

FOR LEASE

RESTAURANT BUILDING

4720 NE Thurston Way | Vancouver, WA 98662

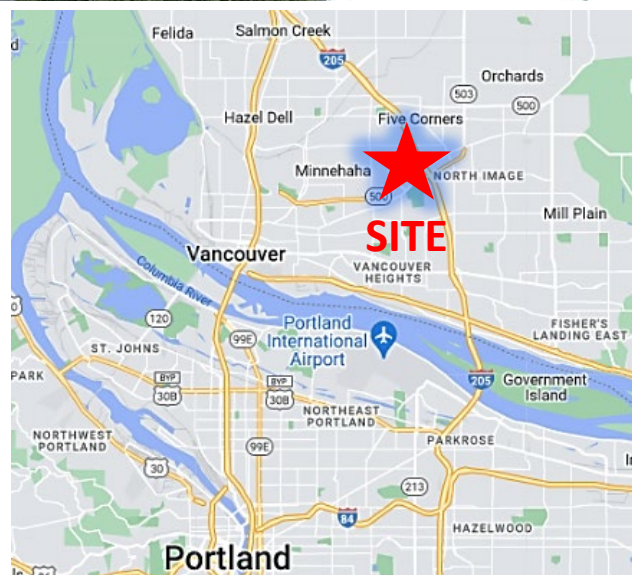


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Available: Restaurant Building
- Building size: 3,800 SF
- Parcel size: Approximately 35,000 SF
- Base rental rate: \$32/SF/YR
- NNN expenses: \$6.74/SF/YR
- Zoning: General Commercial
- Vancouver Mall Trade Area
- Anchor Tenants: Ross Dress for Less, Total Wine Kaiser Permanente Imaging & More
- Easy access at two signalized intersections
- Ample parking
- Neighboring Retailers: Macy's, TJ Maxx, Target, Hobby Lobby, and JC Penney



FOR MORE INFORMATION:

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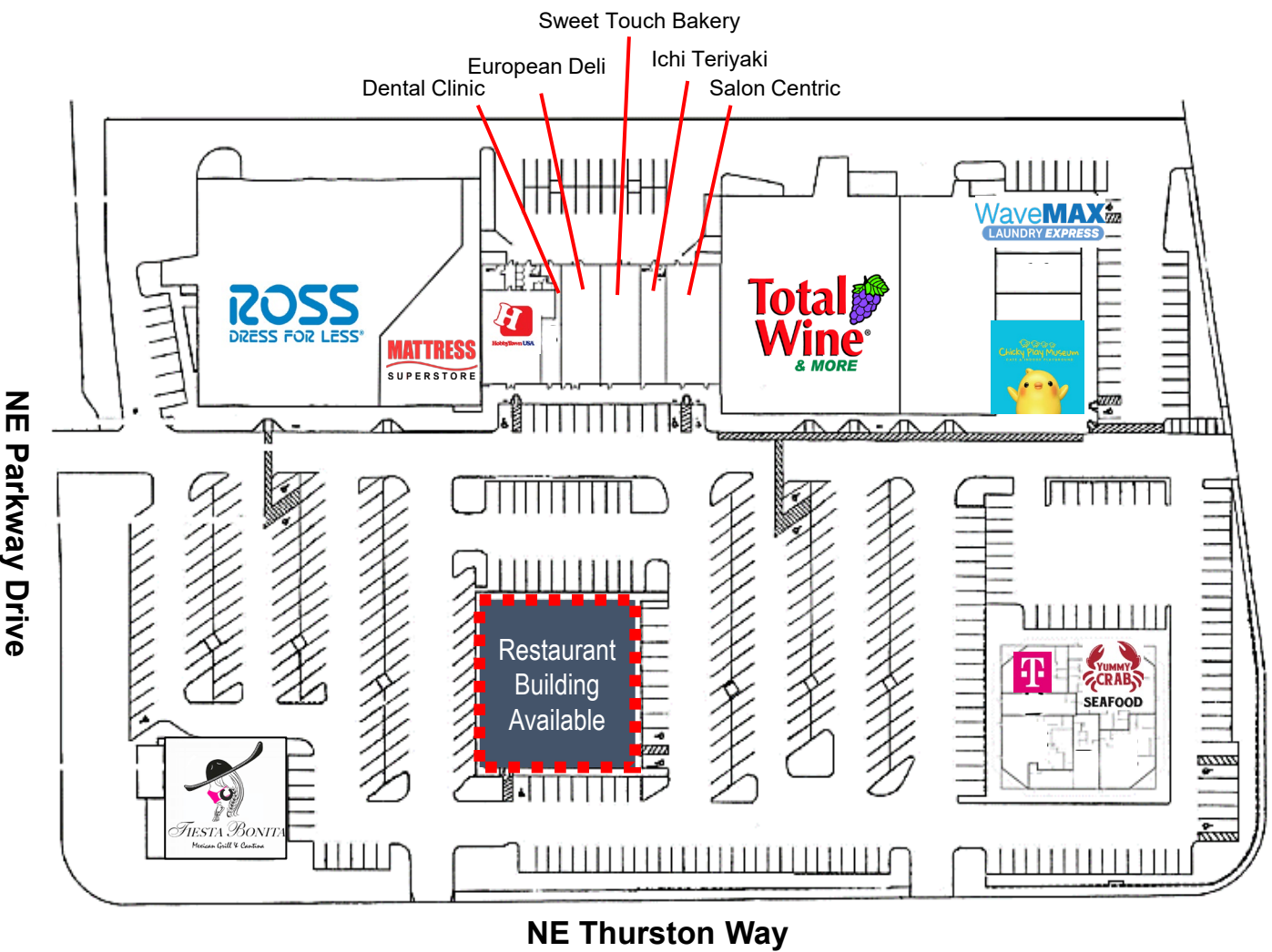
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NE Parkway Drive

NE Thurston Way

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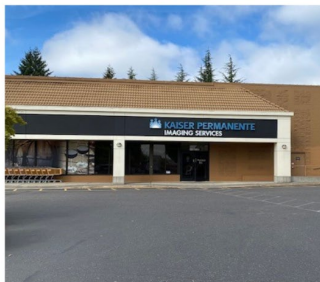
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Vancouver Village Retail Center is located within the Vancouver Mall trade area adjacent to SR-500 with easy access to Salmon Creek and Camas/Washougal. The Vancouver Mall trade area is represented by all major national and regional retail/service providers as well as local businesses and restaurants.

A few of the tenants include Ross Dress For Less, Total Wine & More, Mattress Superstore, Shari's Restaurant, Fiesta Bonita Mexican Grill & Cantina, Catherine's, T-Mobile, Hobby Town USA., and Kaiser Permanente Imaging.

In addition to Vancouver Mall (Macy's, AMC Theatre, H&M, JC Penny, Gold's Gym and Old Navy), other centers surrounding Vancouver Village include Vancouver Park Place (TJ Maxx, Olive Garden, Starbucks) and Vancouver Plaza (Target, Xfinity, Regal Cinemas, Burlington, PetSmart, Barnes & Noble, and Vancouver Clinic).



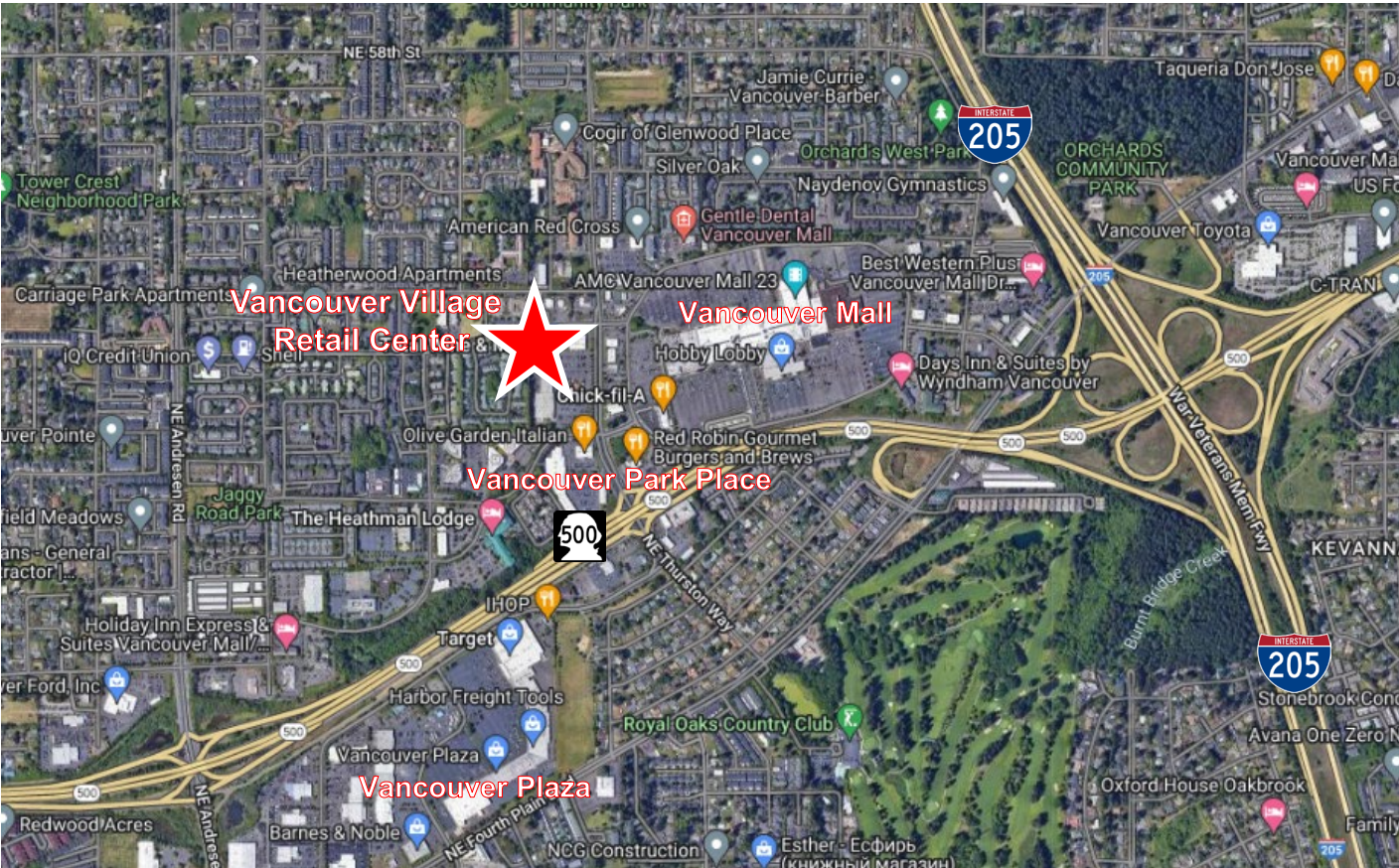
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	17,681	134,384	295,316
2028 Projected Population	18,663	141,337	311,082
Est. Average Household Income	\$70,656	\$82,199	\$88,997
Daytime Employment	10,262	46,132	104,209

Average Daily Traffic Counts

NE Vancouver Mall Dr @ NE Thurston Way E – 15,154

NE Thurston way @ NE Vancouver Mall Dr – 14,593

NE Thurston Way @ NE Pkwy Dr S – 10,089

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.