

# FOR LEASE

## SOUTH VIEW CENTER

3200 SE 164<sup>th</sup> Ave | Vancouver, WA 98683

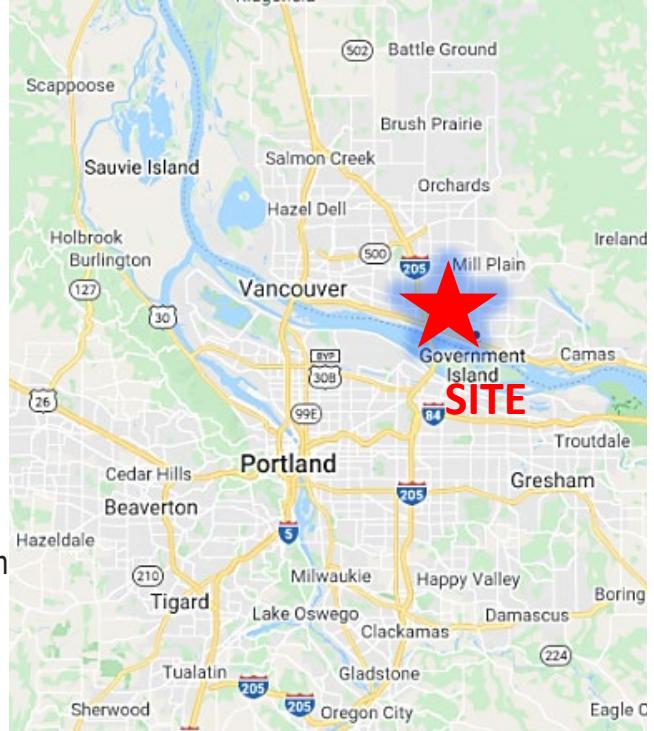


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- Frontage on 164th Avenue
- Nearby restaurants and services
- Adjacent to C-Tran Park and Ride
- Quick access to and from I-5 and I-205
- Ample parking
- Call for lease terms
- Availabilities
  - Suite 208: 1,500 SF - Shell space
  - Suite 300: 1,373 SF – Second floor/ shared conference room
- Near by retailers:



## FOR MORE INFORMATION:

Brett Irons | 360.597.0574  
[birons@fg-cre.com](mailto:birons@fg-cre.com)

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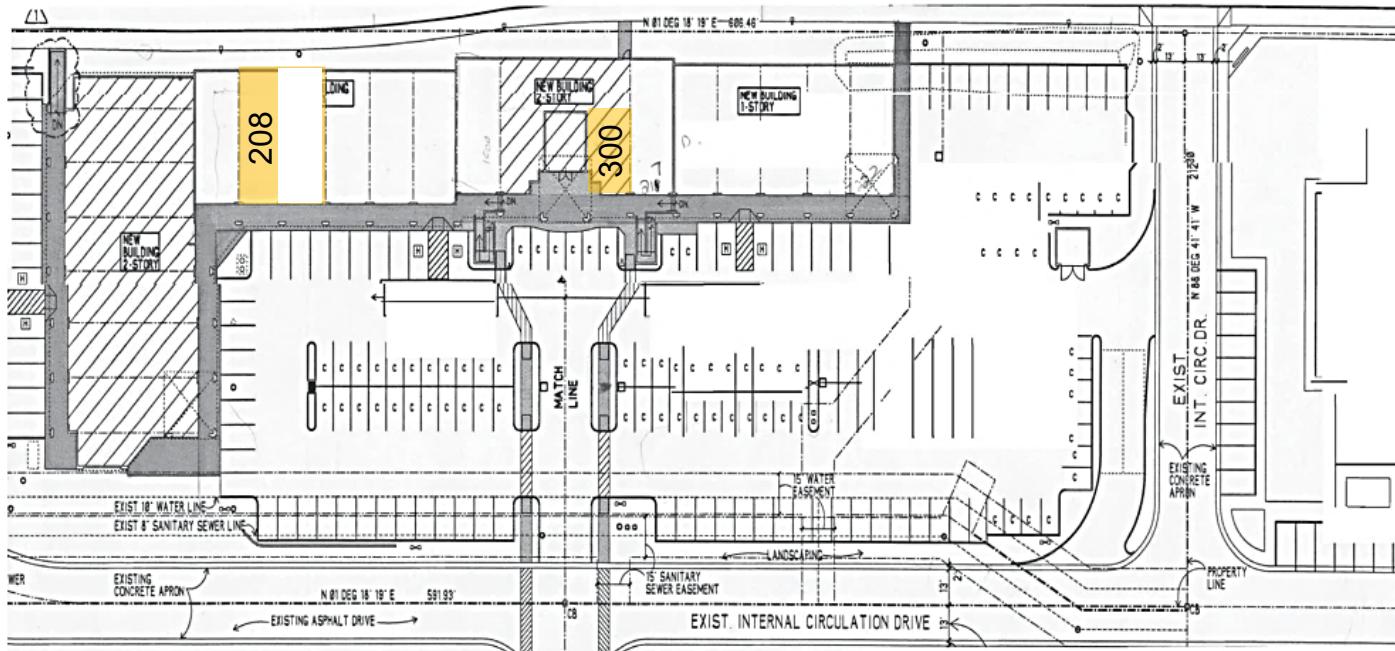
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### Site plan



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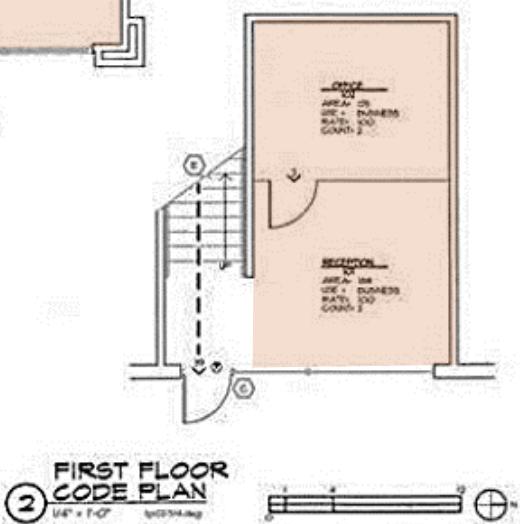
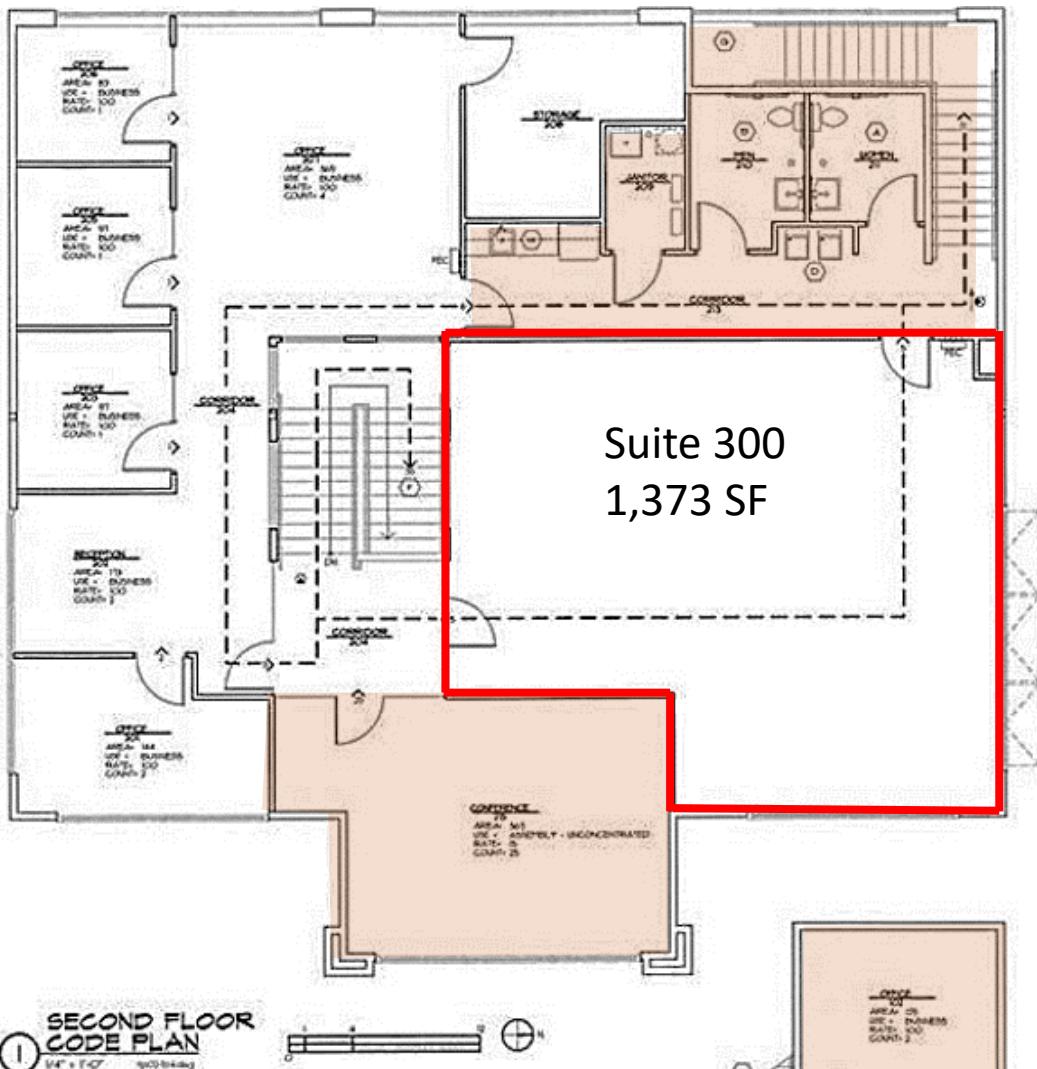
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Suite 300  
1,373 SF

Second Floor - Shared conference room, kitchen and restrooms



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### DRIVE TIMES

- > PeaceHealth SW Medical Center- 8 Minutes
- > Downtown Vancouver- 13 Minutes
- > Washington State University - 20 Minutes
- > Portland International Airport - 11 Minutes
- > Downtown Portland - 24 Minutes

### 2023 Demographics

|                        | 1 Mile    | 3 Mile    | 5 Mile   |
|------------------------|-----------|-----------|----------|
| Est. Population        | 13,113    | 73,017    | 211,141  |
| Est. Average HH Income | \$105,926 | \$106,534 | \$98,624 |
| Est. Total Employees   | 4,298     | 37,723    | 84,370   |

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.