

# FOR LEASE

## Former Aaron's Building (Vacant)

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

**LEASE RATE: \$15/SF Plus NNNs**

**H|S|T**  
COMMERCIAL GROUP

**KW** PORTLAND  
CENTRAL  
KELLERWILLIAMS. REALTY



## CONTACT US

Harris K. Niazi  
Commercial Real Estate Broker  
Keller Williams Realty Portland Central  
License: WA # 138710  
Direct phone (248) 770 9974  
Email [niazi.harris@kw.com](mailto:niazi.harris@kw.com)

Jaswinder Sidhu  
Commercial Real Estate Broker  
Keller Williams Realty Portland Central  
License: WA # 138022  
Direct phone (843) 453 2918  
Email [j.sidhu@kw.com](mailto:j.sidhu@kw.com)



Walmart  
Neighborhood Market



Aaron's  
Electronics



Aaron's  
Electronics



Walmart

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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:

Zoning

### ADDRESS:

2825 E Fourth Plain BLVD, Vancouver WA

### BUILDING SIZE (Approx)

Gross Building Area = 14,830 SF (First Floor = 10,750 SF & Mezzanine = 4,080 SF)

LAND SIZE

Commercial building

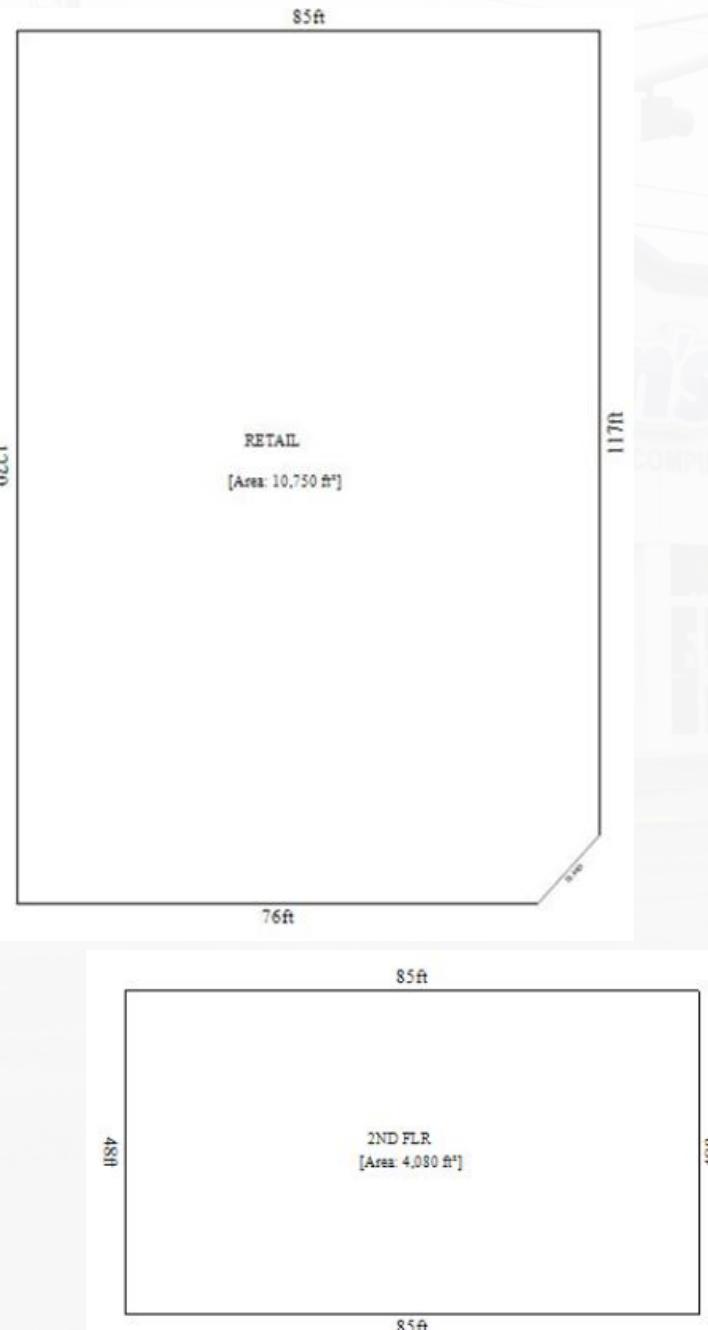
Community Commercial (CC)

2825 E Fourth Plain BLVD, Vancouver WA

Gross Building Area

23,522 SF (.54 Acres)

## BUILDING SKETCH AND DIMENSION *(from Clark County Website)*



# SECTION 2

## VIDEO AND PHOTO TOUR





## EXTERIOR PHOTOS



## INTERIOR PHOTOS



# SECTION 3

## AERIAL AND MAPS



# WASHINGTON

SEATTLE

SPOKANE

VANCOUVER

PORTLAND







# SECTION 4

## PEER PROPERTIES & ESTIMATED RENTS



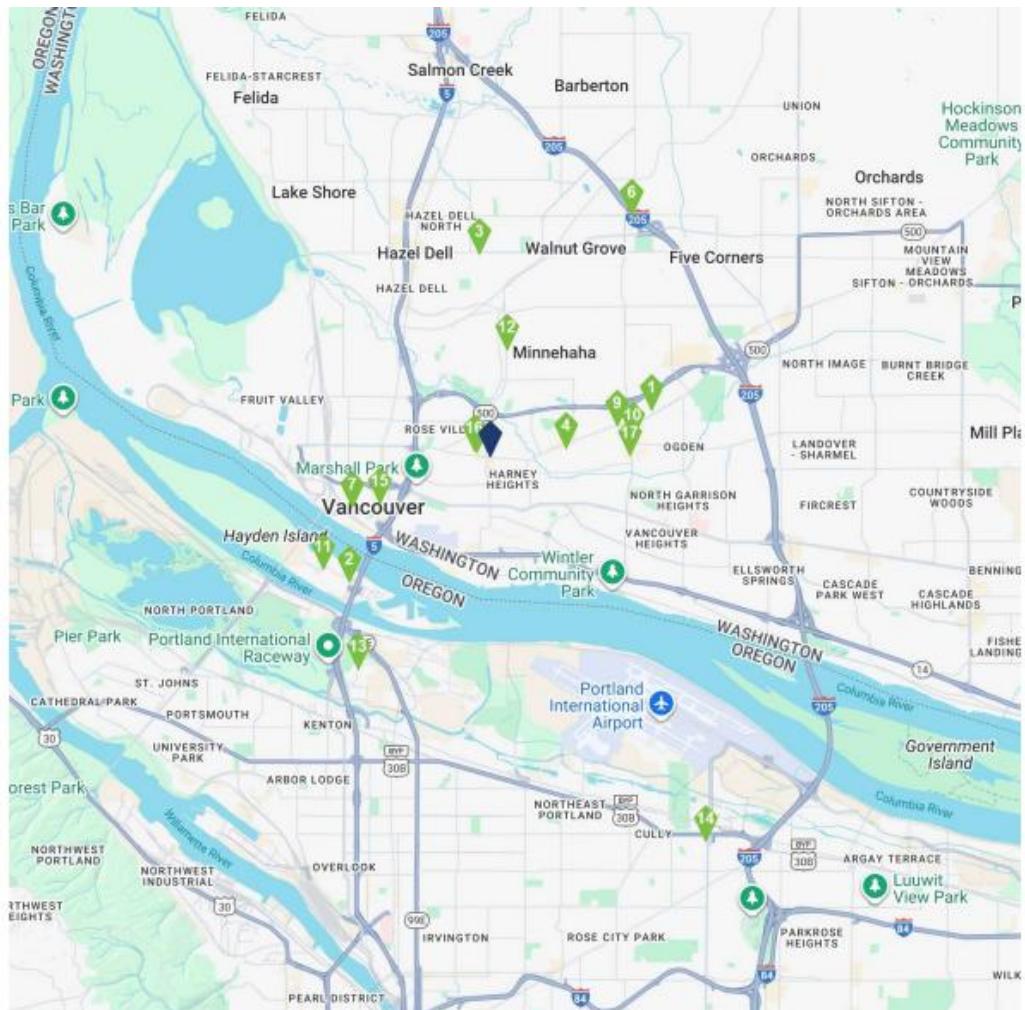
## PEER PROPERTIES &amp; ESTIMATED RENTS (Source: Costar)

No. Peers

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

17

\$21.85



## PEER PROPERTIES &amp; ESTIMATED LEASE RENTS (Source: Costar)

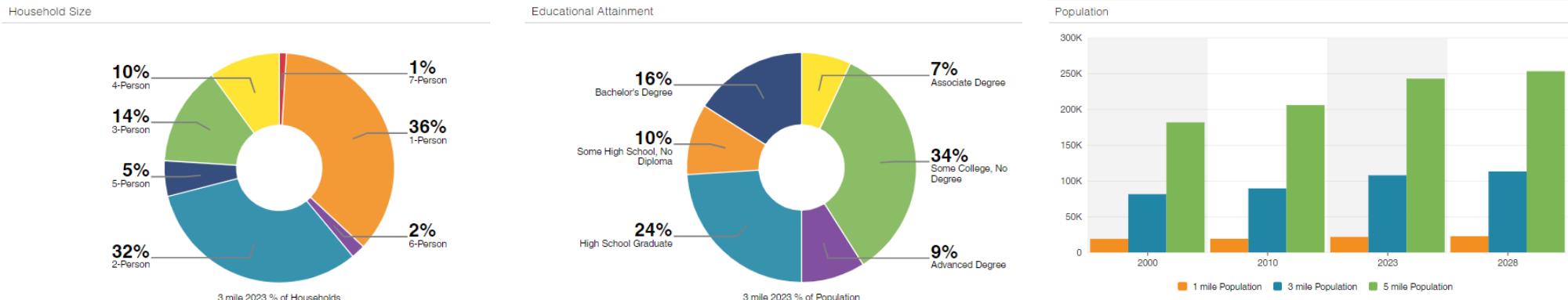
No. Peers	Avg. NNN Market Rent/SF (Costar Est.)
17	\$21.85
	
<b>1 Barnes &amp; Noble</b> 7700 NE Fourth Plain Blvd 24,976 SF / Vacancy Rate 0% Rent/SF - \$26 - 32 (Est.)  ★★★★★	<b>2 Duluth Trading</b> 12300 N Parker Ave 18,345 SF / Vacancy Rate 0% Rent/SF - \$24 - 30 (Est.)  ★★★★★
	
<b>3 7607 NE 26th Ave</b> 23,390 SF / Vacancy Rate 0% Rent/SF - \$24 - 29 (Est.)  ★★★★★	<b>10 2607 NE Andresen Rd</b> 8,509 SF / Vacancy Rate 0% Rent/SF - \$19 - 23 (Est.)  ★★★★★
	
<b>11 Mattress World</b> 1880 N Hayden Island Dr 9,920 SF / Vacancy Rate 0% Rent/SF - \$18 - 22 (Est.)  ★★★★★	<b>12 5105 NE St Johns Rd</b> 7,821 SF / Vacancy Rate 0% Rent/SF - \$18 - 22 (Est.)  ★★★★★
	
<b>4 4915 E Fourth Plain Blvd</b> 20,059 SF / Vacancy Rate 0% Rent/SF - \$23 - 28 (Est.)  ★★★★★	<b>5 2502 E Fourth Plain Blvd</b> 13,440 SF / Vacancy Rate 0% Rent/SF - \$20 - 25 (Est.)  ★★★★★
	
<b>6 7103 NE 88th St</b> 10,028 SF / Vacancy Rate 0% Rent/SF - \$20 - 24 (Est.)  ★★★★★	<b>12 2825 E Fourth Plain Blvd</b> 13,630 SF / Vacancy Rate 0% Rent/SF - \$17 - 21 (Est.)  ★★★★★
	
<b>13 1132 N Hayden Meadows Dr</b> 12,060 SF / Vacancy Rate 0% Rent/SF - \$17 - 21 (Est.)  ★★★★★	<b>1 5111 NE 82nd Ave</b> 8,437 SF / Vacancy Rate 0% Rent/SF - \$16 - 20 (Est.)  ★★★★★
	
<b>7 800 Harney St</b> 8,362 SF / Vacancy Rate 0% Rent/SF - \$20 - 24 (Est.)  ★★★★★	<b>8 Anderson Glass Company</b> 2516 E Fourth Plain Blvd 8,080 SF / Vacancy Rate 0% Rent/SF - \$19 - 23 (Est.)  ★★★★★
	
<b>9 6607 NE Fourth Plain Blvd</b> 7,000 SF / Vacancy Rate 0% Rent/SF - \$19 - 23 (Est.)  ★★★★★	<b>15 904 Main St</b> 9,910 SF / Vacancy Rate 0% Rent/SF - \$12 - 14 (Est.)  ★★★★★
	
<b>16 2504 E Fourth Plain Blvd</b> 19,296 SF / Vacancy Rate 0% Rent/SF - \$10 - 12 (Est.)  ★★★★★	<b>17 1820 NE Andresen Rd</b> 8,000 SF / Vacancy Rate 0% Rent/SF - \$9 - 11 (Est.)  ★★★★★

# SECTION 5

## DEMOGRAPHICS AND MARKET



## POPULATION





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License: WA # 138022  
Direct phone (843) 453 2918  
Email [j.sidhu@kw.com](mailto:j.sidhu@kw.com)