

# FORMER BI-MART SITE 2601 FALK RD VANCOUVER, WA 98661

H|S|T  
COMMERCIAL GROUP

kw PORTLAND  
CENTRAL  
KELLERWILLIAMS REALTY

SUBJECT PROPERTY  
FOR LEASE

Apartment Development  
Expected (NAP)

Apartment Development  
Expected (NAP)

FALK RD (7,000 +/- VPD)

E FOURTH PLAIN BLVD (19,000 +/- VPD)

Click to Play Aerial Virtual Tour



BUILDING : 31,400 SF +/-  
LOT SIZE : 3 ACRES +/-  
PARKING STALLS : 180+  
LEASE TERMS : CALL AGENT

UNITED STATES  
POSTAL SERVICE



# FOR LEASE: 2601 FALK RD, VANCOUVER WA

Approximately 31,400 SF former Bi-Mart building situated on approximately 3 acres parcel with abundant dedicated parking and excellent accessibility. The property benefits from three points of ingress/egress and strong visibility along E Fourth Plain Blvd and Falk Rd. Strong traffic counts and the surrounding dense residential population contribute to excellent customer exposure. The adjacent lot has been acquired by the City of Vancouver, and future apartment development is anticipated, which may further increase area density and consumer activity. The site offers flexible potential for a variety of uses including retail, grocery, fitness, entertainment, furniture, medical, educational, showroom, storage, distribution and fulfillment, automotive-related uses, religious organizations, and other commercial users seeking large-format space with substantial parking and convenient regional access.

- **Property Highlights**

- Zoning: **Community Commercial (CC)**
- Approx. **31,400 SF Building / Approx. 3 Acre Site / 180+ Parking Spaces**
- **Three Access Points** (1 from E Fourth Plain/ 2 from Falk Rd)
- **Strong visibility and traffic counts** along E Fourth Plain Blvd and Falk Rd
- **Dense residential population** contributes to significant foot traffic
- Close Proximity **SR-500, I-5 & I-205**
- Adjacent parcel acquired by the City of Vancouver for a development of **future apartment complex.**
- Flexible large-format space suitable for a wide variety of commercial uses
- Convenient access to major transportation corridors and surrounding retail amenities

- **Potential Tenant Uses (subject to local zoning/approvals)**

- Grocery / Specialty Grocery / Discount Retail
- Furniture / Mattress
- Fitness / Indoor Sports
- Entertainment / Family Fun Center
- Medical / Urgent Care / Plasma
- Church / Assembly / Education / Training Center
- Automotive
- Several other commercial uses. Please refer to the City of Vancouver zoning code for permitted and conditional uses:

<https://vancouver.municipal.codes/VMC/20.430.030>





2601

Div. 6 - Bureau, Ohio, Military & Civilian

EXTRA! **Reserve! Miscellaneous**  
Call for a free quote or place your order today



We're Sorry, Our BI-MART is Closed.

WASH STATE  
WYLL

NO PARKING



**SUBJECT PROPERTY  
FOR LEASE**



**SUBJECT PROPERTY  
FOR LEASE**



Loading Area

Monument Sign

Ingress/Egress

Ingress/Egress

Pylon Sign

Ingress/Egress



1

LADIES WEAR

HOUSEHOLD

2

3

4

COFF COFFEES

TOP



LADIES WEAR

HOUSEHOLD

FIRST AID

1

TROJAN  
Trojan condoms are displayed on the left side of the aisle, including Trojan Edge and Trojan Ultra Soft. Other products like FreshGuard and Dial are also visible on the shelves.

Always pads and Poise tampons are prominently displayed on the right side of the aisle. The shelves are well-stocked with various brands and sizes of these products.



BEER & WINE

HEALTH & BEAUTY

SHOES & CLOTHING

CANDY & SNACKS

AUTOMOTIVE

TOYS & GAMES

ASIAN RECIPES & COOKBOOKS  
SUGAR DETOX  
EASY 1000  
ONE POT  
AIR FRYER  
SALAD





**BOEING**

**amazon**

**Microsoft**

SEATTLE

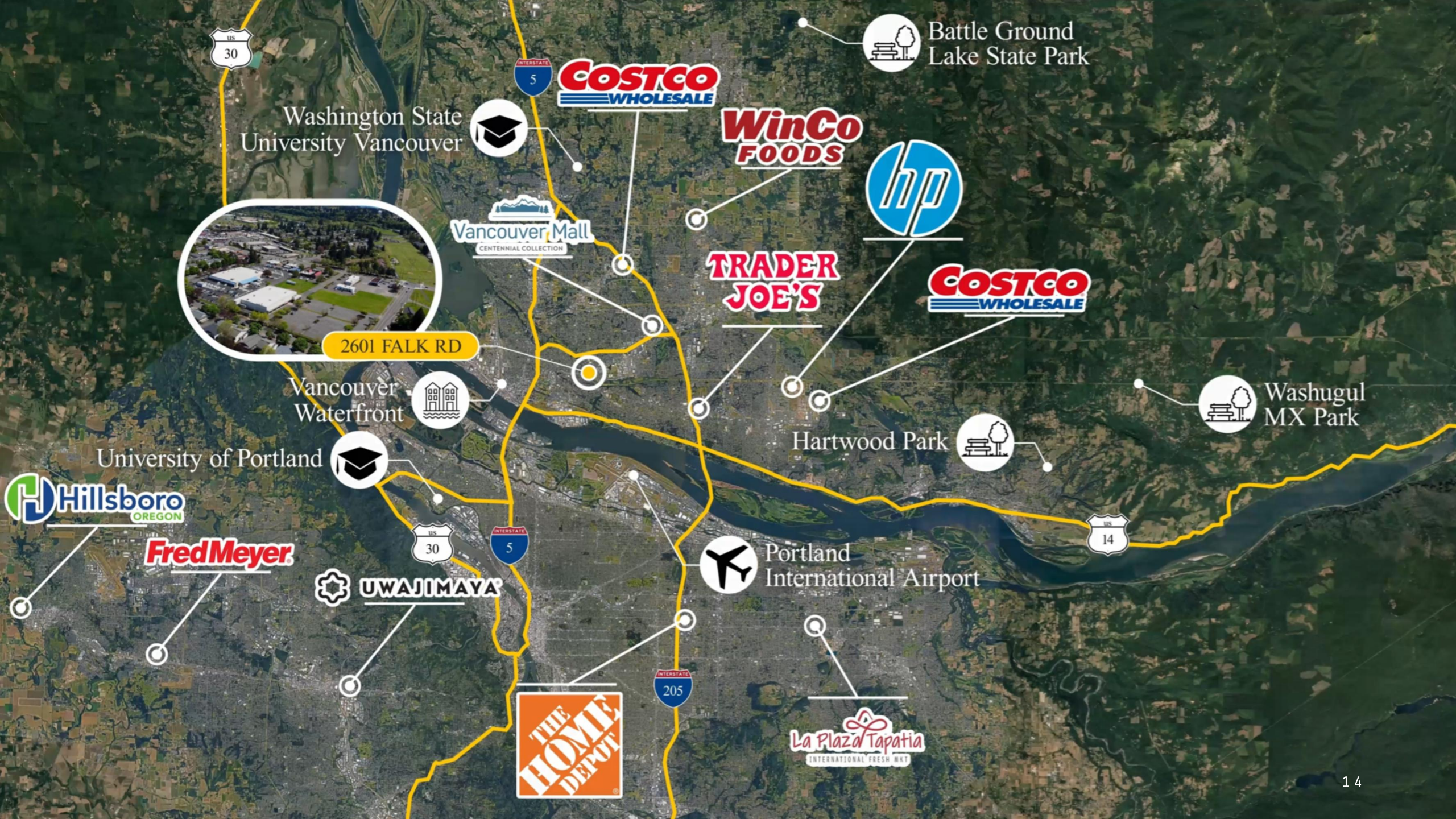
TACOMA

OLYMPIA

VANCOUVER

**intel.**

**NIKE**



Battle Ground  
Lake State Park

Washington State  
University Vancouver



2601 FALK RD

Vancouver  
Waterfront



Washugul  
MX Park

University of Portland



Hartwood Park



UWAJIMAYA



Portland  
International Airport





Blue Door  
BAKERY

Walmart

INTERSTATE  
205

WinCo  
FOODS

Clark College



Fred Meyer

2601 FALK RD

TRADER  
JOE'S



TARGET

Denny's

US  
14

COVE

Salty's

PeaceHealth

LOWE'S

FedEx

NEW SEASONS  
MARKET

EMBASSY  
SUITES  
by Hilton

University  
Of Portland



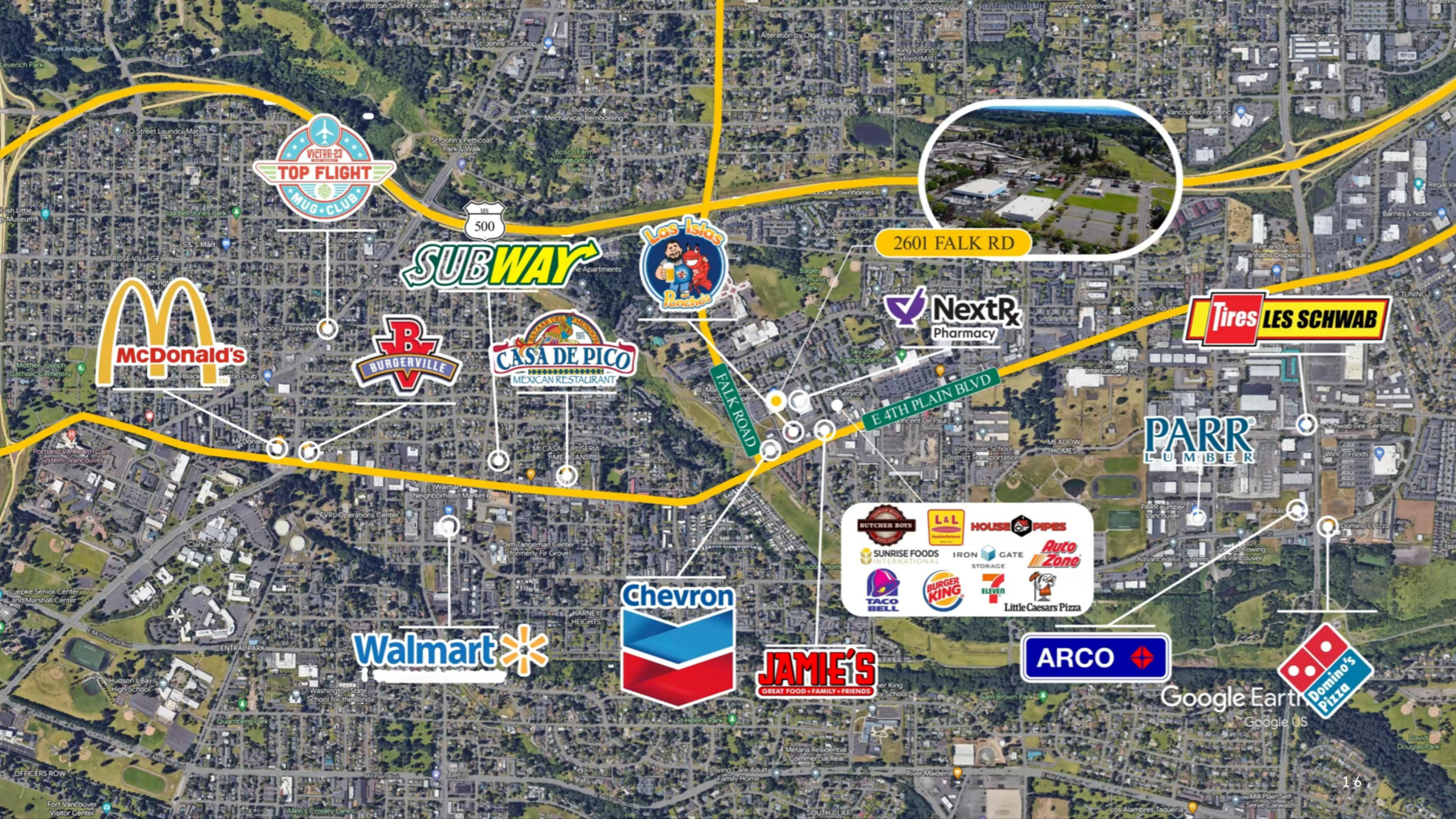
Whitaker Ponds  
Natural Park



CASCADE STATION

INTERSTATE  
205

US  
14



2601 FALK RD



FALK ROAD

E 4TH PLAIN BLVD



Google Earth  
Google US

**Vancouver Mall**

**Vancouver Plaza**



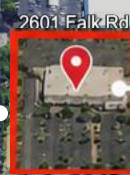

**Andresen RD**



**Vancouver Market Center**



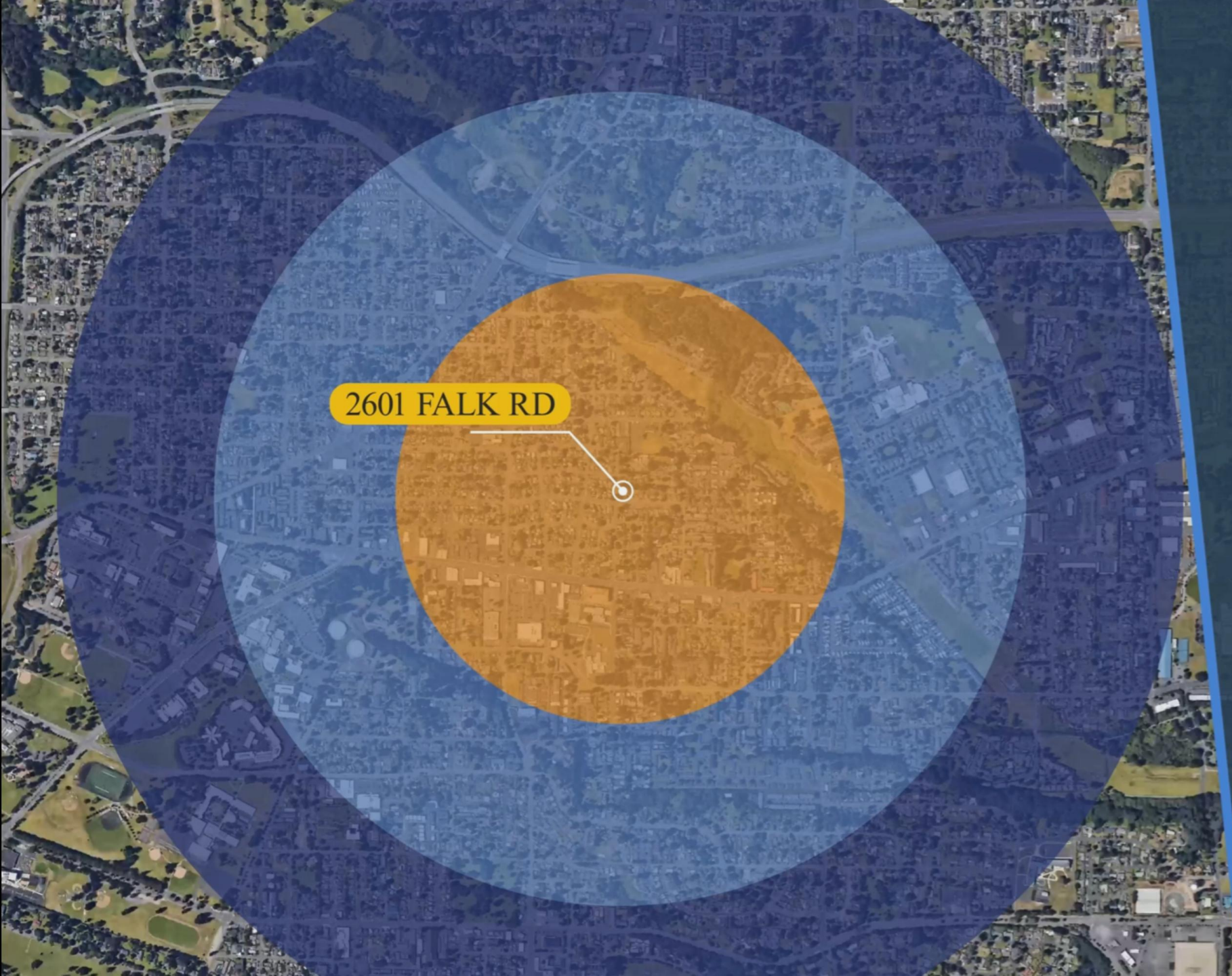
**JPC Community Center**



**Subject Property**  
2601 Falk Rd,  
Vancouver WA

**Falk Road**

**E 4th Plain Blvd**



2601 FALK RD



## Demographics

2 mile



63,428



\$94,212

5 mile



252,121



\$102,754

10 mile



817,608



\$116,369

# DEMOGRAPHICS

## Population

Radius	2 miles	5 miles	10 miles
2020 Population	61,144	241,851	805,155
2025 Population	63,428	252,121	817,608
2030 Population Projection	65,421	259,818	827,674
Annual Growth 2020-2025	0.7%	0.9%	0.3%
Annual Growth 2025-2030	0.6%	0.6%	0.2%
Median Age	37.5	39.3	40.3
Bachelor's Degree or Higher	24%	27%	41%
U.S. Armed Forces	118	515	831

# DEMOGRAPHICS

## Income

Radius	2 miles	5 miles	10 miles
Avg Household Income	\$94,212	\$102,754	\$116,369
Median Household Income	\$75,597	\$83,845	\$90,868
< \$25,000	3,398	11,891	44,762
\$25,000 - 50,000	4,479	16,868	51,167
\$50,000 - 75,000	4,983	16,612	48,050
\$75,000 - 100,000	3,768	14,553	42,638
\$100,000 - 125,000	3,178	13,120	38,624
\$125,000 - 150,000	2,288	8,491	28,434
\$150,000 - 200,000	1,942	10,416	37,711
\$200,000+	1,864	9,089	50,700

# DEMOGRAPHICS

## Households

Radius	2 miles	5 miles	10 miles
2020 Households	24,912	96,348	337,591
2025 Households	25,900	101,041	342,086
2030 Household Projection	26,748	104,321	345,798
Annual Growth 2020-2025	1.8%	2.1%	1.5%
Annual Growth 2025-2030	0.7%	0.7%	0.2%
Owner Occupied Households	10,844	54,727	179,992
Renter Occupied Households	15,905	49,594	165,806
Avg Household Size	2.4	2.4	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$787.8M	\$3.3B	\$11.7B

# DEMOGRAPHICS

## Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$40,725,189	\$1,572	\$642	\$165,911,460	\$1,642	\$658	\$573,220,235	\$1,676	\$701
Entertainment, Hobbies & Pets	\$118,842,434	\$4,589	\$1,874	\$509,929,628	\$5,047	\$2,023	\$1,790,288,302	\$5,233	\$2,190
Food & Alcohol	\$223,485,091	\$8,629	\$3,523	\$912,355,574	\$9,030	\$3,619	\$3,186,659,099	\$9,315	\$3,898
Household	\$118,480,808	\$4,575	\$1,868	\$530,430,604	\$5,250	\$2,104	\$1,950,713,621	\$5,702	\$2,386
Transportation & Maintenance	\$203,780,806	\$7,868	\$3,213	\$859,546,841	\$8,507	\$3,409	\$2,865,127,302	\$8,375	\$3,504
Health Care	\$37,302,957	\$1,440	\$588	\$160,347,444	\$1,587	\$636	\$564,401,853	\$1,650	\$690
Education & Daycare	\$45,148,584	\$1,743	\$712	\$200,888,018	\$1,988	\$797	\$805,000,956	\$2,353	\$985
Total Specified Consumer Spending	\$787,765,869	\$30,416	\$12,420	\$3,339,409,569	\$33,050	\$13,245	\$11,735,411,368	\$34,305	\$14,353

# Former Bi-Mart Site 2601 Falk Rd, Vancouver WA

- **Building : 31,400 SF+/-**
- Lot Size : 3 Acres+/-**
- Parking Stalls: 180+**
- LEASE TERMS: CALL AGENT**

## CONTACT US

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