

Vancouver Mall

Vancouver Plaza

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Living Hope

WinCo
FOODS

The Addison Apartments



Ridgeline View

FOR LEASE
Subject Property



4,300 SF
BLDG

0.37 Acres
Lot



7201 NE 18th St, Vancouver WA 98661

CALL FOR LEASE DETAILS

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kw PORTLAND
CENTRAL
KELLERWILLIAMS REALTY

H | S | T
COMMERCIAL GROUP

FOR LEASE: 4,300 SF +/- COMMERCIAL BUILDING

Lease Rate: Call for Details

•Property Highlights:

- Approximately **4,300 SF** building on a **0.37-acre** lot.
- Ample parking for approximately **32 vehicles**.
- **Flexible leasing options:** Single-tenant or two-tenant configuration (existing two units, Please see video tours on page 3 and 4).
- **Strategic Location:** Close proximity to **WinCo Foods** and surrounded by retail, residential, and industrial developments.
- **Excellent traffic exposure** with high traffic counts on **Andresen Rd** and **E 18th St**.
- **Outstanding visibility** from **E 18th St** and the traffic light at **Andresen Rd**.

•Zoning:

CG (Commercial General) - Permitting a wide variety of uses.

•Convenient Accessibility:

Easy access to major highways, including **SR-500**, **I-205**, and **I-5**.

For more details or to schedule a viewing, please contact us today!

CLICK TO PLAY
AERIAL VIDEO TOUR

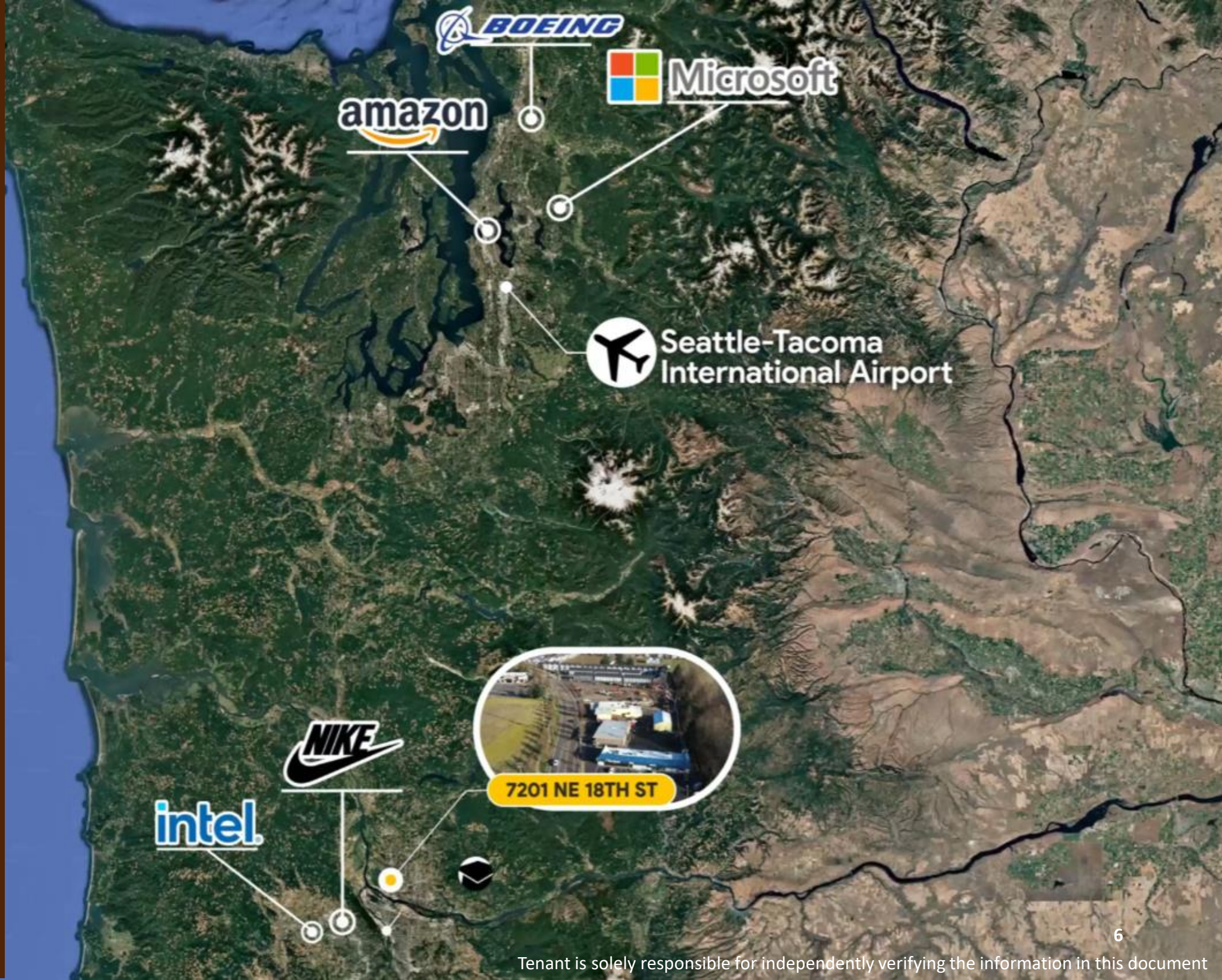


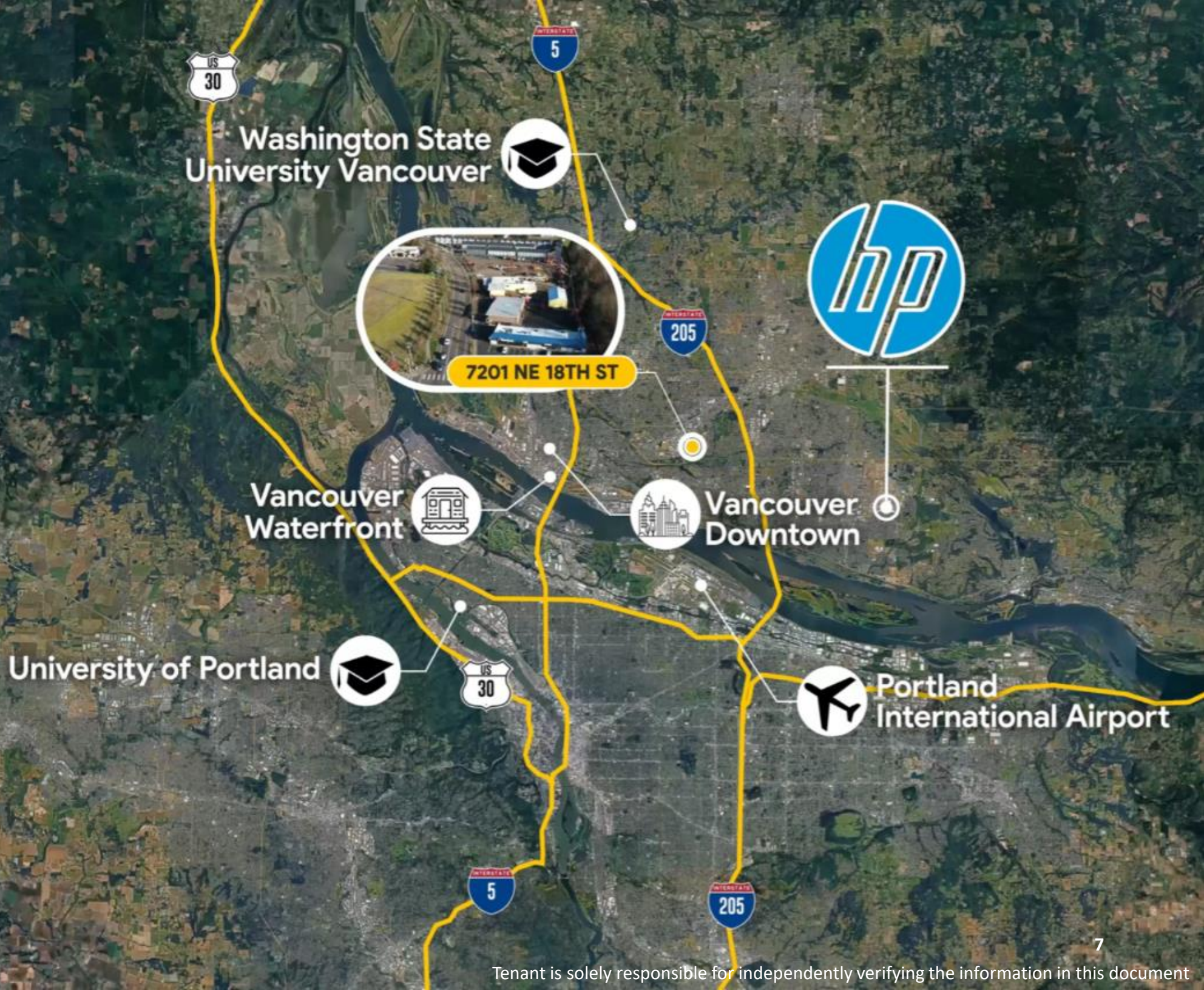
CLICK TO PLAY
GROUND VIDEO TOUR





Tenant is solely responsible for independently verifying the information in this document







Vancouver Mall

macy's OUTBACK STEAKHOUSE AMC Red Lobster

HOBBY LOBBY JCPenney Chick-fil-A



Vancouver Plaza

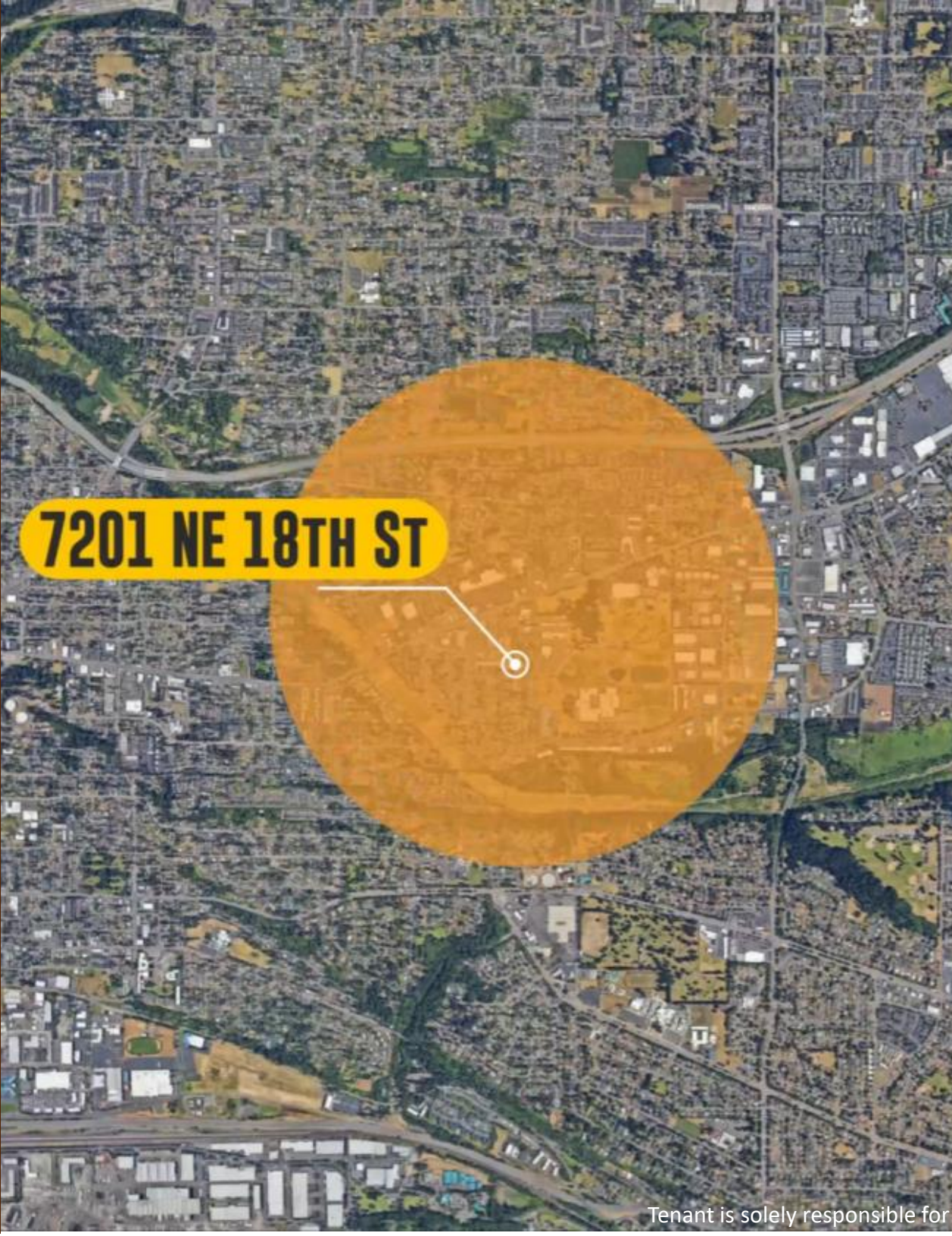
CHUCK E. CHEESE AMOREPACIFIC PETSMART

DOLLAR TREE TARGET HARBOR FREIGHT

R BARNES & NOBLE Burlington



7201 NE 18TH ST



7201 NE 18TH ST



DEMOGRAPHICS

**1
MILE**



15,473



\$75,236

**3
MILE**



125,754



\$82,472

**5
MILE**



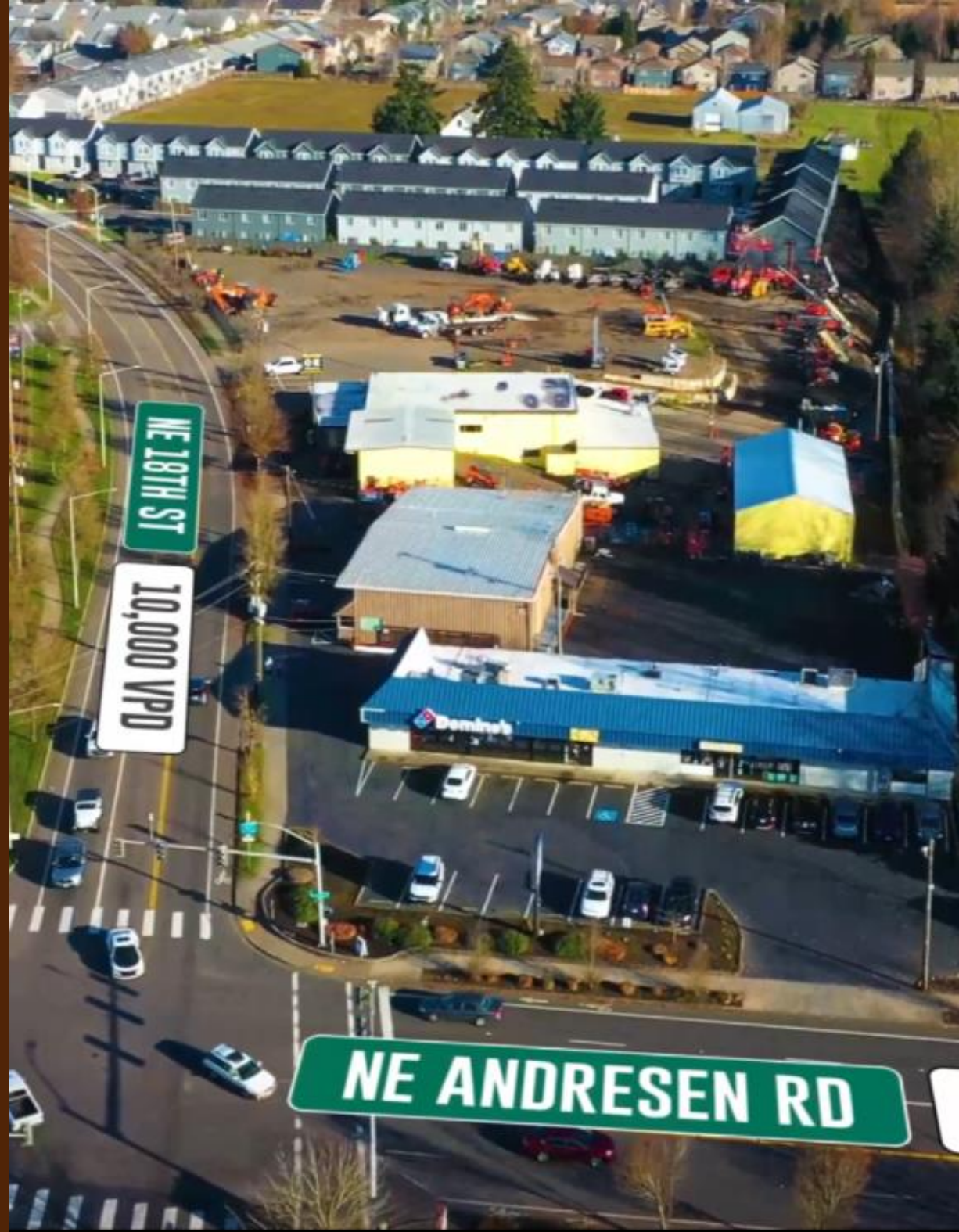
281,107



\$89,056

Google Earth

DEMOGRAPHICS AND TRAFFIC



Consumer Spending

	3 miles Households
Education & Daycare	\$85,664,424
Health Care	\$75,012,363
Transportation & Maintenance	\$399,664,830
Household	\$234,104,316
Food & Alcohol	\$433,400,004
Entertainment, Hobbies & Pets	\$235,712,275
Apparel	\$78,304,569

Per Capita & Avg Household Spending

	3 miles 2024 Per Capita	3 miles 2024 Avg Households
Education & Daycare	\$681	\$1,692
Health Care	\$597	\$1,481
Transportation & Maintenance	\$3,178	\$7,893
Household	\$569	\$1,413
Food & Alcohol	\$3,446	\$8,559
Entertainment, Hobbies & Pets	\$1,874	\$4,655
Apparel	\$623	\$1,546

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PLEASE CONSULT YOUR AGENT FOR MORE DETAILS.

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