

6920 NE Fourth Plain Blvd

VANCOUVER, WA 98661



FLEXIBLE AUTO SERVICE SPACE FOR LEASE

CONTACT

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Property snapshot

Prime auto service space with exceptional visibility and accessibility. This 1,750 SF existing suite features a versatile open service shop layout with 12-foot ceilings, ideal for flexible auto service operations. The corner location commands high visibility and provides easy access to SR-500.

Strategic positioning adjacent to Tesla Vancouver and the Vancouver Auto Mall enhances customer draw. Tenant amenities include front and rear roll-up doors for efficient vehicle flow, waiting area, service counter, and restroom. Large pylon signage available for maximum brand exposure.

CURRENT AVAILABILITY

- **Suite A - 1,750 SF Auto Service space**
Available 8/01/2026
Rate: Call for rates

HIGHLIGHTS

- **High-visibility corner location** - Premium positioning on NE Fourth Plain Blvd with large pylon signage available for maximum brand exposure.
- **Strategic auto mall setting** - Adjacent to Tesla Vancouver and the Vancouver Auto Mall, attracting high-traffic customer base and complementary businesses.
- **Excellent access** - Easy freeway access via SR-500 and convenient customer approach from major retail corridor
- **Flexible service layout** - 1,750 SF open shop with 12-foot ceilings and front/rear roll-up doors for efficient multi-vehicle operations and workflow flexibility.

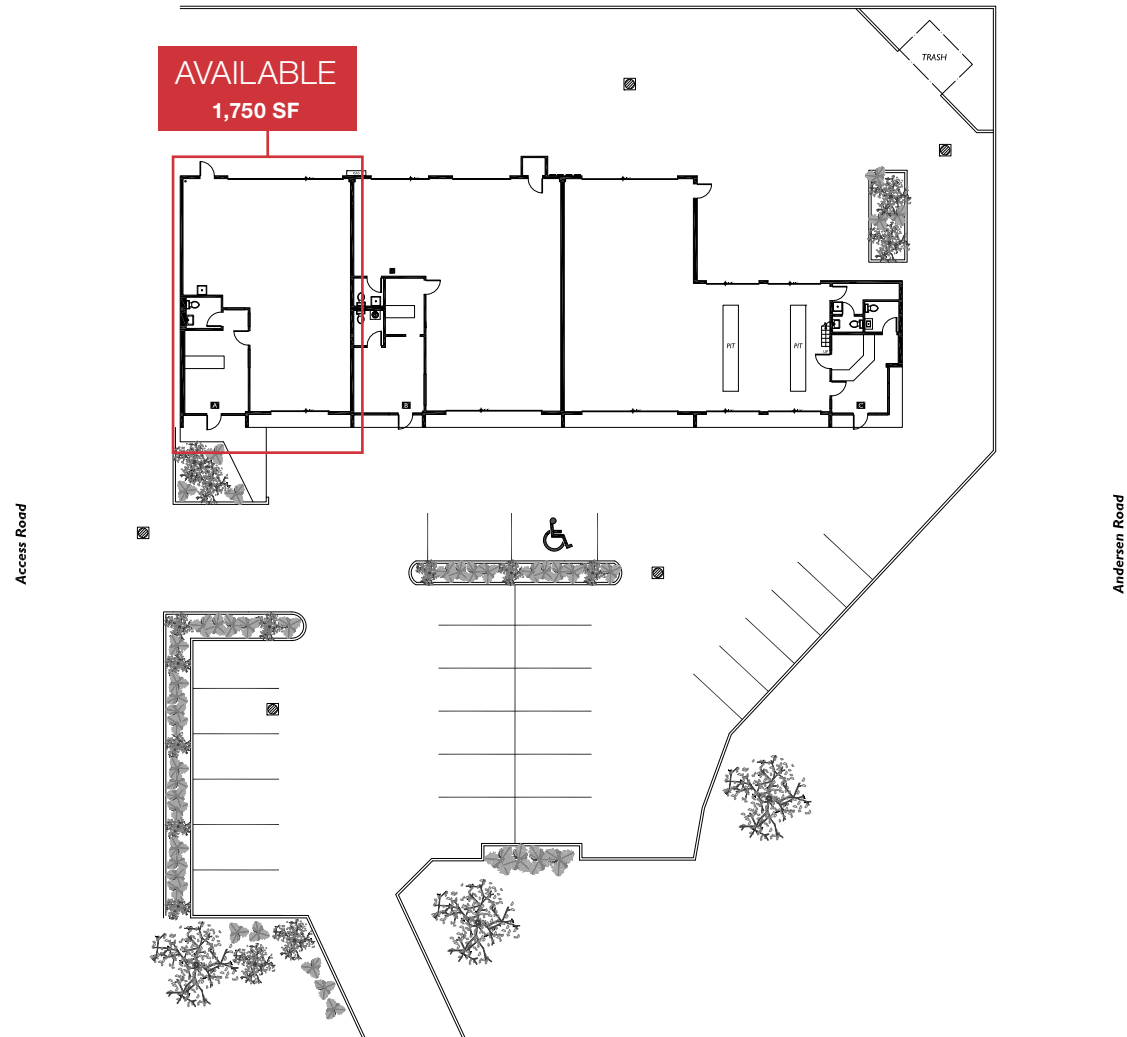
Site plan

AVAILABILITY

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Floor plan

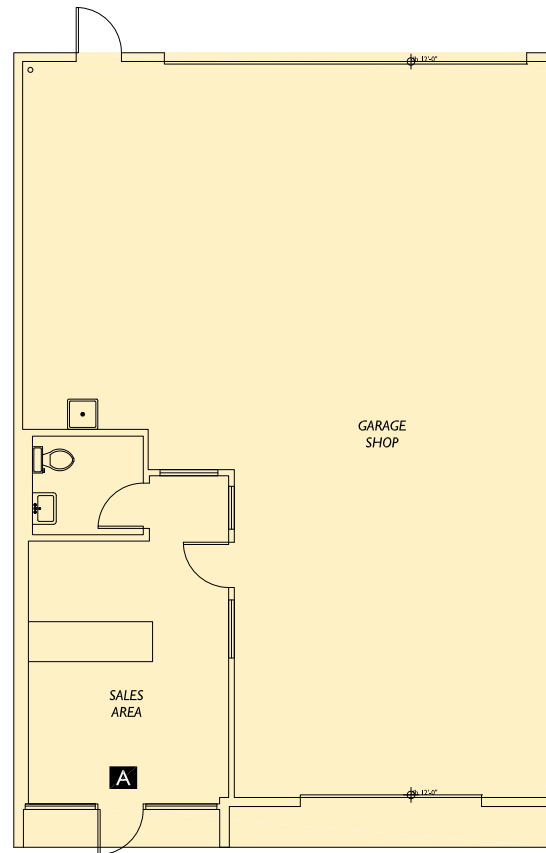
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Access Road



NE 4th Plain Road



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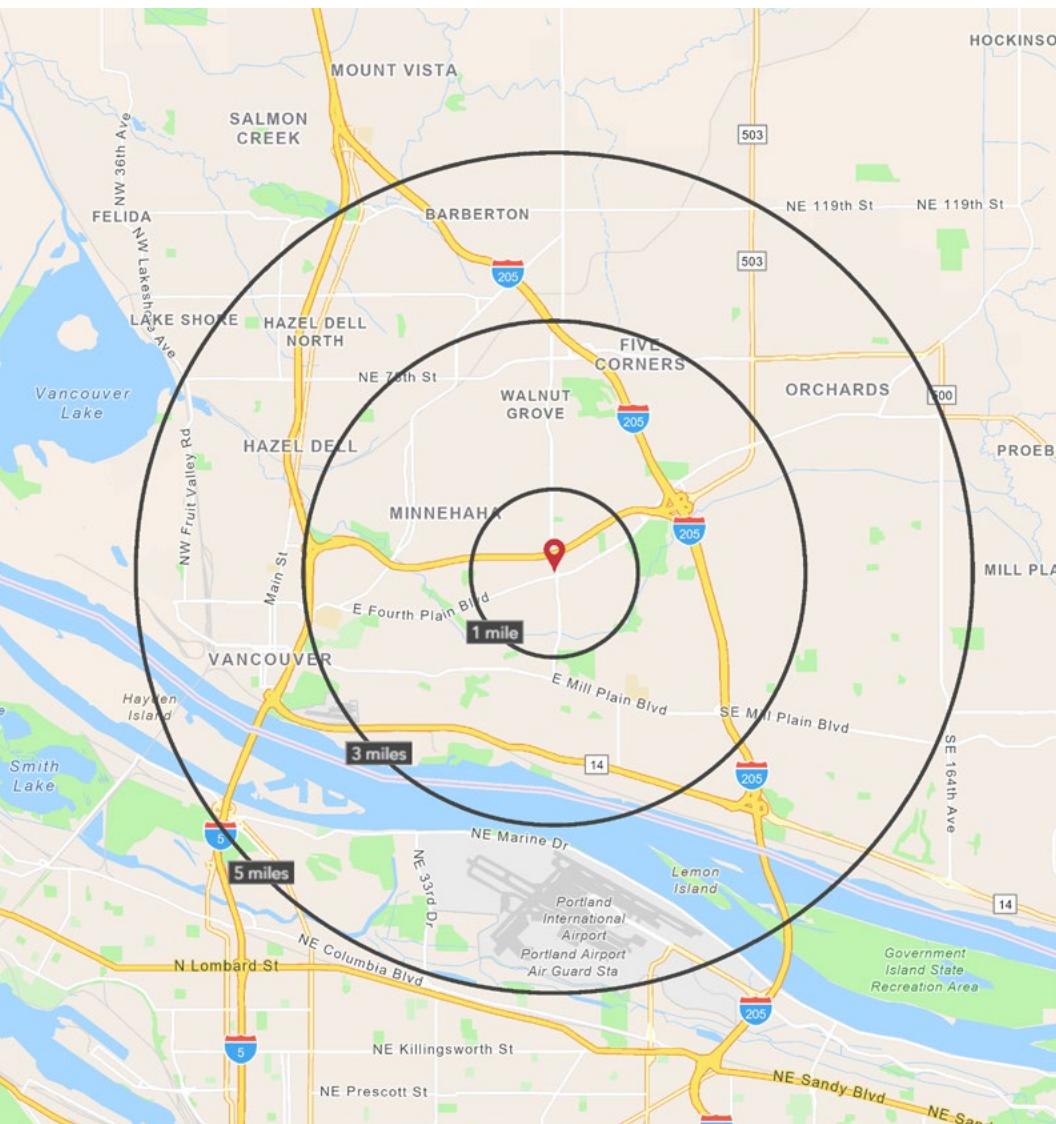
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Demographics — Radius rings



	1 MILE	3 MILE	5 MILE
2025 TOTAL DAYTIME POPULATION	19,481	127,588	291,997
2030 EST. TOTAL POPULATION	20,265	133,390	306,600
2025 AVG HOUSEHOLD INCOME	\$86,179	\$100,709	\$108,914
2025 MEDIAN HOME VALUE	\$472,163	\$499,985	\$535,121
2025 TOTAL HOUSEHOLDS	7,715	51,316	115,628
2025 DAYTIME POPULATION	11,162	53,134	133,654
2025 SOME COLLEGE OR HIGHER	57%	63%	65%

Source: ©2025 Esri

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