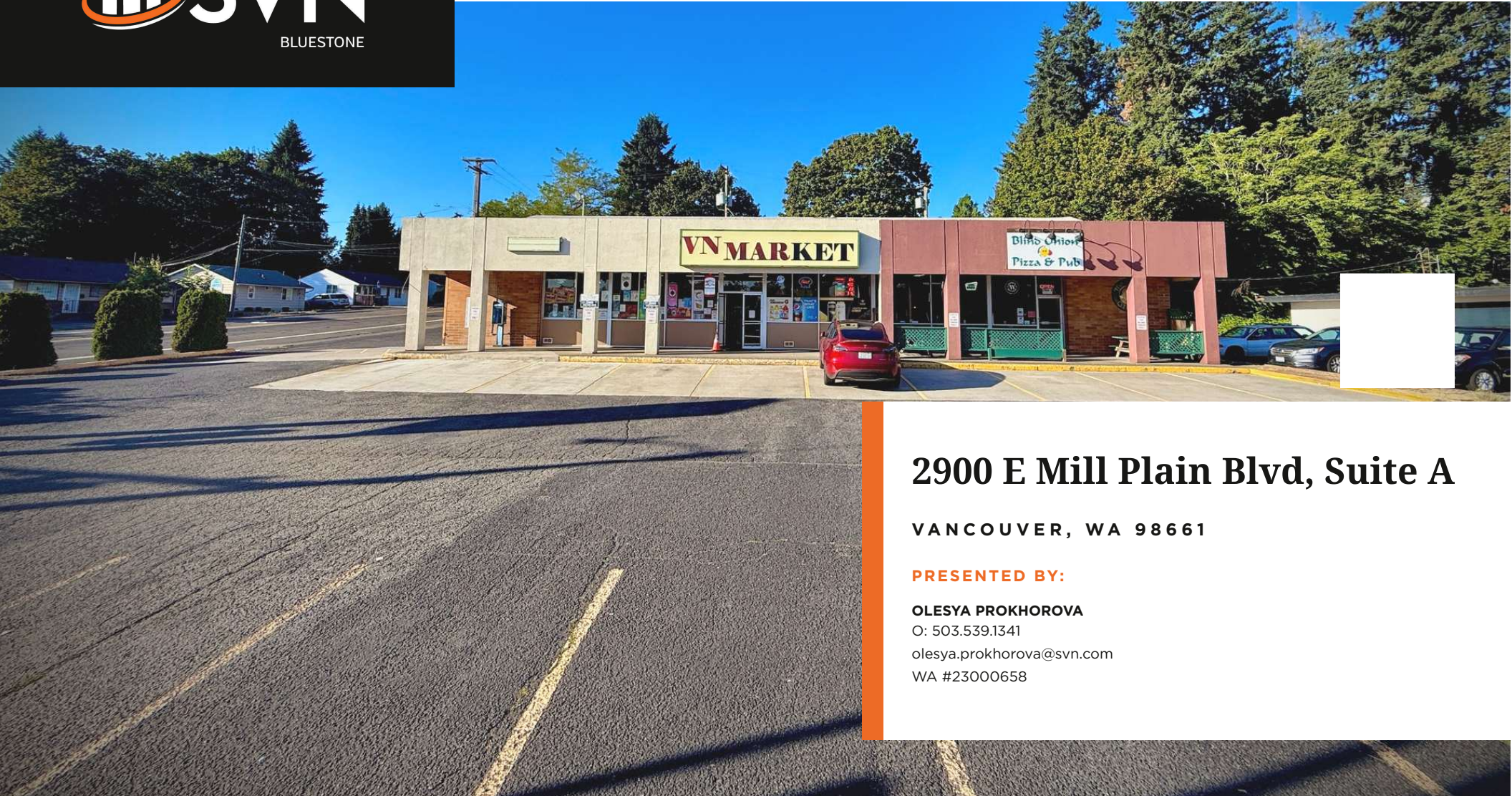




For Lease



2900 E Mill Plain Blvd, Suite A

VANCOUVER, WA 98661

PRESENTED BY:

OLESYA PROKHOROVA

O: 503.539.1341

olesya.prokhorova@svn.com

WA #23000658

OFFERING SUMMARY

2900 E MILL PLAIN BLVD, SUITE A

VANCOUVER, WA 98661

OFFERING SUMMARY

LEASE RATE:	\$20/sf/yr (\$5429/month)
NNN:	\$2.84/sf/yr (\$773/month)
AVAILABLE SF:	3,257 SF
PROPORTIONATE SHARE:	61.06%
ZONING:	Community Commercial (CC)
BUILDING SIZE:	5,334
PARKING RATIO:	4.50/1000
LOT SIZE:	0.43 Acres
DAILY TRAFFIC:	14,428 VPD per 2025
COUNTY:	Clark
LEASE FORM:	2024 CAB Multi Tenant Retail NNN WA



LEASING REQUIREMENTS

No convenience store uses! Preference given to 60 month leases.

PROPERTY HIGHLIGHTS

- 3 bay sink, utility sink, and a handwashing station
- Grease Trap
- 2 restrooms
- Private office
- 10-door walk-in cooler plus an additional 2-door cooler
- Security system
- 4.50/1000 total parking ratio. Out of the 24 parking stalls total 4 are exclusive to the adjacent tenant
- Tenant Improvement Allowance: Landlord will install a brand new HVAC system and paint exterior for new tenant



Grease Trap

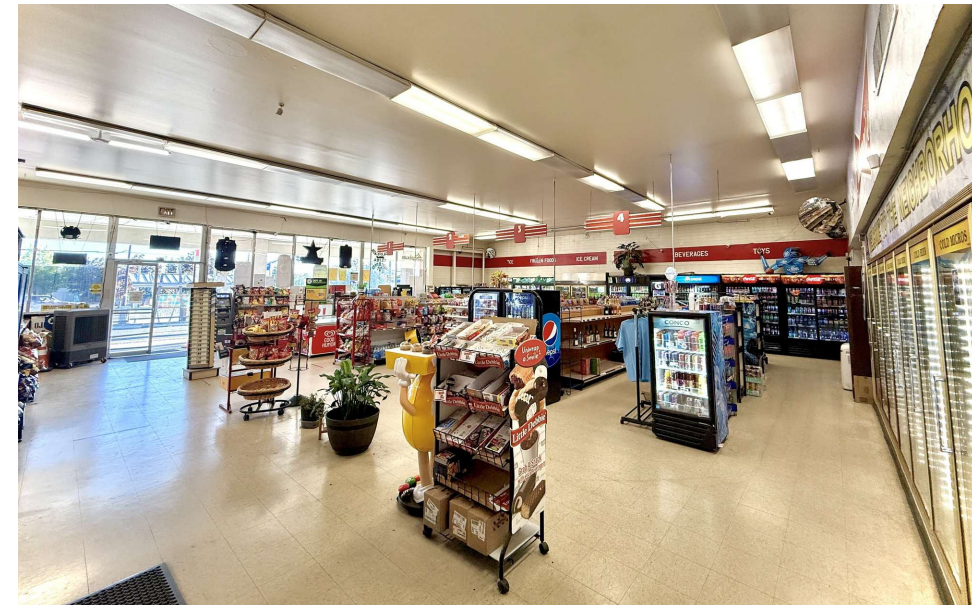
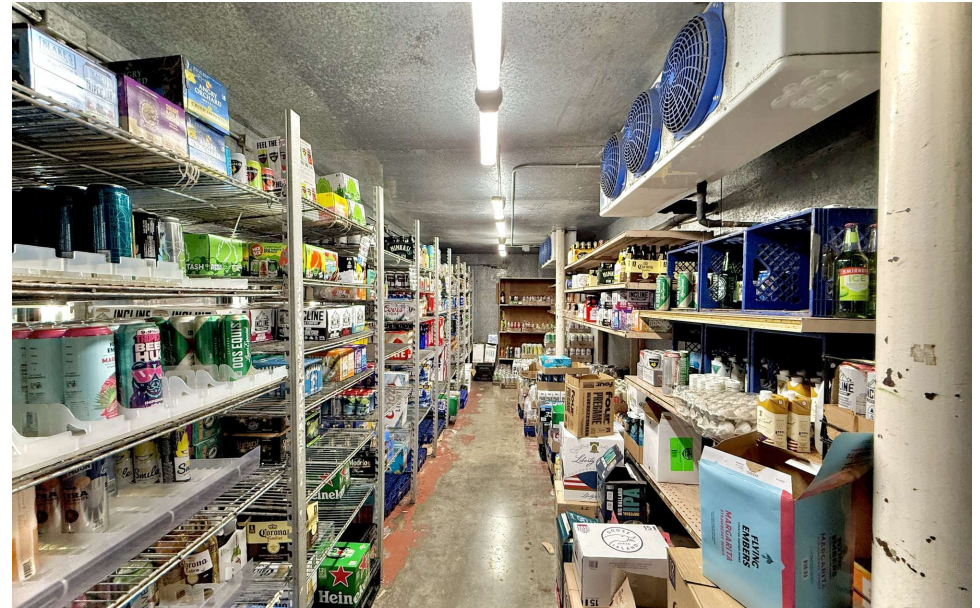


10-Door walk-in cooler

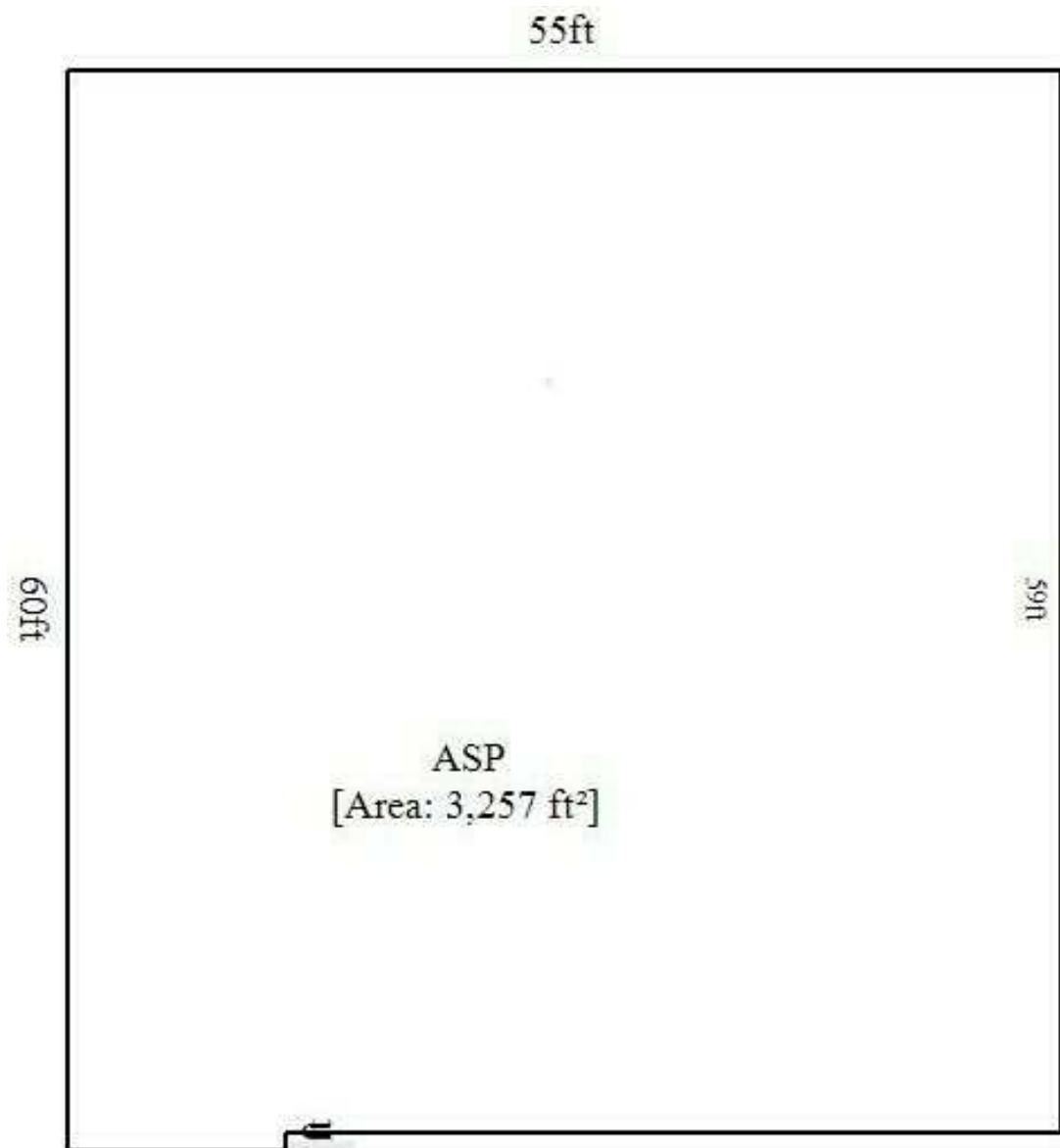


TI Allowance: New HVAC+Exterior Paint

ADDITIONAL PHOTOS



FLOOR PLAN



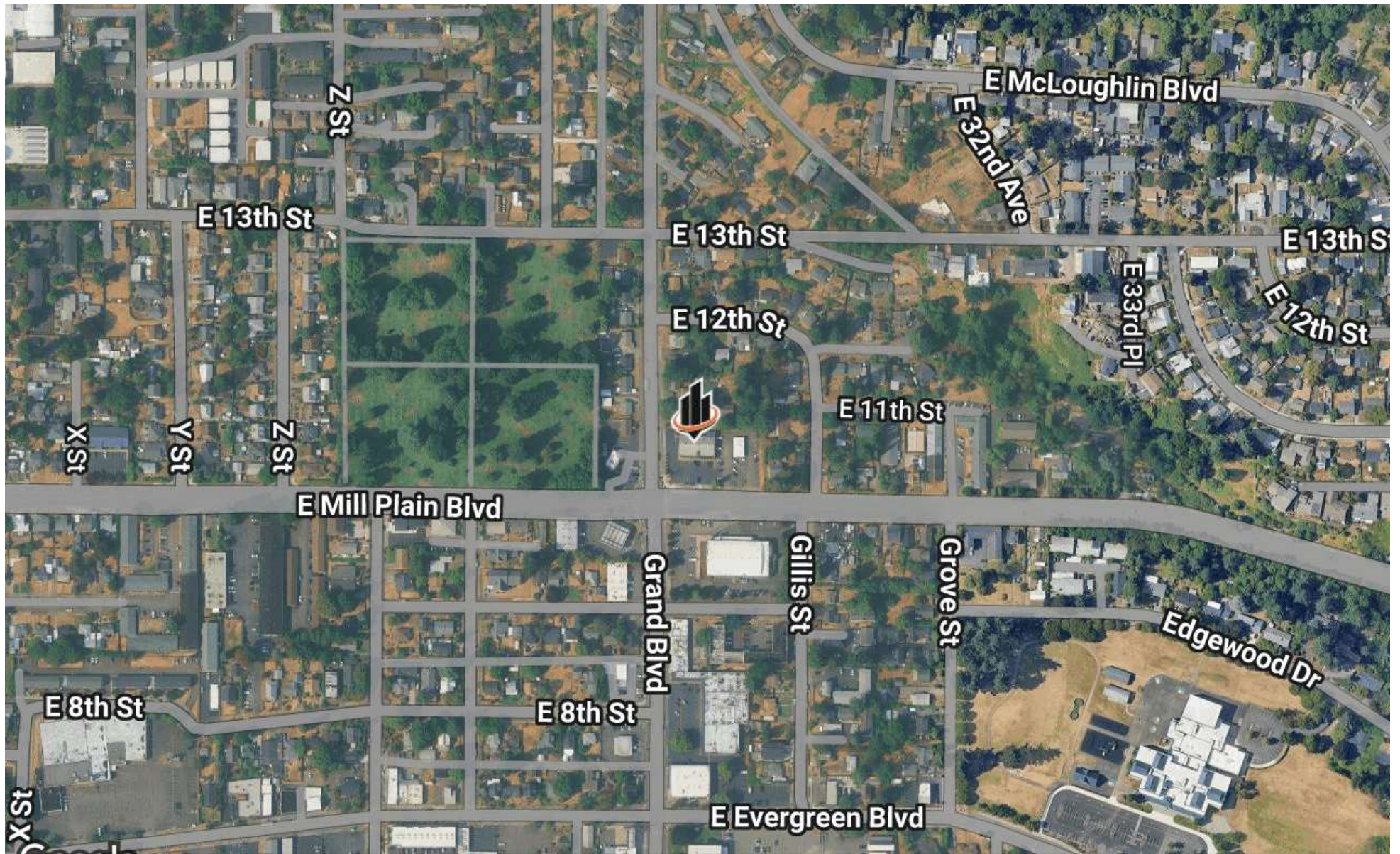
LOCATION DESCRIPTION

Vancouver Washington is filled with attractions from historic sites, the arts district, shopping and restaurants, cafes, bakeries, outdoor activities, wineries and tasting rooms, the waterfront, and family centered events and activities that are also budget friendly, as well as the annual and seasonal events, fairs and festivals, destination retail, and lodging.

City of Vancouver saw an increase in population of 1.34% from 2010-2020 to 190,999 total population. Median Household Income of \$82,774 and median Net Worth of \$149,585. Forecasted 1% growth for City of Vancouver from 2025-2030 is doing better by 0.3% than Washington state overall

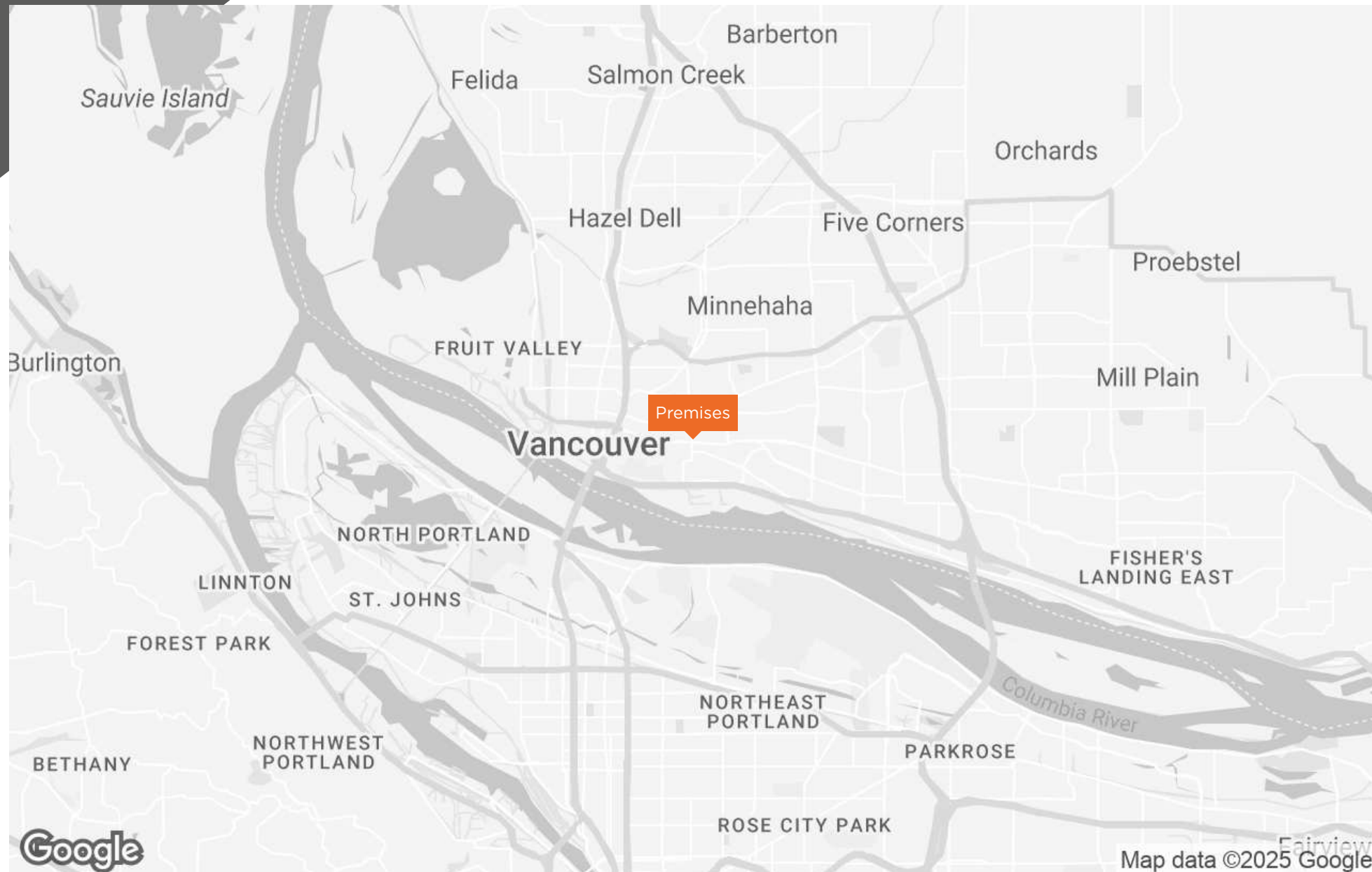


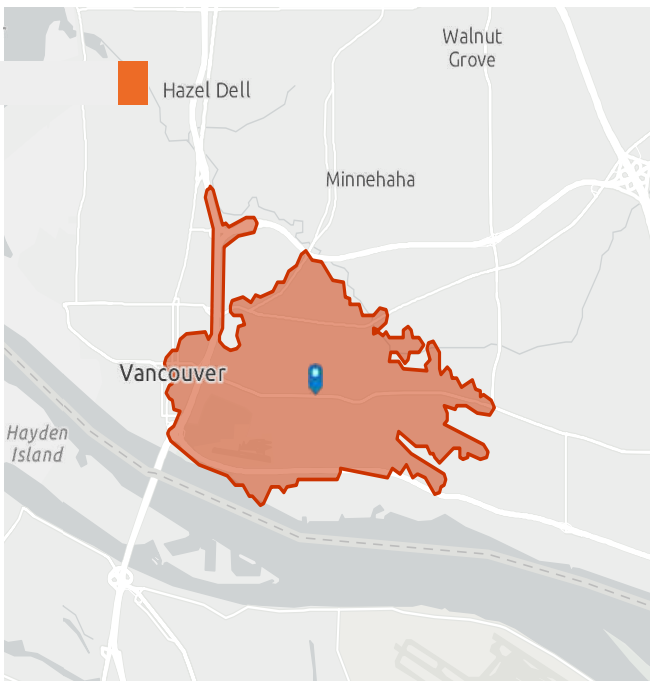
AERIAL MAP



25 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/GEO, Vexcel Imaging US, Inc.

REGIONAL MAP





Population Trends and Key Indicators

2900 E Mill Plain Blvd, Vancouver, Washington, 98661
Drive time of 5 minutes

19,378	8,989	2.14	38.8	\$68,345	\$575,823	70	46	71
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$9,352

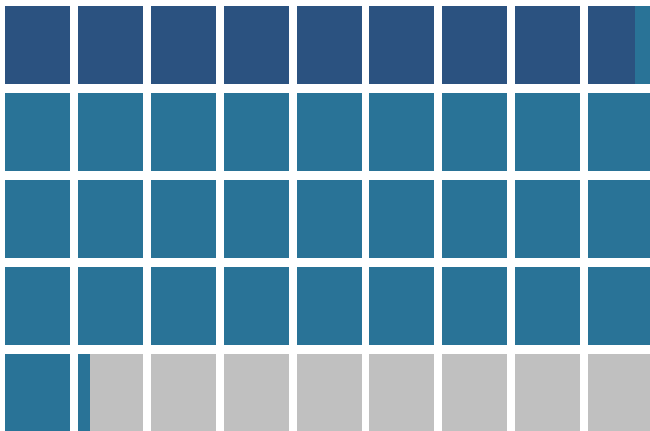
Avg Spent on Mortgage & Basics



52.7%

Percent of Income for Mortgage

POPULATION BY AGE



Under 18 (19.4%)
Ages 18 to 64 (63.3%)
Aged 65+ (17.4%)

POPULATION BY GENERATION



3.5%

Greatest Gen:
Born 1945/Earlier



18.3%

Baby Boomer:
Born 1946 to 1964



18.7%

Generation X:
Born 1965 to 1980



28.2%

Millennial:
Born 1981 to 1998



21.4%

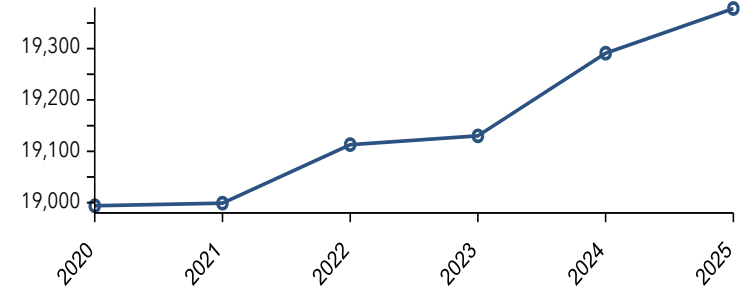
Generation Z:
Born 1999 to 2016



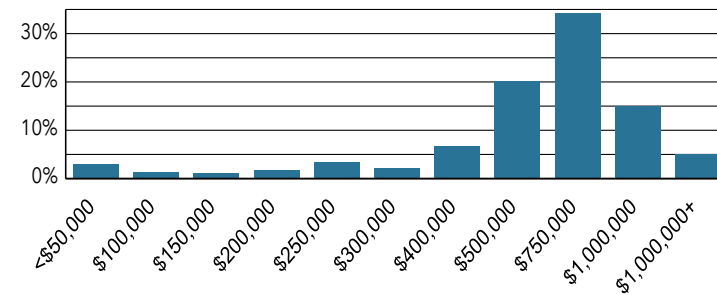
9.9%

Alpha: Born
2017 to Present

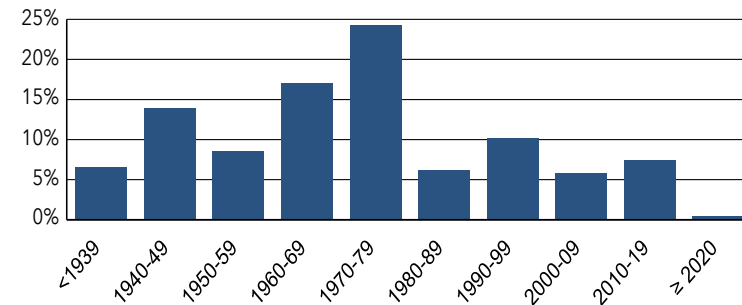
Historical Trends: Population



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

KEY FACTS

19,378

Population



2.1

Average
Household Size

38.8

Median Age

\$68,345

Median Household
Income

EDUCATION

8.9%

No High School
Diploma



26.0%

High School
Graduate



31.0%

Some College/
Associate's
Degree



34.1%

Bachelor's/Grad/
Prof Degree

BUSINESS



1,166

Total Businesses



12,247

Total Employees

EMPLOYMENT



54.6%

White Collar



24.9%

Blue Collar



20.4%

Services

5.2%

Unemployment
Rate

INCOME



\$68,345

Median Household
Income



\$44,668

Per Capita Income



\$62,473

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.6%)

The smallest group: \$150,000 - \$199,999 (6.6%)

Indicator ▲	Value	Diff		
<\$15,000	9.8%	+5.1%		
\$15,000 - \$24,999	6.8%	+2.7%		
\$25,000 - \$34,999	6.9%	+2.0%		
\$35,000 - \$49,999	9.9%	+2.4%		
\$50,000 - \$74,999	20.6%	+6.7%		
\$75,000 - \$99,999	12.9%	-0.7%		
\$100,000 - \$149,999	17.0%	-4.5%		
\$150,000 - \$199,999	6.6%	-7.0%		
\$200,000+	9.3%	-6.9%		

Bars show deviation from Clark County

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

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