

**FOR
LEASE**

Navalia Retail/Office

NWC W 16th St & Washington St
Vancouver, WA 98660



Vessel[™]
COMMERCIAL REAL ESTATE

CALL OR EMAIL FOR PRICING:

Jeffrey Peterson
Designated Broker

360-728-6670
jeff.peterson@vessel-cre.com

vessel-cre.com
701 NE 136th Ave, Suite 200
Vancouver, WA 98684

We obtained the information from sources we believe to be reliable. However, we can make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property or business. You and your tax and/or legal advisors should conduct your own investigation of the property and transaction.

Property Overview

Navalia

NWC W 16th St & Washington St

Summary

Located in the heart of Vancouver, WA 98660, 1600 Washington St is positioned in a high-growth corridor with a 2025 estimated population of 13,980 within a one-mile radius and a projected annual growth rate of 2.9% through 2030. This affluent trade area boasts an average household income of \$119,540 and an impressive average household net worth of \$922,616, supported by a highly educated workforce where 41.5% of residents hold a bachelor's degree or higher. The property benefits from dense urban surroundings, featuring 4,452 people per square mile and a significant daytime population of 16,557 employees within a one-mile reach. With over \$790 million in total annual household expenditure in the immediate vicinity and access to a broader market of over 229,000 people within five miles, this location offers a premier opportunity for commercial success.



Highlights

- 2,030 SF of ground-floor retail available
- Brand-new mixed-use building with 73 high-end apartments
- New Seasons Grocer located across the street
- Deliverable now
- Quick access to Interstate 5 and Hwy 14
- Nearby points of interest include the Vancouver Waterfront and Fort Vancouver



**CALL OR EMAIL
FOR PRICING:**

Jeffrey Peterson
360-728-6670 jeff.peterson@vessel-cre.com

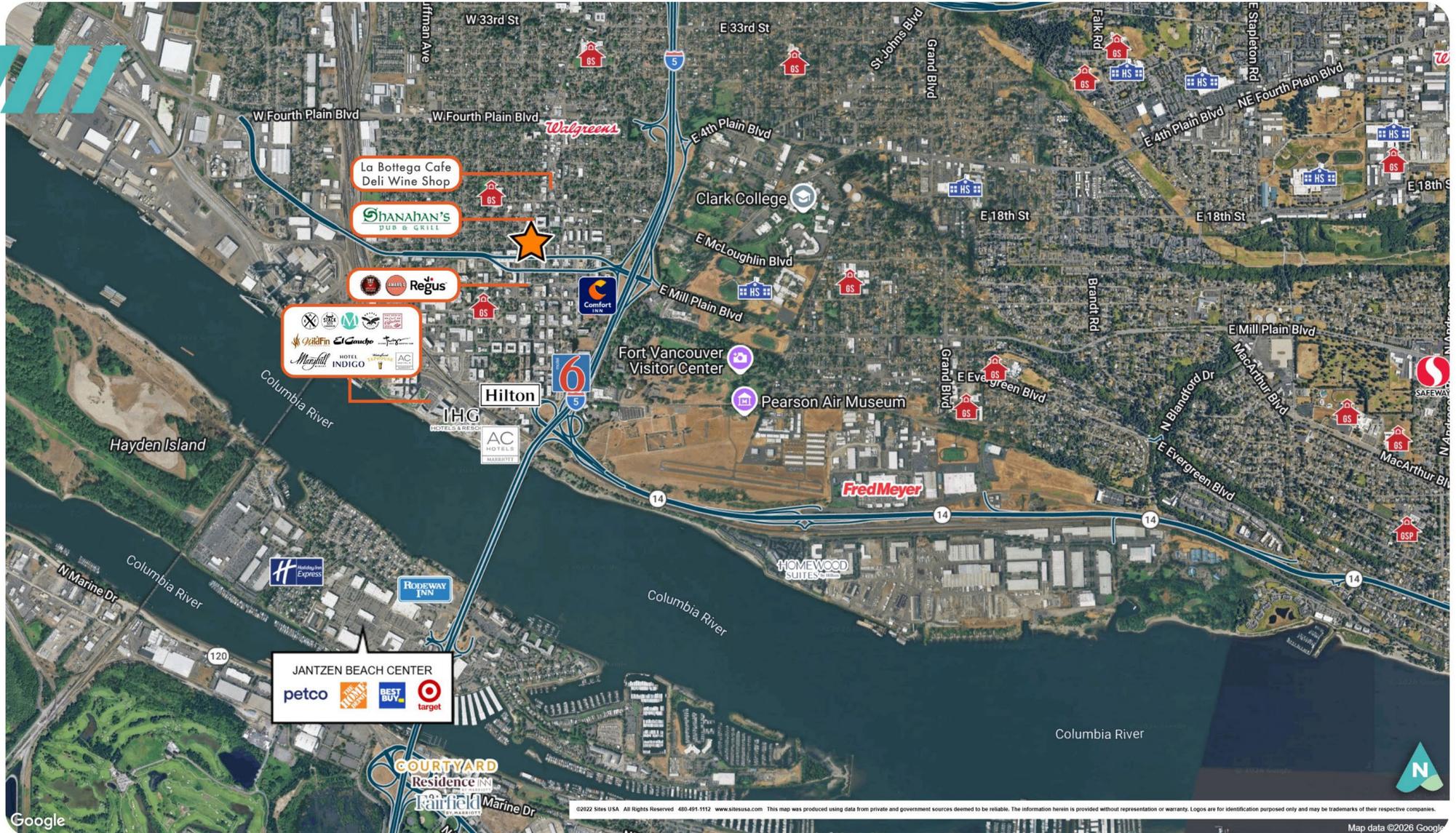
vessel-cre.com

701 NE 136th Ave, Suite 200, Vancouver, WA 98684

We obtained the information from sources we believe to be reliable. However, we can make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property or business. You and your tax and/or legal advisors should conduct your own investigation of the property and transaction.

Property Aerial

Navalia
NWC W 16th St & Washington St



CALL OR EMAIL FOR PRICING:

Jeffrey Peterson
360-728-6670 jeff.peterson@vessel-cre.com

vessel-cre.com
701 NE 136th Ave, Suite 200, Vancouver, WA 98684

We obtained the information from sources we believe to be reliable. However, we can make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property or business. You and your tax and/or legal advisors should conduct your own investigation of the property and transaction.

Property Photos

Navalia

NWC W 16th St & Washington St



**CALL OR EMAIL
FOR PRICING:**

Jeffrey Peterson
360-728-6670 jeff.peterson@vessel-cre.com

vessel-cre.com
701 NE 136th Ave, Suite 200, Vancouver, WA 98684

We obtained the information from sources we believe to be reliable. However, we can make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property or business. You and your tax and/or legal advisors should conduct your own investigation of the property and transaction.

Site Plan

Navalia

NWC W 16th St & Washington St



Navalia

Suite #105

01-29-26



**CALL OR EMAIL
FOR PRICING:**

Jeffrey Peterson

360-728-6670 jeff.peterson@vessel-cre.com

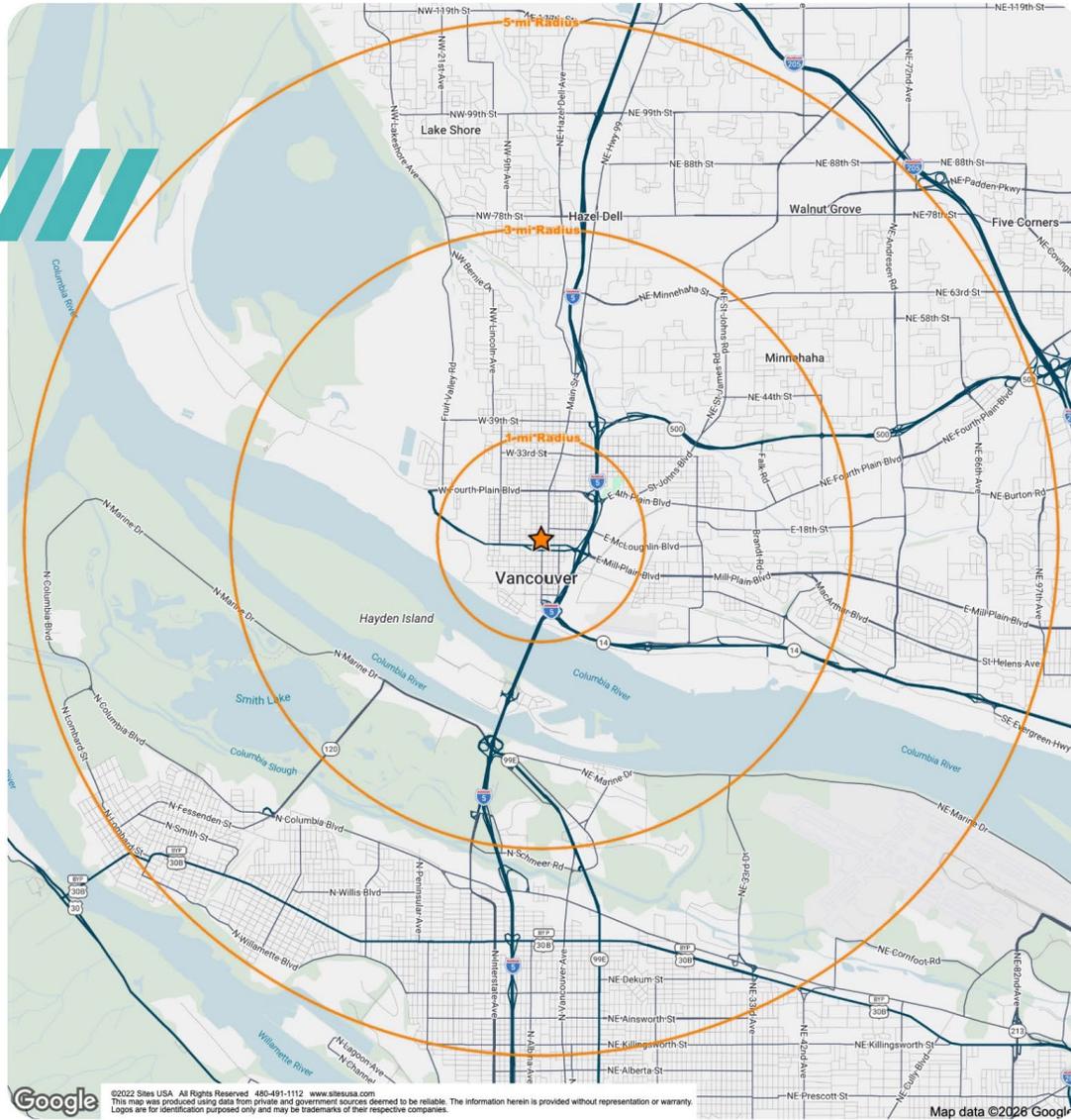
vessel-cre.com

701 NE 136th Ave, Suite 200, Vancouver, WA 98684

We obtained the information from sources we believe to be reliable. However, we can make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property or business. You and your tax and/or legal advisors should conduct your own investigation of the property and transaction.

Demographics

Navalia
NWC W 16th St & Washington St



POPULATION	1 Mile	3 Miles	5 Miles
2025 Estimated Population	13,980	70,206	229,446
Median Age	39.9	38.3	37.6
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Estimated Households	8,057	32,792	97,440
2030 Projected Households	9,777	34,818	100,551
Projected Annual Growth	4.3%	1.2%	0.6%
INCOME	1 Mile	3 Miles	5 Miles
Average HH Income	\$119,540	\$111,246	\$119,086
Median HH Income	\$78,255	\$80,936	\$91,180
EMPLOYMENT	1 Mile	3 Miles	5 Miles
Businesses	2,064	4,461	12,147
Employees	16,557	39,712	106,502
EDUCATION	1 Mile	3 Miles	5 Miles
Bachelor's Degree or Higher	41.5%	33.2%	38.8%



CALL OR EMAIL FOR PRICING:

Jeffrey Peterson
360-728-6670 jeff.peterson@vessel-cre.com

vessel-cre.com
701 NE 136th Ave, Suite 200, Vancouver, WA 98684

We obtained the information from sources we believe to be reliable. However, we can make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property or business. You and your tax and/or legal advisors should conduct your own investigation of the property and transaction.



Vessel[™]
COMMERCIAL REAL ESTATE

CONTACT

Jeffrey Peterson
Designated Broker

360-728-6670

jeff.peterson@vessel-cre.com

701 NE 136th Ave, Suite 200 Vancouver, WA 98684

We obtained the information from sources we believe to be reliable. However, we can make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property or business. You and your tax and/or legal advisors should conduct your own investigation of the property and transaction.