

RETAIL PROPERTY FOR LEASE

205 Commerce Center

11502 SE MILL PLAIN BLVD / VANCOUVER, WA 98664



Bustling retail center located on Mill Plain Boulevard just east of the I-205 interchange

AVAILABLE SPACE

- 565 SF (storage only)
- 891 SF
- 808 SF
- 1,018 SF (Can be combined with 808 SF for 1,826 SF space)

TRAFFIC COUNTS

I-205 – 120,653 ADT ('22)
Mill Plain Blvd – 63,451 ADT ('22)

HIGHLIGHTS

- Located on Mill Plain Blvd just east of the I-205 interchange.
- Nearby retailers include Fred Meyer, Trader Joes, Walmart, Petco and Party City.
- Co-tenants include Starbucks, Chipotle, AT&T, Geico and Banfield Pet Hospital.
- Highly visible center with ample parking.

RENTAL RATE

Please call for information

CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com
Nick Stanton 503 784 0407 / nstanton@naielliott.com

NAIElliott



- 565 SF @ Negotiable
- 891 SF @ Negotiable
- 808 SF @ Negotiable
- 1,018 SF @ Negotiable
(Can be combined with 808 SF for 1,826 SF space)

Property details & highlights



This 40,000 SF retail center, located at the prominent corner of Mill Plain Blvd and Interstate 205, enjoys exceptional visibility with exposure to over 120,000 vehicles daily. Positioned at the gateway to the east Vancouver submarket, it offers a prime location for your business.

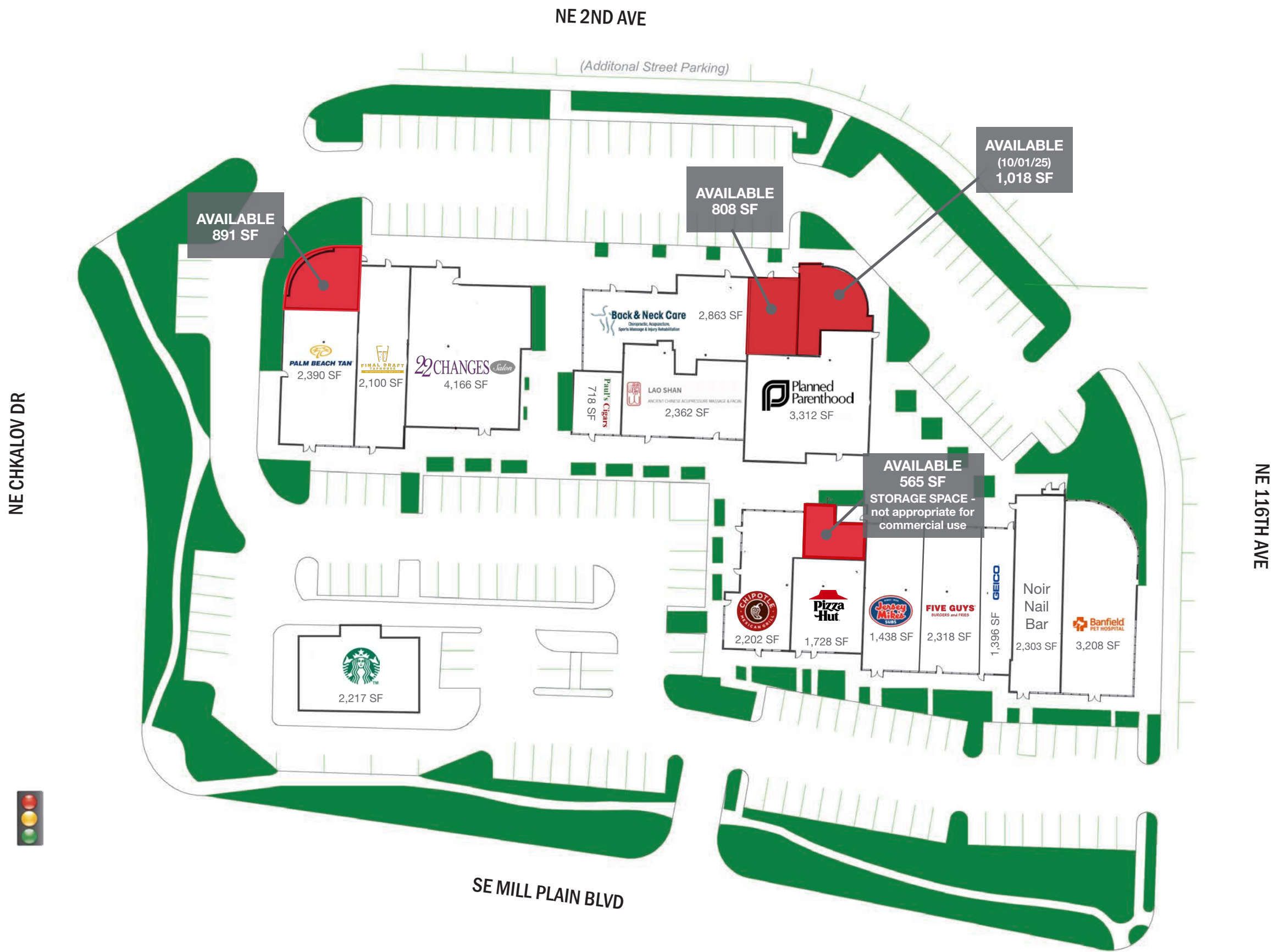
- Located on Mill Plain Blvd just east of the I-205 interchange.
- Nearby retailers include Fred Meyer, Trader Joes, Walmart, Petco and Party City.
- Co-tenants include Starbucks, Chipotle, AT&T, Banfield Pet Hospital, Geico and Five Guys Burgers and Fries.
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Site Plan



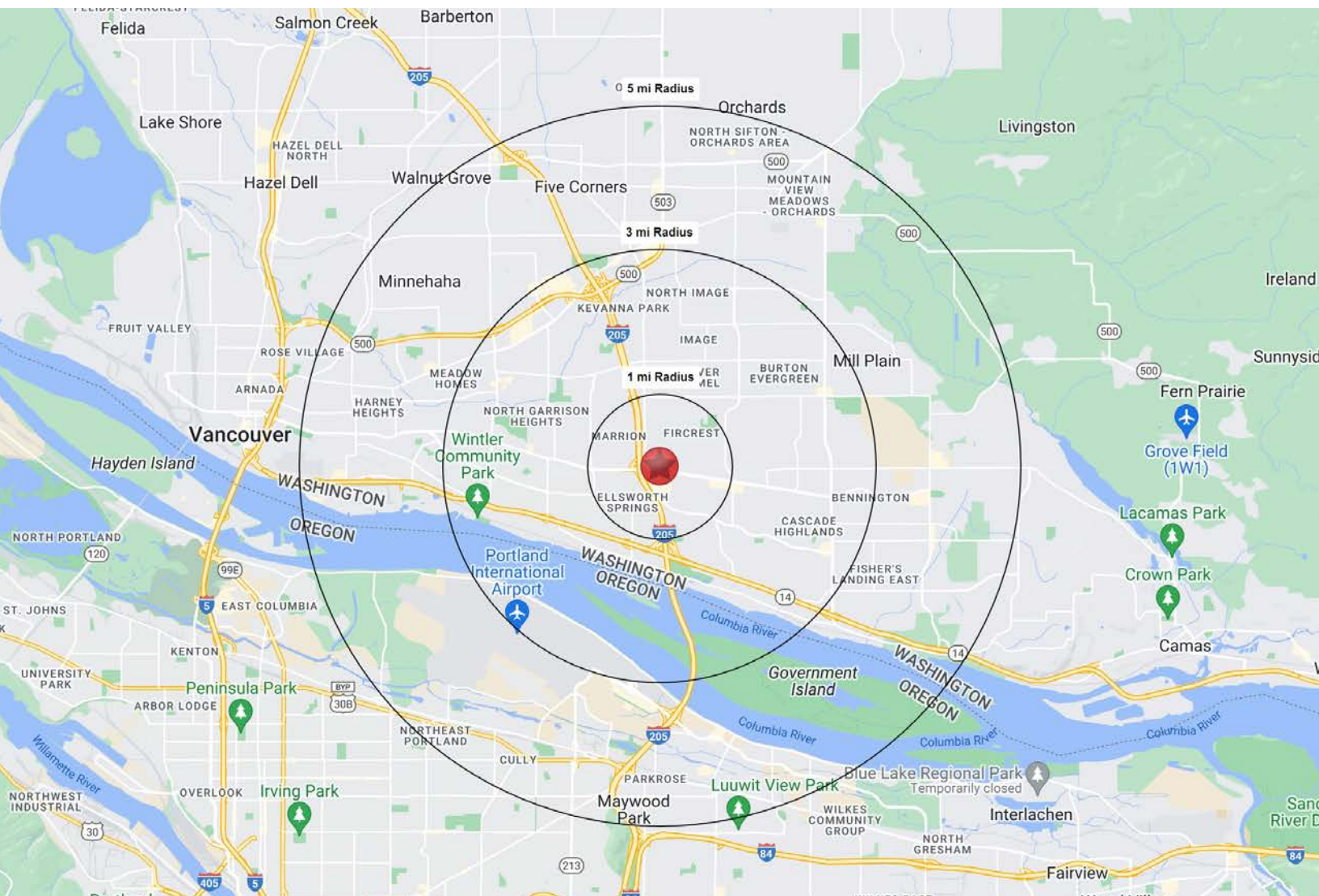
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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures.



Demographics summary



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	15,237	112,965	255,518
Projected Population 2028	16,102	114,676	262,788
Estimated Households	6,842	44,877	99,114
Average HH Income	\$83,534	\$110,654	\$113,105
Median Home Value	\$431,238	\$430,303	\$432,716
Daytime Population 16+	12,190	77,185	189,441
Some College or Higher	72.9%	66.8%	66.7%

Source: Regis – SitesUSA (2024)

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NAI Elliott

Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

20430-20460 SE Hwy 212, Damascus, Oregon 97089	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	15,237	112,965	255,518
2028 Projected Population	16,102	114,676	262,788
2020 Census Population	14,792	110,480	249,343
2010 Census Population	13,070	97,434	220,403
Projected Annual Growth 2023 to 2028	1.1%	0.3%	0.6%
Historical Annual Growth 2010 to 2023	1.3%	1.2%	1.2%
Households			
2023 Estimated Households	6,842	44,877	99,114
2028 Projected Households	7,190	45,423	101,754
2020 Census Households	6,375	43,587	95,305
2010 Census Households	5,631	38,411	84,238
Projected Annual Growth 2023 to 2028	1.0%	0.2%	0.5%
Historical Annual Growth 2010 to 2023	1.7%	1.3%	1.4%
Age			
2023 Est. Population Under 10 Years	11.1%	11.0%	11.3%
2023 Est. Population 10 to 19 Years	10.7%	11.8%	11.9%
2023 Est. Population 20 to 29 Years	17.7%	15.1%	14.7%
2023 Est. Population 30 to 44 Years	20.1%	20.2%	22.0%
2023 Est. Population 45 to 59 Years	16.7%	17.8%	18.2%
2023 Est. Population 60 to 74 Years	16.7%	16.4%	15.2%
2023 Est. Population 75 Years or Over	7.0%	7.7%	6.7%
2023 Est. Median Age	36.5	38.4	37.5
Marital Status & Gender			
2023 Est. Male Population	49.0%	48.7%	49.4%
2023 Est. Female Population	51.0%	51.3%	50.6%
2023 Est. Never Married	30.0%	31.7%	34.9%
2023 Est. Now Married	44.2%	44.9%	42.2%
2023 Est. Separated or Divorced	20.7%	17.9%	17.8%
2023 Est. Widowed	5.1%	5.6%	5.1%
Income			
2023 Est. HH Income \$200,000 or More	5.0%	10.2%	10.6%
2023 Est. HH Income \$150,000 to \$199,999	6.3%	8.3%	9.1%
2023 Est. HH Income \$100,000 to \$149,999	21.1%	20.4%	20.6%
2023 Est. HH Income \$75,000 to \$99,999	16.2%	15.2%	14.5%
2023 Est. HH Income \$50,000 to \$74,999	22.8%	19.1%	17.5%
2023 Est. HH Income \$35,000 to \$49,999	13.7%	10.2%	10.1%
2023 Est. HH Income \$25,000 to \$34,999	4.5%	5.6%	5.6%
2023 Est. HH Income \$15,000 to \$24,999	4.5%	4.8%	5.1%
2023 Est. HH Income Under \$15,000	5.8%	6.2%	6.9%
2023 Est. Average Household Income	\$83,534	\$110,654	\$113,105
2023 Est. Median Household Income	\$74,889	\$86,512	\$87,172
2023 Est. Per Capita Income	\$37,599	\$44,096	\$44,082
2023 Est. Total Businesses	1,019	4,701	11,518
2023 Est. Total Employees	7,841	43,682	116,448

Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

20430-20460 SE Hwy 212, Damascus, Oregon 97089	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	73.4%	73.4%	71.1%
2023 Est. Black	3.6%	3.5%	4.8%
2023 Est. Asian or Pacific Islander	5.7%	7.5%	8.2%
2023 Est. American Indian or Alaska Native	0.9%	0.8%	0.9%
2023 Est. Other Races	16.4%	14.8%	15.0%
Hispanic			
2023 Est. Hispanic Population	2,363	16,085	37,477
2023 Est. Hispanic Population	15.5%	14.2%	14.7%
2028 Proj. Hispanic Population	15.6%	14.3%	14.5%
2020 Hispanic Population	19.3%	17.1%	17.9%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	10,684	79,280	178,783
2023 Est. Elementary (Grade Level 0 to 8)	2.9%	3.2%	3.5%
2023 Est. Some High School (Grade Level 9 to 11)	2.7%	4.5%	5.0%
2023 Est. High School Graduate	21.5%	25.5%	24.8%
2023 Est. Some College	29.7%	25.3%	24.6%
2023 Est. Associate Degree Only	11.4%	10.6%	10.4%
2023 Est. Bachelor Degree Only	20.3%	20.2%	20.5%
2023 Est. Graduate Degree	11.5%	10.7%	11.2%
Housing			
2023 Est. Total Housing Units	7,130	46,846	104,099
2023 Est. Owner-Occupied	58.4%	60.3%	59.0%
2023 Est. Renter-Occupied	37.6%	35.5%	36.2%
2023 Est. Vacant Housing	4.0%	4.2%	4.8%
Homes Built by Year			
2023 Homes Built 2010 or later	10.4%	12.8%	12.5%
2023 Homes Built 2000 to 2009	11.8%	13.6%	14.6%
2023 Homes Built 1990 to 1999	17.1%	21.1%	20.6%
2023 Homes Built 1980 to 1989	9.7%	11.7%	10.3%
2023 Homes Built 1970 to 1979	28.6%	21.6%	18.2%
2023 Homes Built 1960 to 1969	9.3%	7.1%	7.3%
2023 Homes Built 1950 to 1959	5.2%	3.9%	4.1%
2023 Homes Built Before 1949	3.9%	4.0%	7.8%
Homes Values			
2023 Home Value \$1,000,000 or More	4.0%	4.4%	4.4%
2023 Home Value \$500,000 to \$999,999	30.9%	27.0%	27.4%
2023 Home Value \$400,000 to \$499,999	18.7%	24.4%	24.4%
2023 Home Value \$300,000 to \$399,999	32.5%	28.9%	28.1%
2023 Home Value \$200,000 to \$299,999	9.0%	8.2%	8.1%
2023 Home Value \$150,000 to \$199,999	1.4%	1.6%	1.7%
2023 Home Value \$100,000 to \$149,999	0.3%	0.7%	0.9%
2023 Home Value \$50,000 to \$99,999	0.6%	1.2%	1.2%
2023 Home Value \$25,000 to \$49,999	0.9%	1.6%	1.7%
2023 Home Value Under \$25,000	1.5%	2.0%	2.3%
2023 Median Home Value	\$431,238	\$430,303	\$432,716
2023 Median Rent	\$1,363	\$1,354	\$1,349

Demographics — full profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

20430-20460 SE Hwy 212, Damascus, Oregon 97089	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	12,575	92,354	207,853
2023 Est. Civilian Employed	65.2%	63.6%	64.8%
2023 Est. Civilian Unemployed	3.1%	2.4%	2.6%
2023 Est. in Armed Forces	0.2%	0.1%	-
2023 Est. not in Labor Force	31.5%	33.9%	32.5%
2023 Labor Force Males	48.7%	48.2%	49.1%
2023 Labor Force Females	51.3%	51.8%	50.9%
Occupation			
2023 Occupation: Population Age 16 Years or Over	8,197	58,754	134,652
2023 Mgmt, Business, & Financial Operations	17.7%	16.2%	15.7%
2023 Professional, Related	20.1%	20.0%	20.5%
2023 Service	16.3%	17.2%	17.0%
2023 Sales, Office	18.4%	20.8%	20.5%
2023 Farming, Fishing, Forestry	3.1%	0.9%	1.0%
2023 Construction, Extraction, Maintenance	8.0%	8.9%	8.6%
2023 Production, Transport, Material Moving	16.5%	16.0%	16.7%
2023 White Collar Workers	56.2%	57.0%	56.6%
2023 Blue Collar Workers	43.8%	43.0%	43.4%
Transportation to Work			
2023 Drive to Work Alone	74.0%	70.0%	68.1%
2023 Drive to Work in Carpool	7.4%	7.9%	6.8%
2023 Travel to Work by Public Transportation	0.7%	1.4%	1.5%
2023 Drive to Work on Motorcycle	-	0.2%	0.2%
2023 Walk or Bicycle to Work	1.5%	1.9%	2.0%
2023 Other Means	1.1%	1.3%	1.2%
2023 Work at Home	15.2%	17.4%	20.2%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	38.2%	29.5%	28.3%
2023 Travel to Work in 15 to 29 Minutes	38.2%	42.1%	43.4%
2023 Travel to Work in 30 to 59 Minutes	18.2%	24.0%	23.8%
2023 Travel to Work in 60 Minutes or More	5.3%	4.4%	4.5%
2023 Average Travel Time to Work	17.1	19.4	19.8
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$423.95 M	\$3.39 B	\$7.61 B
2023 Est. Apparel	\$14.88 M	\$120.19 M	\$270.75 M
2023 Est. Contributions, Gifts	\$23.94 M	\$199.05 M	\$446.52 M
2023 Est. Education, Reading	\$13.13 M	\$112.52 M	\$255.63 M
2023 Est. Entertainment	\$23.95 M	\$193.7 M	\$435.32 M
2023 Est. Food, Beverages, Tobacco	\$65.23 M	\$516.26 M	\$1.16 B
2023 Est. Furnishings, Equipment	\$14.92 M	\$120.3 M	\$270.18 M
2023 Est. Health Care, Insurance	\$39.06 M	\$308.09 M	\$687.97 M
2023 Est. Household Operations, Shelter, Utilities	\$137.14 M	\$1.09 B	\$2.45 B
2023 Est. Miscellaneous Expenses	\$8.02 M	\$64.3 M	\$144.23 M
2023 Est. Personal Care	\$5.7 M	\$45.54 M	\$102.21 M
2023 Est. Transportation	\$77.97 M	\$618.45 M	\$1.39 B