



FOR LEASE



## HARNEY BUILDING

**Corner Retail / Office Space**

**± 1,924 SF | \$18 psf + NNN**

**808 Harney St, Vancouver, WA 98660**

- Downtown Vancouver WA Location
- Off-Street Parking Available
- Washington Opportunity Zone
- Co-tenant El Burrito Mojado

**NICHOLAS G. DIAMOND**

**Principal Broker** | Licensed in OR & WA

**503-222-2655** | [ndiamond@capacitycommercial.com](mailto:ndiamond@capacitycommercial.com)

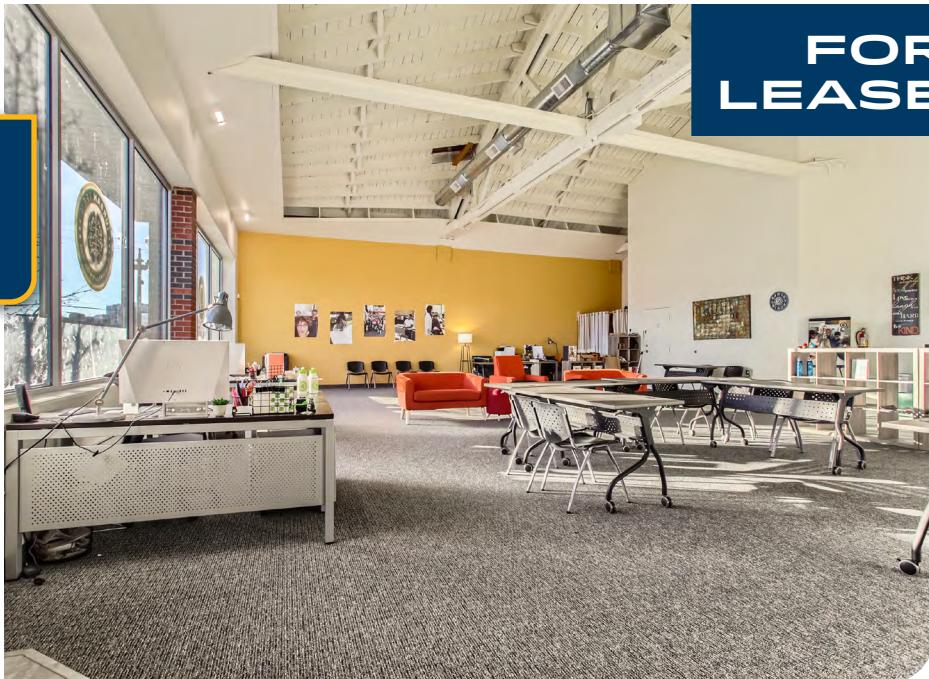
**GEORGE N. DIAMOND**

**Principal Broker** | Licensed in OR & WA

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## PROPERTY SUMMARY



**FOR  
LEASE**

### PROPERTY DETAILS

<b>Address</b>	808 Harney St, Vancouver, WA 98660
<b>Available Space</b>	1,924 SF
<b>Nº of Suites Available</b>	1 Suite
<b>Lease Rate</b>	\$18 psf + NNN
<b>Use Type</b>	Retail, Office
<b>Availability</b>	November 1, 2025
<b>Space Condition</b>	Office Buildout

### Location Features

- Open Plan
- High Vaulted Ceilings
- Shared Restroom
- Large Windows
- Natural Light | Ideal for Retail Storefront
- Office / Creative Office
- Production Space
- Light Manufacturing
- Western Section of Downtown Vancouver, WA
- Walking Distance to Urban Core and the Waterfront
- Short Walking Distance to Esther Short Park, Starbucks, Hilton Vancouver, Vancouver City Hall, and the Waterfront Vancouver \$1.5B 32-Acre Retail/Office/Multifamily Development
- 3 Minutes to/from Interstate 5 exit at Downtown Vancouver
- Washington State Opportunity Zone

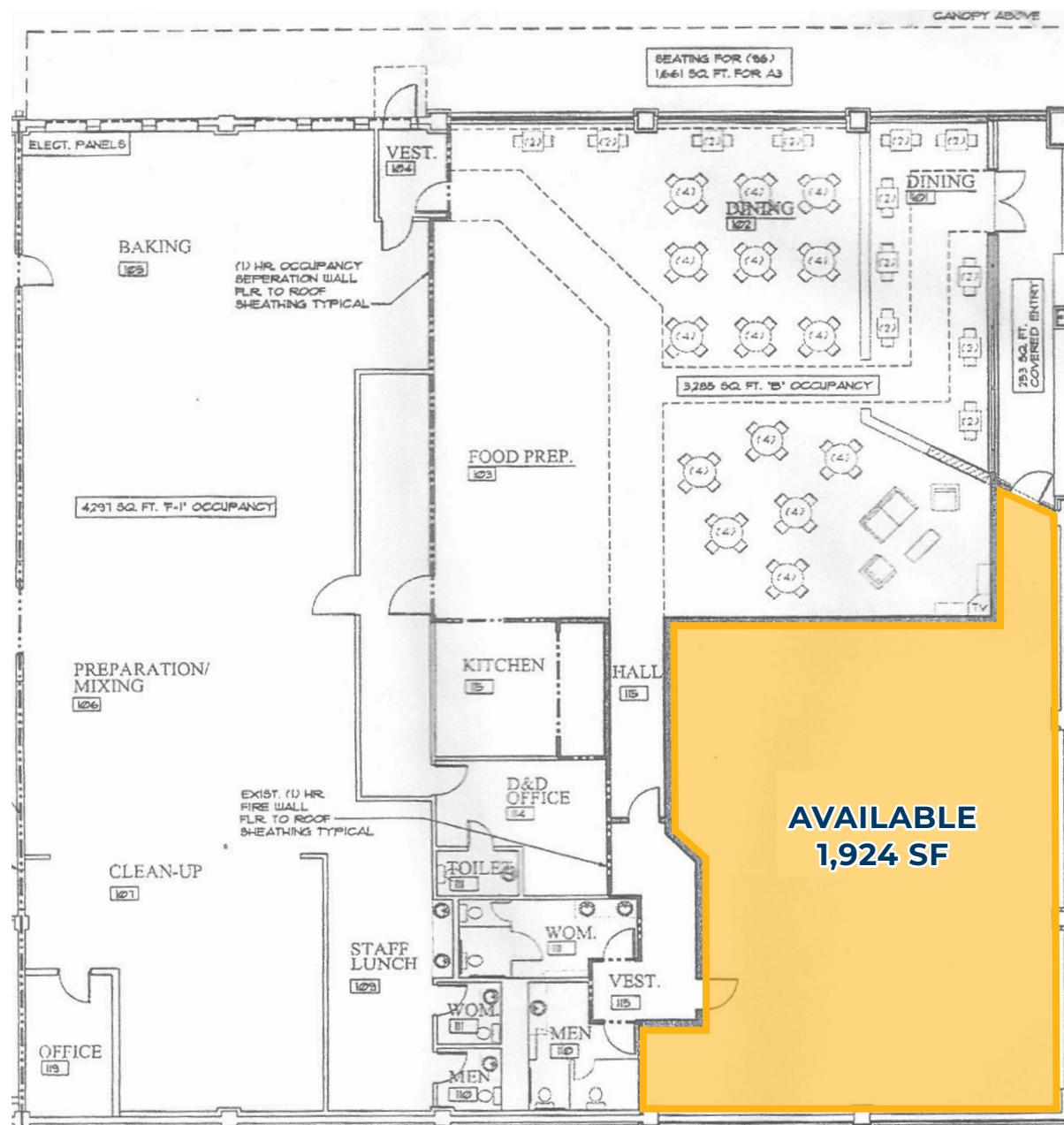
### Nearby Highlights

- Black Rock Coffee
- Vancouver Community Library
- Pacific House
- NomNom
- Regal Cinemas
- Old Ivy Brewery
- Kiggins Theatre
- City Sandwich
- Compass Coffee
- KeyBank
- Thai Orchid
- Rosemary Cafe
- Low Bar
- Brickstone Ballroom
- Heathen Brewing

# FLOOR PLAN



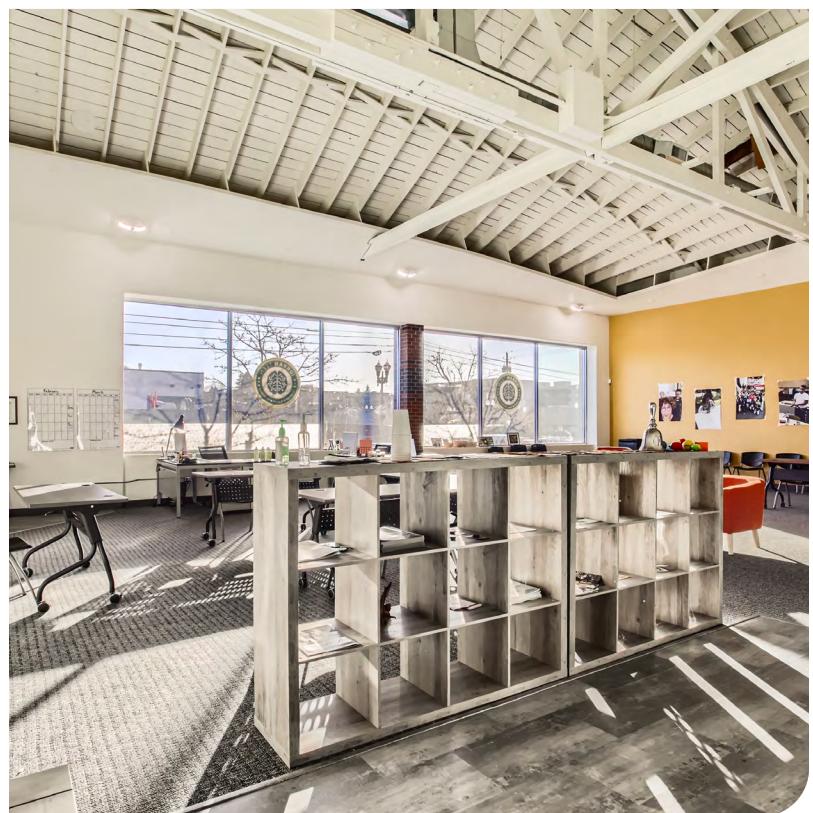
## FLOOR PLAN



HARNEY ST



## INTERIOR PHOTOS



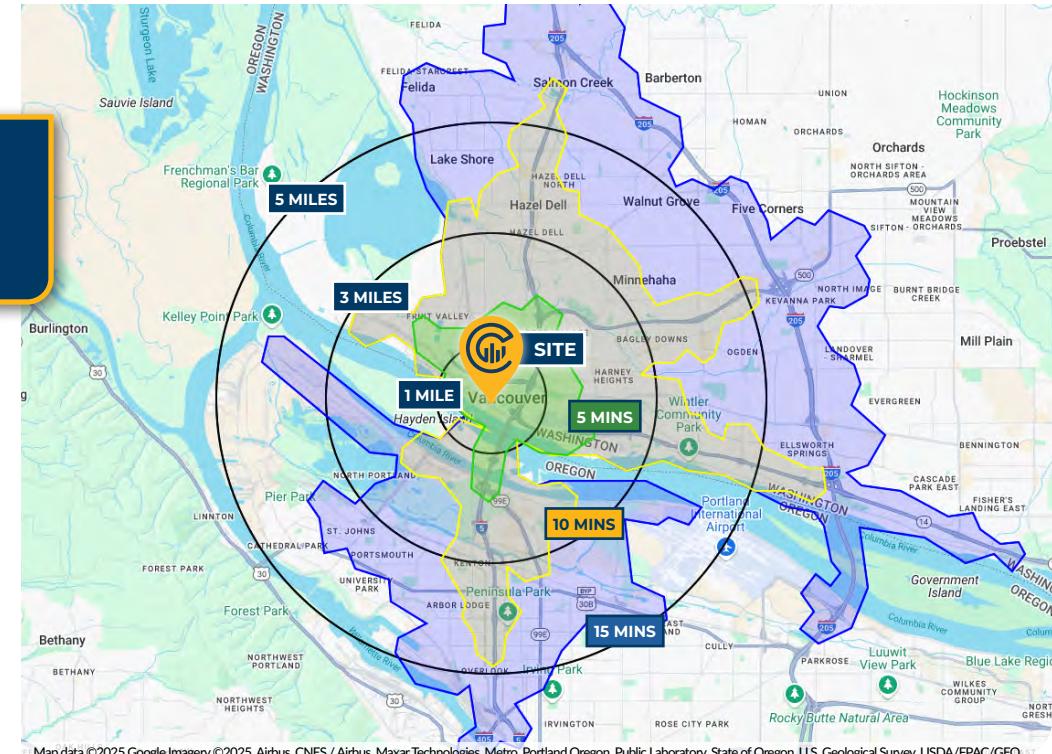


# LOCAL AERIAL MAP





# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	10,388	61,768	226,338
2029 Projected Population	12,808	64,480	232,642
2020 Census Population	8,901	58,974	222,789
2010 Census Population	7,460	52,581	195,623
Projected Annual Growth 2024 to 2029	4.7%	0.9%	0.6%
Historical Annual Growth 2010 to 2024	2.8%	1.2%	1.1%
Households & Income			
2024 Estimated Households	6,175	28,833	97,017
2024 Est. Average HH Income	\$113,596	\$110,310	\$116,992
2024 Est. Median HH Income	\$63,487	\$77,445	\$89,283
2024 Est. Per Capita Income	\$68,122	\$51,749	\$50,385
Businesses			
2024 Est. Total Businesses	1,934	4,189	12,701
2024 Est. Total Employees	16,676	41,151	115,298

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at [SitesUSA.com](https://SitesUSA.com)  
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024,  
TIGER Geography - RS1

82  
Walk Score®  
"Very Walkable"

90  
Bike Score®  
"Biker's Paradise"

53  
Transit Score®  
"Good Transit"

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Brokers Have Ownership Interest in this Property