

NE 4TH ST. & NE 136TH AVE.  
VANCOUVER, WA 98684

# LAND FOR LEASE



**MAJ COMMERCIAL  
REAL ESTATE**



**SITE**

**WYATT FRANTA**

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☎ 360.823.5117

**MAJ COMMERCIAL REAL ESTATE**

✉ Info@MAJCRE.com

📍 300 W. 15th St #201

Vancouver, WA 98660



# DISCLAIMER

NE 4th St. & NE 136th Ave.

This Offering Memorandum has been prepared solely for informational purposes to assist prospective purchasers and/or leasees in evaluating the subject property ("Property"). The information contained herein has been compiled from sources believed to be reliable, but no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to prospective purchasers and/or leasees in the course of their evaluation of the Property.

All financial projections, estimates, and statements of expected performance are based on assumptions and interpretations subject to change, and actual results may vary. Any projections, opinions, or assumptions contained in this Offering Memorandum are for illustrative purposes only and do not represent current or future performance of the Property. Prospective purchasers and/or leasees should conduct their own independent investigations and rely solely on those investigations.

This Offering Memorandum is not an offer to sell or a solicitation of an offer to buy any security, nor does it constitute a recommendation to purchase nor lease the Property. The Property may be withdrawn from the market at any time without notice and the Landlord may reject all offers and accept any offer without regard to the relative price and terms of any other offer. Prospective purchasers and/or leasees are advised to consult their tax, legal, and financial advisors regarding the risks and merits of any potential investment in the Property.

By accepting this Offering Memorandum you agree to release MAJ Commercial Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase/ownership, or lease of the subject property.



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OfficeMax<sup>®</sup>  
Wendy's<sup>®</sup>  
SAFeway<sup>®</sup>  
BLACK ROCK COFFEE BAR  
EST. MMVII

Bank of America<sup>®</sup>  
bubblypaws

CHUCK'S PRODUCE & STREET MARKET  
McDonald's<sup>®</sup>  
KeyBank<sup>®</sup>  
CHASE

Springwood Landing  
Gracious Retirement Living

WELLS FARGO

SE MILL PLAIN BLVD. 46,000 +/- VPD

Raising Cane's<sup>®</sup>  
CHICKEN FINGERS

IN-N-OUT BURGER  
(Proposed)

STONEMILL BUSINESS PARK

PARK TOWERS

JENS POINTE APARTMENTS  
244 Apartments

SITE

NE 136TH AVE. 21,000 +/- VPD

7-ELEVEN



**Walmart**  
Save money. Live better.

INTERSTATE 205

NE 9TH ST

**WinCo FOODS**

**SUBJECT PROPERTY**

NE 136TH AVE 21,000+/- VPD (15)

JENS POINTE APARTMENTS

THE LANDING AT VANCOUVER

**Fred Meyer**

**Raising Cane's**  
CHICKEN FINGERES

**IN-N-OUT BURGER**

**PANDA EXPRESS**  
SANTITAS CHINESE FOOD

46,000+/- VPD ('22)

MILL PLAIN BLVD 42,000+/- VPD ('18)

**TARGET**

COLUMBIA CROSSING  
**Michael's** **ROSS**  
BED BATH & BEYOND DRESS FOR LESS  
**ULTA** BEAUTY

**KOHL'S**

WAR VETERANS MEMORIAL Fwy

COLUMBIA SQUARE  
**KeyBank**  
**Bank of America**  
**Walgreens** **CHASE**  
**McDonald's**

**SAFeway**  
**OfficeMax**

SE PARK CREST AVE

SE MCGILLIVARY BLVD

SE 164TH AVE

**Fred Meyer**

INTERSTATE 205

LEWIS AND CLARK HWY

INTERSTATE 205

14

14



**1.15 AC**

**0.87 AC**

**1.35 AC**

**1.65 AC**



# NE 4th St. & NE 136th Ave. Vancouver, WA 98684

## SITE DETAILS:

- 5.02 Acres
- OCI Zoning
- City of Vancouver Jurisdiction
- Build-to-suit or ground lease opportunity

## Nearby Businesses:

- Chuck's Produce
- Bubby Paws
- 7-Eleven
- USPS
- McDonald's
- Chase
- Panda Express
- In-N-Out (Proposed)
- Raising Cane's
- Fresenius Medical
- Bank of America
- Walgreen's

## TRAFFIC COUNTS

SE Mill Plain Blvd. - 46,000 VPD ('22)  
NE 136th Ave. - 21,000 VPD ('15)



STONEMILL  
BUSINESS PARK



PARK TOWERS



JENS POINTE  
APARTMENTS  
244 Apartments

NE 136th Ave. - 21,000 VPD ('15)

SITE



# ABOUT VANCOUVER

NE 4th St. & NE 136th Ave.

- Vancouver is a city on the north bank of the Columbia River in the U.S. state of Washington, located in Clark County. Vancouver has a population of 186,192 as of the 2020 U.S. census, making it the fourth-largest city in Washington state. Vancouver is the county seat of Clark County and forms part of the Portland-Vancouver metropolitan area, the 25th-largest metropolitan area in the United States.
- Vancouver embodies a perfect blend of natural beauty and urban vibrancy. Rich in history, sites like Fort Vancouver National Historic Site and Officers Row showcase its heritage, while a growing arts scene, diverse communities, and a range of dining options add to its cultural tapestry. With a family-friendly atmosphere, economic opportunities, and a welcoming community, Vancouver is a dynamic city appealing to both residents and visitors alike.
- Vancouver ranked in the Top 10 Best Cities for Accessible Living by RedFin for its ADA-compliant trails and outdoor attractions.
- Washington State ranked #1 in the United States for the "Quality Of Life" index according to USNews.com.



## NE 4TH ST. & NE 136TH AVE.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2024 Population	18,199	123,849	242,041
Median Age	37.8	38.9	38.7
Avg. HH Income	\$81,700	\$94,817	\$95,803
Daytime Employees	9,480	35,613	104,073