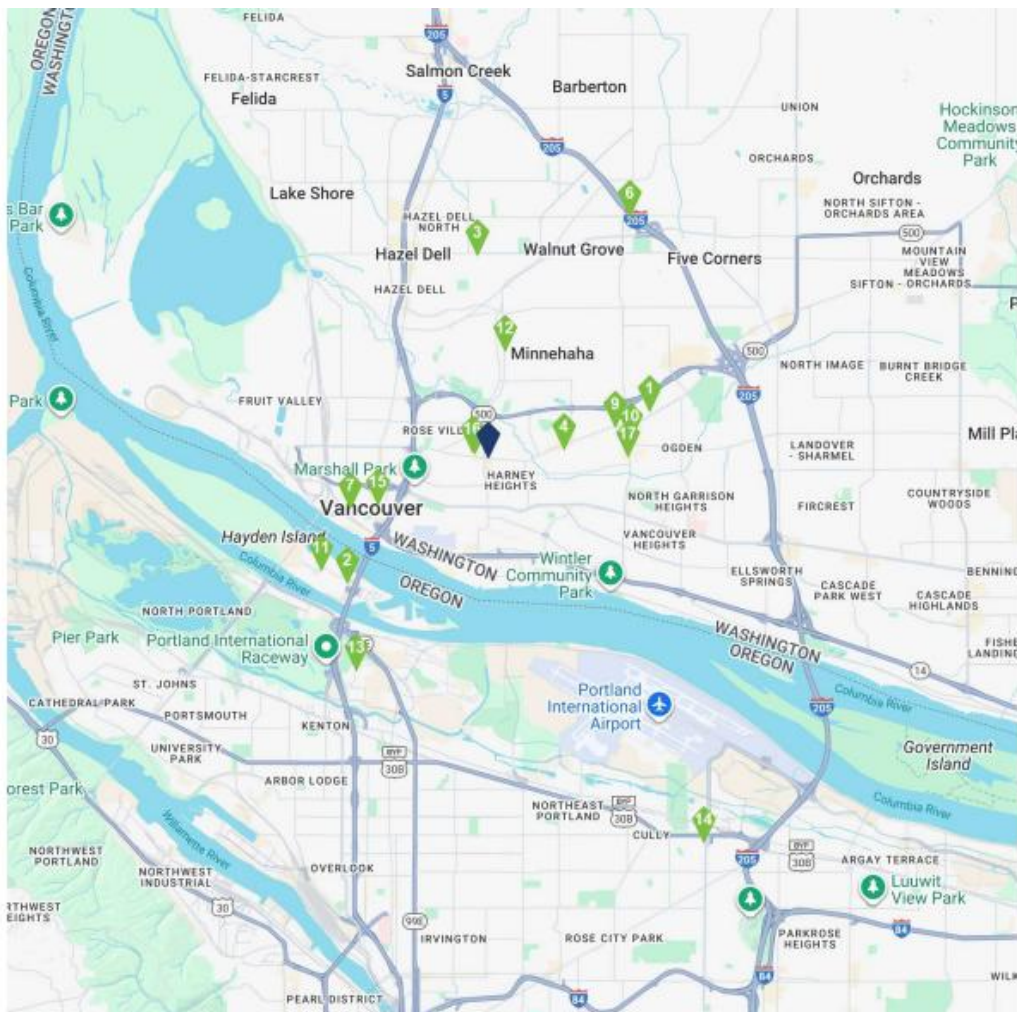
SECTION 4

PEER PROPERTIES & ESTIMATED RENTS



PEER PROPERTIES & ESTIMATED RENTS (Source: Costar)

No. Peers	Avg. NNN Market Rent/SF (Costar Est.)
17	\$21.85



PEER PROPERTIES & ESTIMATED LEASE RENTS (Source: Costar)

No. Peers

Avg. NNN Market Rent/SF (Costar Est.)

17

\$21.85



1 Barnes & Noble

7700 NE Fourth Plain Blvd
24,976 SF / Vacancy Rate 0%
Rent/SF - \$26 - 32 (Est.)

★★★★★



2 Duluth Trading

12300 N Parker Ave
18,345 SF / Vacancy Rate 0%
Rent/SF - \$24 - 30 (Est.)

★★★★★



3 7607 NE 26th Ave

23,390 SF / Vacancy Rate 0%
Rent/SF - \$24 - 29 (Est.)

★★★★★



10 2607 NE Andresen Rd

8,509 SF / Vacancy Rate 0%
Rent/SF - \$19 - 23 (Est.)

★★★★★



11 Mattress World

1880 N Hayden Island Dr
9,920 SF / Vacancy Rate 0%
Rent/SF - \$18 - 22 (Est.)

★★★★★



12 5105 NE St Johns Rd

7,821 SF / Vacancy Rate 0%
Rent/SF - \$18 - 22 (Est.)

★★★★★



4 4915 E Fourth Plain Blvd

20,059 SF / Vacancy Rate 0%
Rent/SF - \$23 - 28 (Est.)

★★★★★



5 2502 E Fourth Plain Blvd

13,440 SF / Vacancy Rate 0%
Rent/SF - \$20 - 25 (Est.)

★★★★★



6 7103 NE 88th St

10,028 SF / Vacancy Rate 0%
Rent/SF - \$20 - 24 (Est.)

★★★★★



2825 E Fourth Plain Blvd

13,630 SF / Vacancy Rate 0%
Rent/SF - \$17 - 21 (Est.)

★★★★★



13 1132 N Hayden Meadows Dr

12,060 SF / Vacancy Rate 0%
Rent/SF - \$17 - 21 (Est.)

★★★★★



14 1

5111 NE 82nd Ave
8,437 SF / Vacancy Rate 0%
Rent/SF - \$16 - 20 (Est.)

★★★★★



7 800 Harney St

8,362 SF / Vacancy Rate 0%
Rent/SF - \$20 - 24 (Est.)

★★★★★



8 Anderson Glass Company

2516 E Fourth Plain Blvd
8,080 SF / Vacancy Rate 0%
Rent/SF - \$19 - 23 (Est.)

★★★★★



9 6607 NE Fourth Plain Blvd

7,000 SF / Vacancy Rate 0%
Rent/SF - \$19 - 23 (Est.)

★★★★★



15 904 Main St

9,910 SF / Vacancy Rate 0%
Rent/SF - \$12 - 14 (Est.)

★★★★★



16 2504 E Fourth Plain Blvd

19,296 SF / Vacancy Rate 0%
Rent/SF - \$10 - 12 (Est.)

★★★★★



17 1820 NE Andresen Rd

8,000 SF / Vacancy Rate 0%
Rent/SF - \$9 - 11 (Est.)

★★★★★

SECTION 5

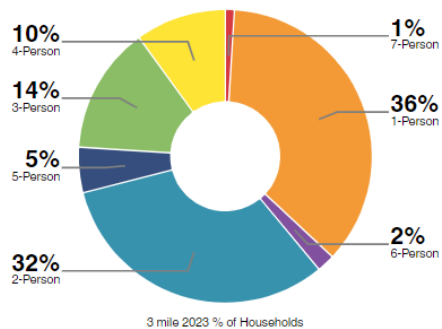
DEMOGRAPHICS AND MARKET



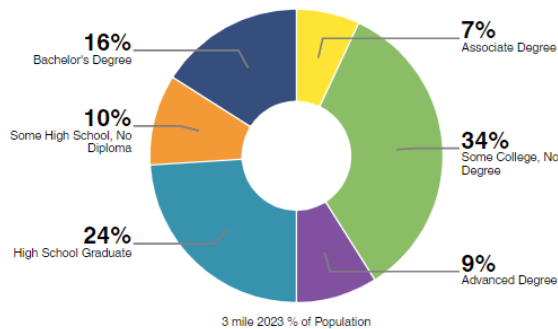
POPULATION



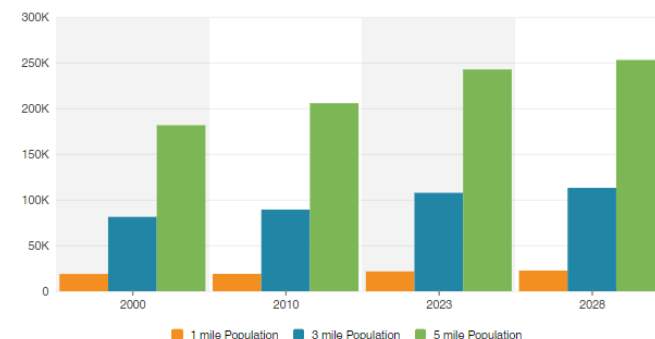
Household Size



Educational Attainment



Population



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