

2507 NE Andresen Rd  
VANCOUVER, WA 98661



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FOR LEASE



# FOR LEASE

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## PROPERTY DESCRIPTION

Exceptional leasing opportunity in Vancouver, WA. This prominent property boasts a prime location with ample parking and excellent visibility, making it an ideal choice for retailers seeking maximum exposure. Long-term ownership of the building.

## PROPERTY HIGHLIGHTS

- Standard 110 power
- 12' to 16' clear height in storage area
- 1,600 square foot drop ceiling showroom with glass storefront along Andresen Rd.
- Double-door loading area in front
- Traffic Count: 20,434
- Parking Ratio: 4/1000

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	5,400 SF
Lot Size:	59,761 SF
Building Size:	15,368 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	1,074	6,303
Total Population	337	2,764	16,156
Average HH Income	\$71,870	\$69,985	\$80,449



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## LOCATION OVERVIEW

Discover the vibrant energy of Vancouver, WA! Nestled in a bustling retail district, the area surrounding the property offers a dynamic mix of local and national retailers, creating a prime destination for business. There are numerous amenities just moments away from the property, popular shopping centers and dining hotspots like Vancouver Plaza and Westfield Vancouver. With a high traffic count and excellent visibility, this location provides an ideal storefront for retailers looking to capture the attention of eager shoppers. Benefit from the area's strong consumer base, convenient parking, and easy access to major thoroughfares. Join this thriving retail community and elevate your brand in Vancouver's premier retail destination.

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland, Oregon, USDA/FPAC/Geo



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