

305 E. MILL PLAIN BLVD.
VANCOUVER, WA 98660

FOR LEASE



**MAJ COMMERCIAL
REAL ESTATE**

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MAJ COMMERCIAL REAL ESTATE

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📍 300 W. 15th St #201
Vancouver, WA 98660



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Suite Details:

- Suite 101 | 2,400 SqFt
- Suite 102 | 1,200 SqFt
- Rate: \$24.00/SqFt
- Est. NNNs: \$2.55/SqFt
- City of Vancouver Jurisdiction

The Felix is a 148-unit apartment complex surrounded by well-known tenants such as Starbucks, F-45, FedEx, and Chevron.

Situated on the main transportation corridor connecting Downtown Vancouver to the I-5, Clark College, and Portland, this site enjoys a robust average daily traffic count of 17,000+/- VPD ('22).

Tenants enjoy 24/7 exposure to E. Mill Plain Blvd., Ample parking surrounding the building, and a growing population base.





Suite 102

Suite 101





FOR LEASE

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 E. MILL PLAIN BLVD. 17,000 +/- VPD

 C Street 12,500 +/- VPD





SUBJECT PROPERTY

SAFeway

Papa Murphy's
TAKE 'N BAKE PIZZA

ACE Hardware Walgreens

DQ

VANCOUVER VA MEDICAL CENTER

McDonald's

TACO BELL

W FOURTH PLAIN BLVD

E 4TH PLAIN BLVD

WELLS FARGO

STARBUCKS

Walmart
Neighborhood Market

MILL PLAIN BLVD

CHASE

CLARK COLLEGE
EST. 1933

DOWNTOWN VANCOUVER

F45 TRAINING STARBUCKS

E MILL PLAIN BLVD

REGAL

PEARSON FIELD AIRPORT

Fred Meyer

COLUMBIA RIVER

Hilton

Red Robin
GOURMET BURGERS TO MORE

LEWIS AND CLARK HWY

ABOUT VANCOUVER

305 E. Mill Plain Blvd.

- 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.



305 E. MILL PLAIN STATISTICS

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2024 Population	13,000	73,012	231,973
Median Age	41.8	39.6	38.9
Avg. HH Income	\$83,873	\$83,767	\$94,531
2024 Households	6,938	32,119	94,631