

RETAIL PROPERTY FOR LEASE

162nd Place

1900 NE 162ND AVE / VANCOUVER, WA 98684

Neighborhood center anchored by Wilco and Walgreens



AVAILABLE SPACES

- 1,196 SF - 5,740 SF
- 7,000 SF Freestanding pad building available

TRAFFIC COUNTS

NE 162nd Ave @ NE 18th St - 25,759 ADT ('20)

LEASE RATE

Please call for details

HIGHLIGHTS

- 126,000 SF center anchored by Wilco and Walgreens
- Convenient access to Mill Plain Blvd, 4th Plain Blvd and I-205
- Many new residential and commercial developments in the area

CONTACT

NAIElliott 503 224 6791



Positioned centrally in rapidly growing East Clark County

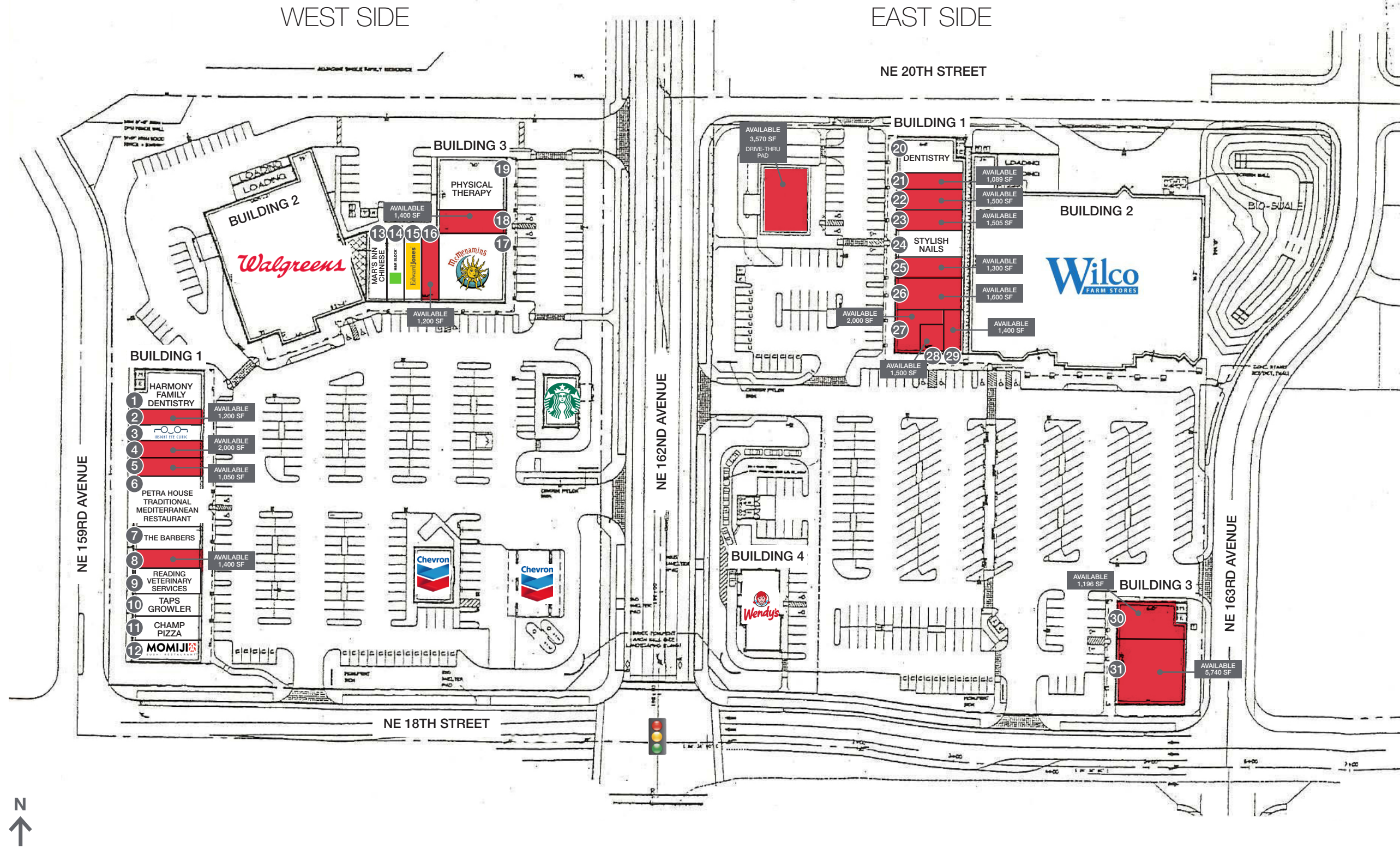


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Site Plan



WEST SIDE

BUILDING 1

1	Harmony Family Dentistry
2	AVAILABLE - 1,200 SF
3	AVAILABLE - 1,200 SF
4	Goodwill
5	State Farm
6	Mediterranean Restaurant
7	The Barbers
8	AVAILABLE - 1,400 SF
9	AVAILABLE - 1,400 SF
10	Taps Growler House
11	Champ Pizza
12	Momiji Sushi

BUILDING 2

Walgreens

BUILDING 3

13	Mar's Inn Chinese Cuisine
14	Edward Jones
15	Consignment Store
16	AVAILABLE - 1,200 SF
17	McMenamins
18	AVAILABLE - 1,400 SF
19	Physical Therapy

EAST SIDE

BUILDING 1

20	Dentistry
21	AVAILABLE - 1,089 SF
22	AVAILABLE - 1,500 SF
23	AVAILABLE - 1,505 SF
24	Stylish Nails
25	AVAILABLE - 1,300 SF
26	AVAILABLE - 1,600 SF
27	AVAILABLE - 2,000 SF
28	AVAILABLE - 1,500 SF
29	AVAILABLE - 1,400 SF

BUILDING 2

Wilco

BUILDING 3

30	AVAILABLE - 1,196 SF
31	AVAILABLE - 5,740 SF

DRIVE-THRU PAD

AVAILABLE - 3,570 SF

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Photo Gallery

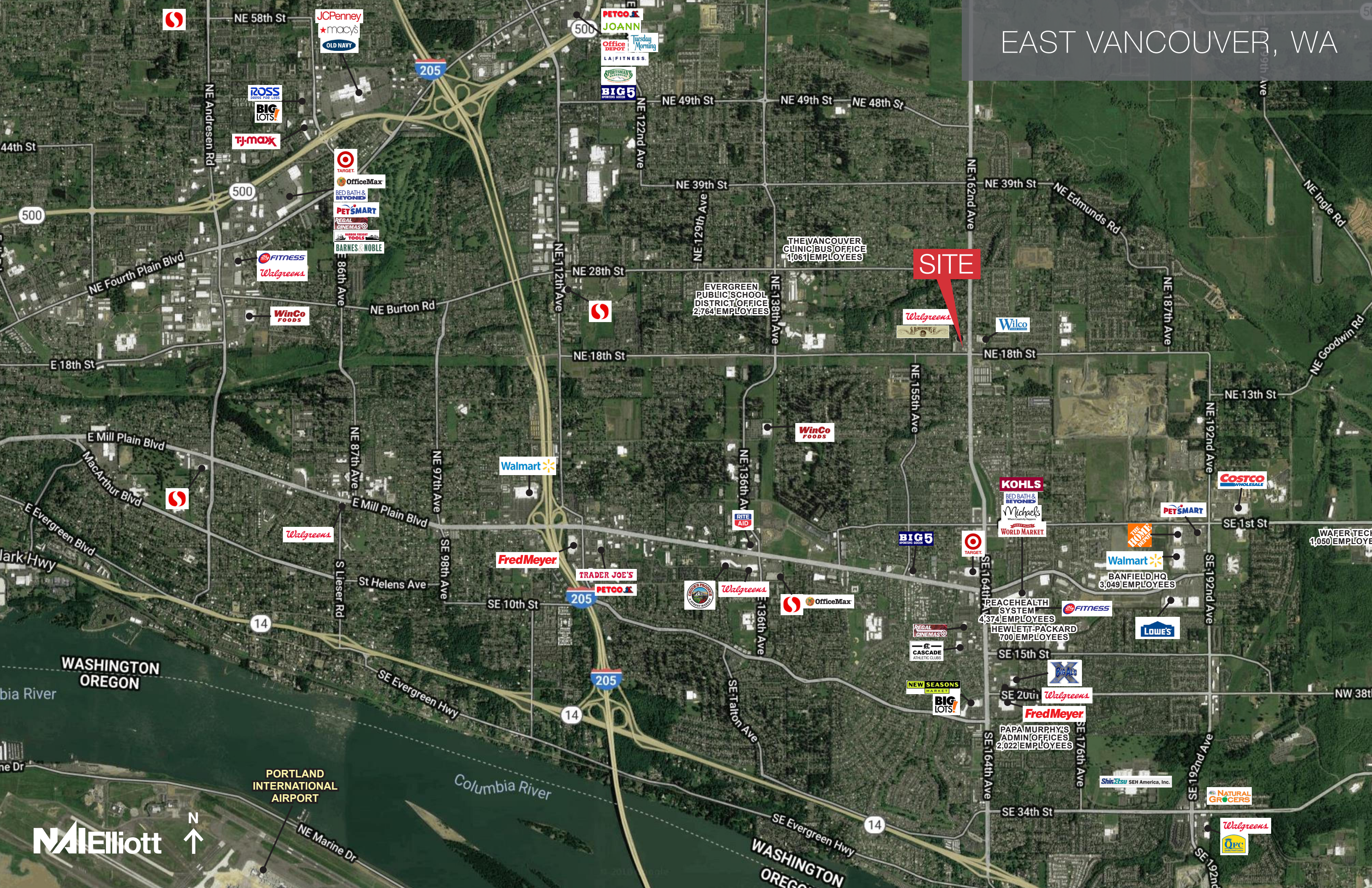


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EAST VANCOUVER, WA



SITE

THE VANCOUVER CLINIC BUS OFFICE
1,061 EMPLOYEES

EVERGREEN PUBLIC SCHOOL DISTRICT OFFICE
2,764 EMPLOYEES

WAFER TECH
1,050 EMPLOYEES

BANFIELD HQ
3,049 EMPLOYEES

PEACEHEALTH SYSTEM
4,374 EMPLOYEES

HEWLETT-PACKARD
700 EMPLOYEES

PAPA MURPHY'S ADMIN OFFICES
2,022 EMPLOYEES

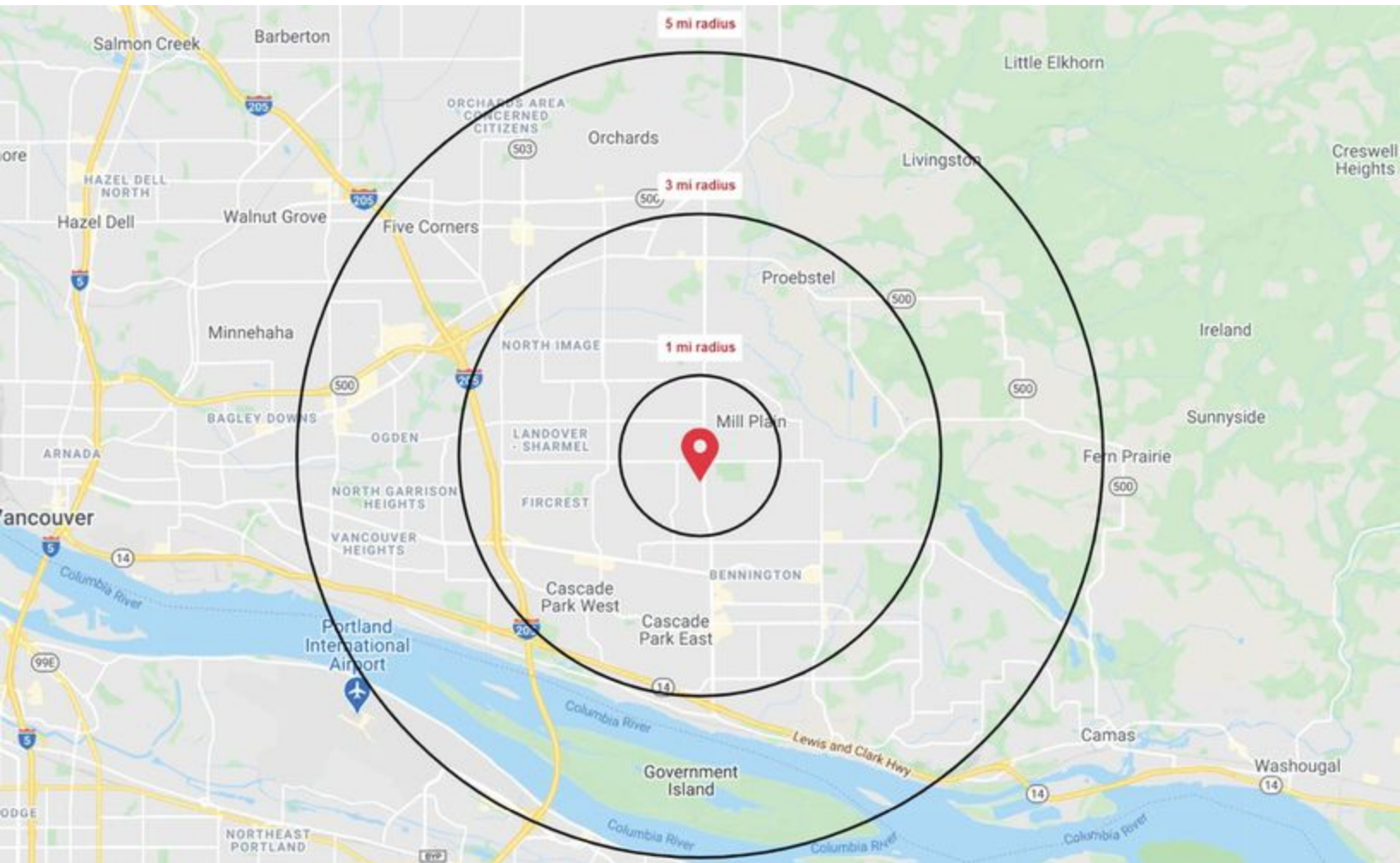
PORTLAND INTERNATIONAL AIRPORT



Demographics

	1 MILE	3 MILE	5 MILE
Estimated Total Population 2020	16,993	105,555	209,713
Projected Total Population 2025	18,061	112,666	223,991
Average HH Income	\$122,042	\$98,204	\$98,258
Median Home Value	\$329,070	\$306,929	\$301,754
Estimated Total Households	5,753	40,291	79,421
Daytime Demographics 16+	7,304	69,695	143,004
Some College or Higher	70.1%	68.9%	67.7%

Source: Regis – SitesUSA (2021)



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Demographics-Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.6368/-122.5072

1900 NE 162nd Ave Vancouver, WA 98684		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	13,200	83,685	166,132
	2020 Est. Civilian Employed	58.8%	58.2%	57.6%
	2020 Est. Civilian Unemployed	4.9%	4.9%	4.9%
	2020 Est. in Armed Forces	-	0.2%	0.1%
	2020 Est. not in Labor Force	36.2%	36.8%	37.4%
	2020 Labor Force Males	48.6%	48.1%	48.3%
	2020 Labor Force Females	51.4%	51.9%	51.7%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	7,766	48,668	95,661
	2020 Mgmt, Business, & Financial Operations	17.7%	15.9%	16.1%
	2020 Professional, Related	21.6%	21.5%	21.1%
	2020 Service	15.5%	17.3%	17.0%
	2020 Sales, Office	21.4%	21.7%	22.2%
	2020 Farming, Fishing, Forestry	0.2%	-	0.1%
	2020 Construction, Extraction, Maintenance	9.4%	9.5%	9.6%
	2020 Production, Transport, Material Moving	14.3%	14.1%	13.9%
	2020 White Collar Workers	60.7%	59.0%	59.4%
	2020 Blue Collar Workers	39.3%	41.0%	40.6%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	79.4%	77.5%	77.9%
	2020 Drive to Work in Carpool	8.0%	9.3%	8.9%
	2020 Travel to Work by Public Transportation	2.7%	3.1%	2.9%
	2020 Drive to Work on Motorcycle	-	0.2%	0.2%
	2020 Walk or Bicycle to Work	1.8%	2.0%	1.8%
	2020 Other Means	0.4%	0.7%	0.7%
	2020 Work at Home	7.7%	7.2%	7.7%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	25.7%	26.4%	25.6%
	2020 Travel to Work in 15 to 29 Minutes	39.7%	40.5%	41.1%
	2020 Travel to Work in 30 to 59 Minutes	27.6%	27.0%	26.8%
	2020 Travel to Work in 60 Minutes or More	9.5%	9.8%	9.0%
	2020 Average Travel Time to Work	22.3	21.8	21.7
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$465.96 M	\$2.8 B	\$5.5 B
	2020 Est. Apparel	\$16.62 M	\$98.91 M	\$195 M
	2020 Est. Contributions, Gifts	\$27.01 M	\$159.91 M	\$318.57 M
	2020 Est. Education, Reading	\$15.31 M	\$89.2 M	\$178.84 M
	2020 Est. Entertainment	\$26.78 M	\$158.68 M	\$313.35 M
	2020 Est. Food, Beverages, Tobacco	\$71.05 M	\$428.74 M	\$841.22 M
	2020 Est. Furnishings, Equipment	\$16.62 M	\$98.64 M	\$194.6 M
	2020 Est. Health Care, Insurance	\$42.37 M	\$255.18 M	\$501.23 M
	2020 Est. Household Operations, Shelter, Utilities	\$149.27 M	\$902.46 M	\$1.77 B
	2020 Est. Miscellaneous Expenses	\$8.8 M	\$52.76 M	\$103.99 M
	2020 Est. Personal Care	\$6.26 M	\$37.56 M	\$73.88 M
2020 Est. Transportation	\$85.86 M	\$513.31 M	\$1.01 B	

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Demographics-Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

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1900 NE 162nd Ave Vancouver, WA 98684		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	16,993	105,555	209,713
	2025 Projected Population	18,061	112,666	223,991
	2010 Census Population	16,191	93,991	180,584
	2000 Census Population	12,682	78,087	146,034
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.4%
	Historical Annual Growth 2000 to 2020	1.7%	1.8%	2.2%
HOUSEHOLDS	2020 Estimated Households	5,753	40,291	79,421
	2025 Projected Households	6,158	43,300	85,376
	2010 Census Households	5,397	35,185	67,387
	2000 Census Households	4,163	28,667	53,579
	Projected Annual Growth 2020 to 2025	1.4%	1.5%	1.5%
	Historical Annual Growth 2000 to 2020	1.9%	2.0%	2.4%
AGE	2020 Est. Population Under 10 Years	13.0%	12.4%	12.5%
	2020 Est. Population 10 to 19 Years	14.8%	13.3%	13.3%
	2020 Est. Population 20 to 29 Years	11.1%	13.9%	13.4%
	2020 Est. Population 30 to 44 Years	21.7%	20.9%	20.7%
	2020 Est. Population 45 to 59 Years	19.7%	18.1%	18.4%
	2020 Est. Population 60 to 74 Years	14.9%	15.1%	15.4%
	2020 Est. Population 75 Years or Over	4.9%	6.2%	6.4%
	2020 Est. Median Age	37.2	37.0	37.4
MARITAL STATUS & GENDER	2020 Est. Male Population	49.4%	48.8%	48.9%
	2020 Est. Female Population	50.6%	51.2%	51.1%
	2020 Est. Never Married	26.4%	28.6%	27.4%
	2020 Est. Now Married	56.3%	49.9%	50.8%
	2020 Est. Separated or Divorced	12.8%	15.7%	16.0%
	2020 Est. Widowed	4.5%	5.8%	5.8%
INCOME	2020 Est. HH Income \$200,000 or More	10.2%	7.6%	8.7%
	2020 Est. HH Income \$150,000 to \$199,999	9.8%	7.0%	7.2%
	2020 Est. HH Income \$100,000 to \$149,999	21.1%	20.0%	20.0%
	2020 Est. HH Income \$75,000 to \$99,999	18.7%	17.3%	16.0%
	2020 Est. HH Income \$50,000 to \$74,999	18.4%	20.1%	19.4%
	2020 Est. HH Income \$35,000 to \$49,999	10.7%	11.5%	11.1%
	2020 Est. HH Income \$25,000 to \$34,999	6.2%	6.9%	7.0%
	2020 Est. HH Income \$15,000 to \$24,999	3.1%	4.7%	5.3%
	2020 Est. HH Income Under \$15,000	1.8%	4.9%	5.2%
	2020 Est. Average Household Income	\$122,042	\$98,204	\$98,258
	2020 Est. Median Household Income	\$89,227	\$80,341	\$81,774
	2020 Est. Per Capita Income	\$41,370	\$37,560	\$37,283
	2020 Est. Total Businesses	341	3,676	7,505
2020 Est. Total Employees	1,881	34,806	72,765	

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1900 NE 162nd Ave Vancouver, WA 98684		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	76.7%	76.5%	77.9%
	2020 Est. Black	3.5%	3.4%	3.1%
	2020 Est. Asian or Pacific Islander	9.9%	9.2%	8.4%
	2020 Est. American Indian or Alaska Native	0.6%	0.8%	0.8%
	2020 Est. Other Races	9.4%	10.1%	9.8%
HISPANIC	2020 Est. Hispanic Population	1,634	12,653	23,607
	2020 Est. Hispanic Population	9.6%	12.0%	11.3%
	2025 Proj. Hispanic Population	10.2%	12.6%	11.9%
	2010 Hispanic Population	7.0%	8.6%	8.4%
EDUCATION (Adults 25 or older)	2020 Est. Adult Population (25 Years or Over)	11,375	71,624	142,557
	2020 Est. Elementary (Grade Level 0 to 8)	2.7%	2.7%	2.6%
	2020 Est. Some High School (Grade Level 9 to 11)	4.9%	4.9%	5.0%
	2020 Est. High School Graduate	22.3%	23.4%	24.8%
	2020 Est. Some College	29.2%	27.6%	26.4%
	2020 Est. Associate Degree Only	12.2%	11.0%	10.8%
	2020 Est. Bachelor Degree Only	20.6%	20.3%	20.0%
	2020 Est. Graduate Degree	8.2%	10.1%	10.5%
HOUSING	2020 Est. Total Housing Units	5,870	41,458	81,850
	2020 Est. Owner-Occupied	73.2%	56.4%	59.4%
	2020 Est. Renter-Occupied	24.8%	40.8%	37.6%
	2020 Est. Vacant Housing	2.0%	2.8%	3.0%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	5.8%	8.7%	10.7%
	2020 Homes Built 2000 to 2009	22.3%	16.3%	17.1%
	2020 Homes Built 1990 to 1999	33.9%	29.3%	27.1%
	2020 Homes Built 1980 to 1989	14.9%	14.3%	12.1%
	2020 Homes Built 1970 to 1979	13.7%	19.4%	17.3%
	2020 Homes Built 1960 to 1969	2.7%	4.0%	5.5%
	2020 Homes Built 1950 to 1959	2.2%	2.3%	3.9%
	2020 Homes Built Before 1949	2.5%	2.9%	3.4%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.7%	0.8%	1.0%
	2020 Home Value \$500,000 to \$999,999	10.2%	12.4%	15.2%
	2020 Home Value \$400,000 to \$499,999	19.5%	15.6%	16.5%
	2020 Home Value \$300,000 to \$399,999	38.3%	34.2%	33.1%
	2020 Home Value \$200,000 to \$299,999	22.9%	26.7%	24.6%
	2020 Home Value \$150,000 to \$199,999	2.0%	3.3%	3.3%
	2020 Home Value \$100,000 to \$149,999	2.8%	2.4%	2.2%
	2020 Home Value \$50,000 to \$99,999	0.9%	1.1%	0.9%
	2020 Home Value \$25,000 to \$49,999	1.2%	1.4%	1.1%
	2020 Home Value Under \$25,000	1.6%	2.1%	2.1%
	2020 Median Home Value	\$329,070	\$306,929	\$301,754
	2020 Median Rent	\$1,298	\$1,251	\$1,242

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