

FOR LEASE > VANCOUVER, WA

# EVERGREEN STATION



## LOCATION

11808 NE Fourth Plain Blvd  
Vancouver, WA 98661

## AVAILABLE SPACE

- 33,670 SF
- 6,078 SF
- Can combine to 39,748 SF

## RENTAL RATE

Rent - \$18.00 PSF  
NNN Charges - \$5.50 PSF

## TRAFFIC COUNTS

NE Fourth Plain Blvd - 37,587 ADT ('25)  
NE 117th Ave (SR 500/503) - 54,630 ADT ('25)

## HIGHLIGHTS

- This recently renovated shopping plaza is conveniently located by main arterials: I-205, Fourth Plain Blvd and NE 117th Ave (SR 500/503) which extends the trade area in all directions.
- Great visibility at a signalized intersection with ample parking and signage opportunities within the plaza.
- Co-tenants include Grocery Outlet, AutoZone, Planet Fitness, Wingstop, Rent-A-Center, Cricket Wireless, Little Caesars many more.
- Great opportunity for retail and restaurant operators.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Alex MacLean** 503.709.3563 | alex@cra-nw.com  
**Alex MacLean IV** 503.866.6425 | alex4@cra-nw.com

**503.274.0211**  
**www.cra-nw.com**

# EVERGREEN STATION 11808 NE FOURTH PLAIN BLVD

## PHOTOS

VANCOUVER, WA



**EVERGREEN STATION**  
11808 NE FOURTH PLAIN BLVD  
VANCOUVER, WA



**EVERGREEN STATION**

- GROCERY OUTLET
- planet fitness
- RBC
- Auto Zone
- Wings

**ORCHARDS MARKET CENTER**

- petco
- SPORTSMAN'S GREENHOUSE
- Office DEPOT
- PLAY IT AGAIN SPORTS
- LA FITNESS
- CYCLE GEAR
- BIG 5 SPORTSWEAR EQUIPMENT
- Starbucks

**VANCOUVER MALL**

- macys
- H&M
- JCPenney
- ULTA BEAUTY
- HOBBY LOBBY
- OLD NAVY
- AMC THEATRES
- Bath & Body Works

**VANCOUVER PLAZA**

- TARGET
- Starbucks
- DOLLAR TREE
- Burlington
- REGAL
- PET SMART
- urban air
- BARBER POINT TOOLS
- BARNES & NOBLE

- ROSS DRESS FOR LESS
- Olive Garden
- T.J. MAXX
- Starbucks



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**11808 NE FOURTH PLAIN BLVD**  
VANCOUVER, WA



**AVAILABLE**  
**33,670 SF**

**AVAILABLE**  
**6,078 SF**

**CAN COMBINE**  
**TO 39,748 SF**



503

500

33,910 ADT (25) NE 117th Ave

54,630 ADT (25)

NE 121st Ave

NE Fourth Plain Blvd 37,587 ADT (25)

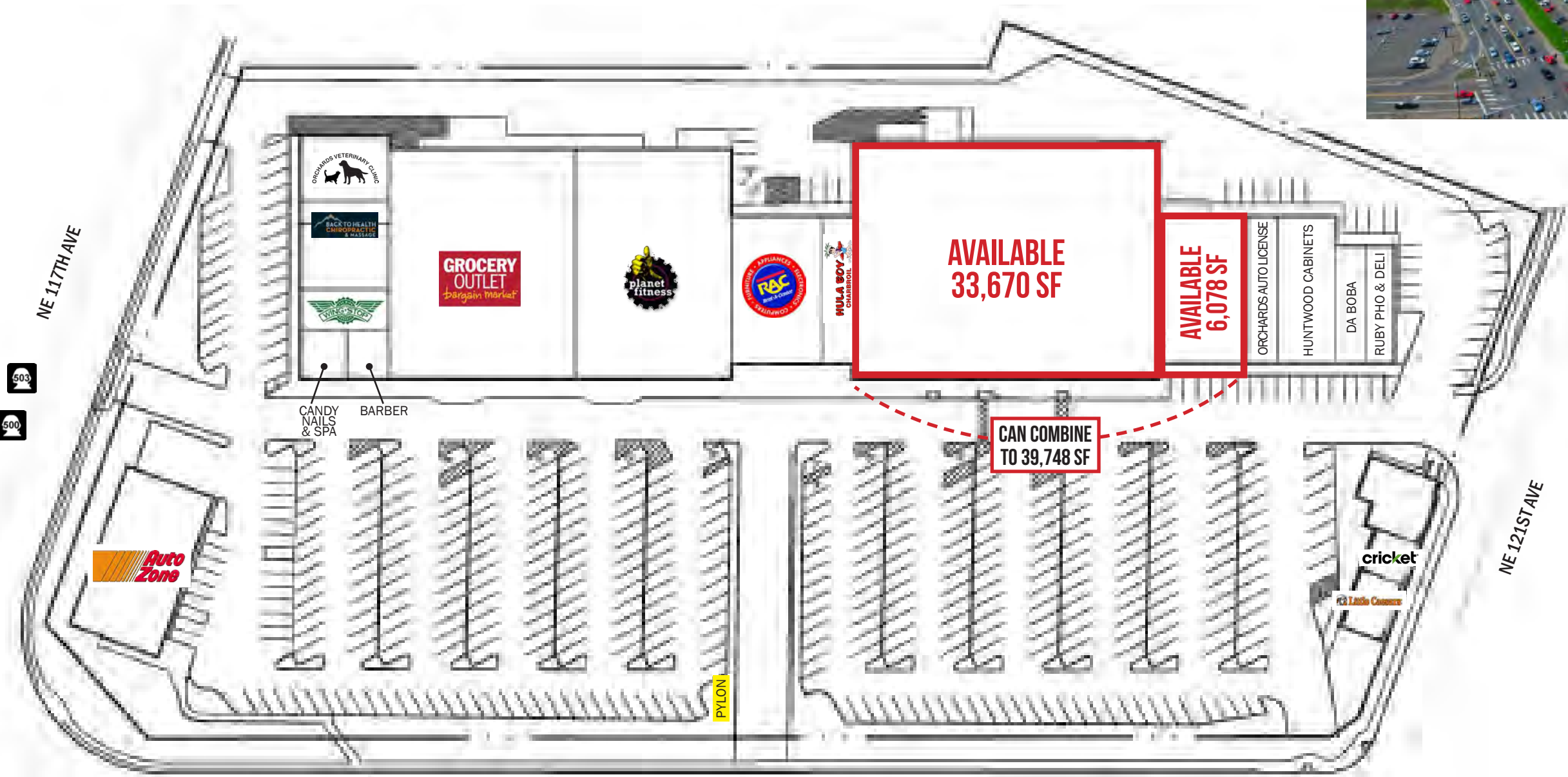


BARBER



HUNTWOOD CABINETS  
DA BOBA  
RUBY PHO & BELL  
ORCHARDS AUTO LICENSE





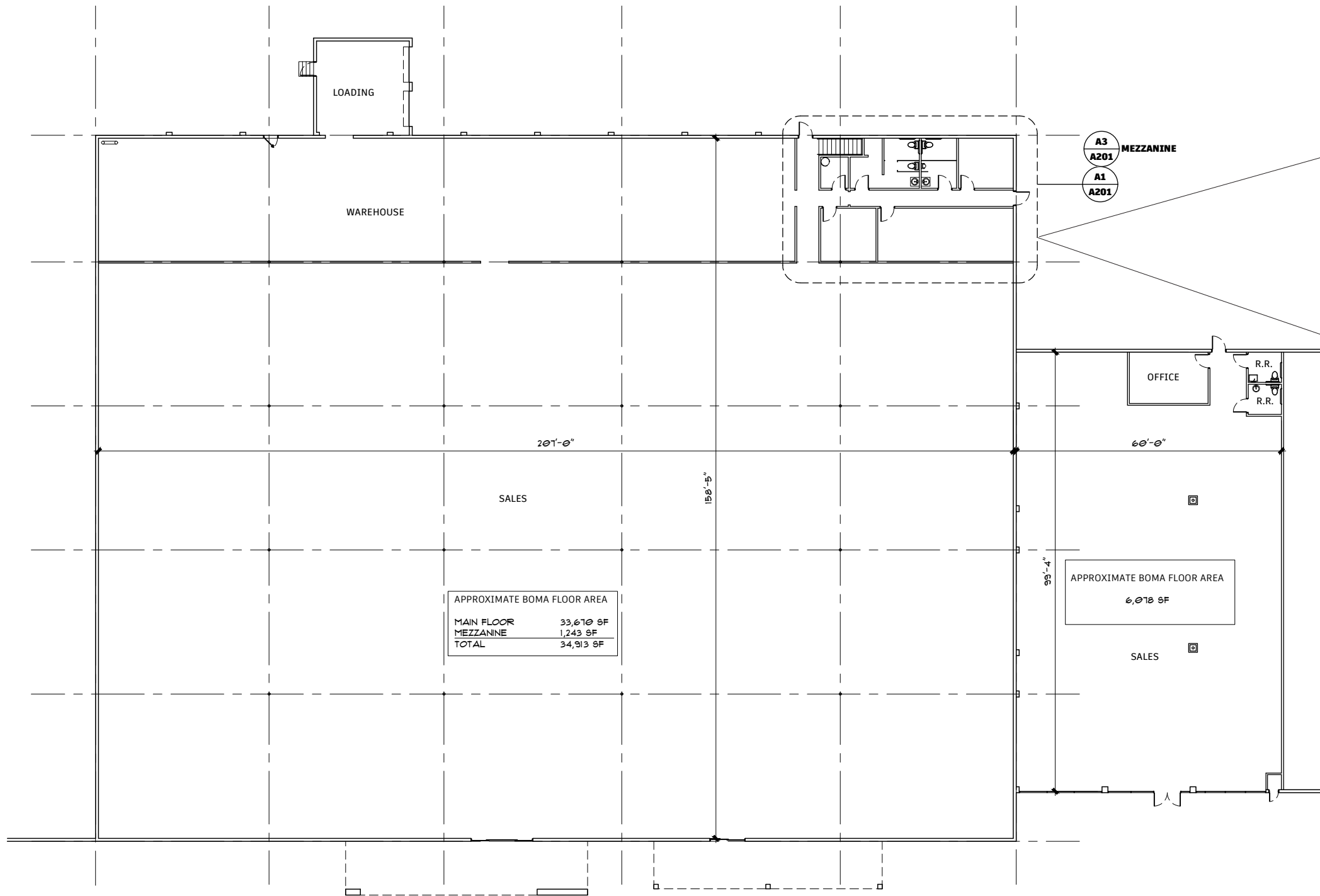
NE FOURTH PLAIN BLVD



# EVERGREEN STATION

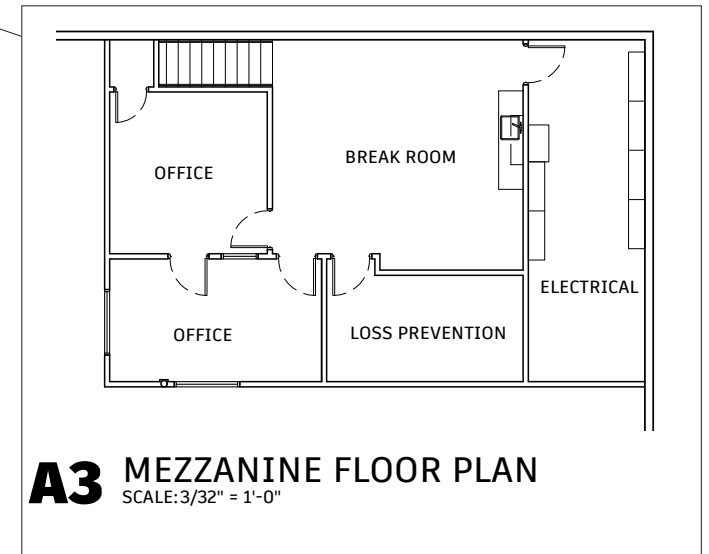
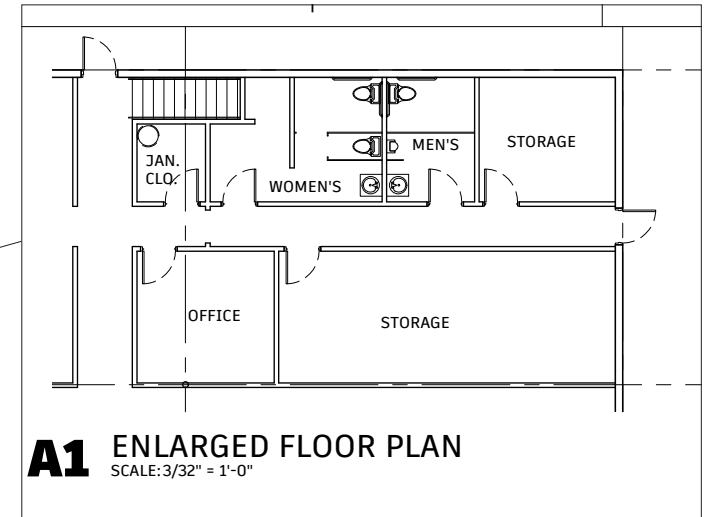
11808 NE FOURTH PLAIN BLVD  
VANCOUVER, WA

## FLOOR PLAN



APPROXIMATE BOMA FLOOR AREA	
MAIN FLOOR	33,670 SF
MEZZANINE	1,243 SF
TOTAL	34,913 SF

APPROXIMATE BOMA FLOOR AREA	
	6,078 SF



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VANCOUVER, WA

## DEMOGRAPHIC SUMMARY

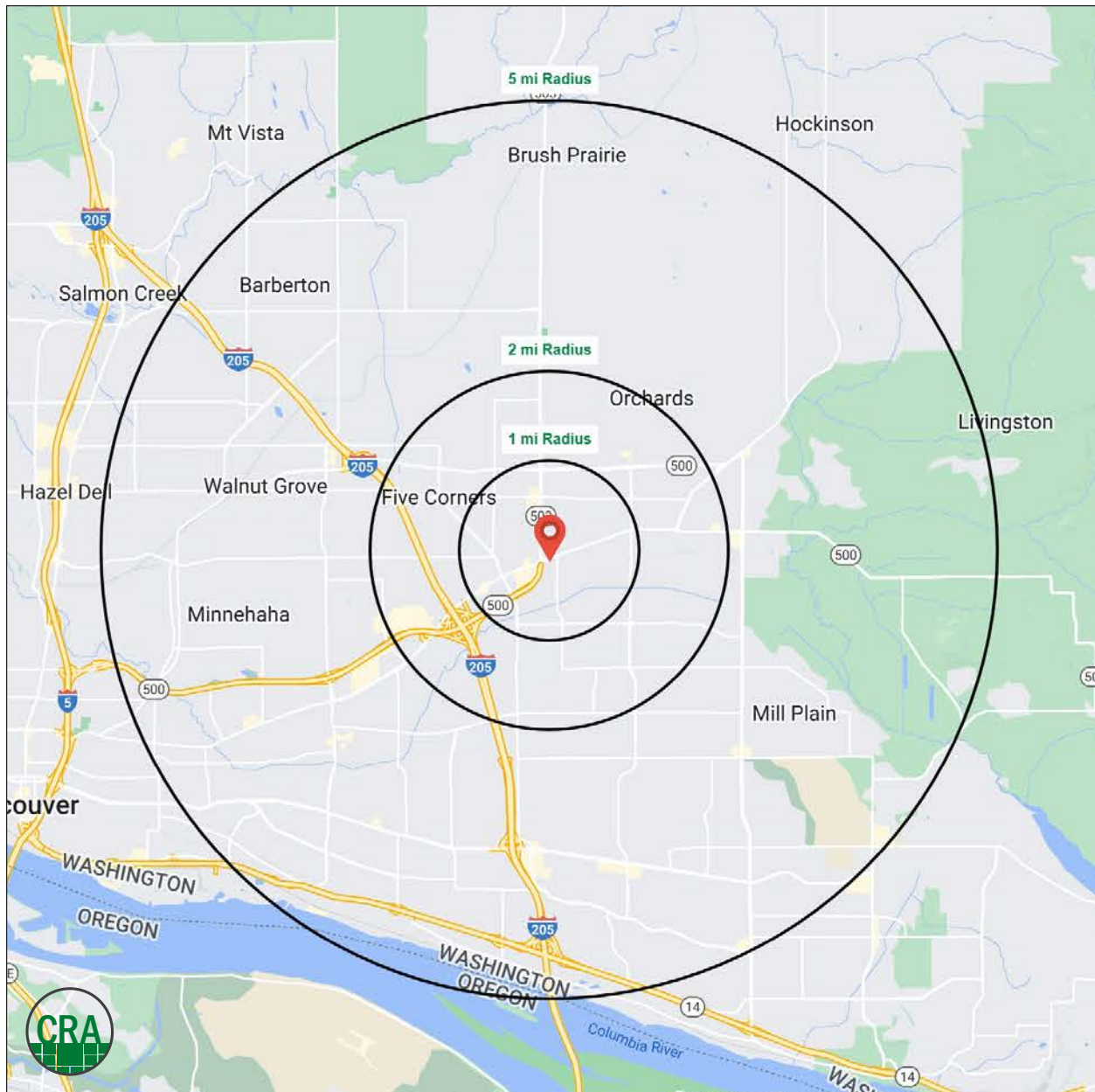
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	5 MILE
Estimated Population 2025	14,560	57,752	263,156
Estimated Population 2030	14,405	57,856	270,005
Estimated Households	5,460	21,129	101,090
Average HH Income	\$94,705	\$110,758	\$121,202
Median Home Value	\$408,514	\$447,811	\$506,834
Median Age	34	35.6	36.9
Total Employees	5,457	15,752	75,514

**\$110,758**

Average Household Income  
2 MILE RADIUS

**34**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6688/-122.5508

<b>Evergreen Station</b> <b>Vancouver, WA 98682</b>	<b>1 mi</b> <b>radius</b>	<b>2 mi</b> <b>radius</b>	<b>5 mi</b> <b>radius</b>
<b>Population</b>			
2025 Estimated Population	14,560	57,752	263,156
2030 Projected Population	14,405	57,856	270,005
2020 Census Population	13,299	55,994	248,248
2010 Census Population	12,019	49,828	207,553
Projected Annual Growth 2025 to 2030	-0.2%	-	0.5%
Historical Annual Growth 2010 to 2025	1.4%	1.1%	1.8%
2025 Median Age	34.0	35.7	36.9
<b>Households</b>			
2025 Estimated Households	5,460	21,129	101,090
2030 Projected Households	5,474	21,470	105,138
2020 Census Households	4,936	20,025	93,018
2010 Census Households	4,434	17,693	77,808
Projected Annual Growth 2025 to 2030	-	0.3%	0.8%
Historical Annual Growth 2010 to 2025	1.5%	1.3%	2.0%
<b>Race and Ethnicity</b>			
2025 Estimated White	68.9%	72.8%	72.3%
2025 Estimated Black or African American	3.6%	3.2%	3.7%
2025 Estimated Asian or Pacific Islander	7.4%	7.6%	7.9%
2025 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
2025 Estimated Other Races	19.3%	15.6%	15.3%
2025 Estimated Hispanic	19.4%	15.3%	14.8%
<b>Income</b>			
2025 Estimated Average Household Income	\$94,705	\$110,758	\$121,202
2025 Estimated Median Household Income	\$78,736	\$89,798	\$93,544
2025 Estimated Per Capita Income	\$35,560	\$40,625	\$46,660
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	6.2%	3.5%	3.2%
2025 Estimated Some High School (Grade Level 9 to 11)	8.1%	6.8%	5.5%
2025 Estimated High School Graduate	30.3%	29.8%	26.0%
2025 Estimated Some College	25.1%	25.4%	24.6%
2025 Estimated Associates Degree Only	11.4%	11.3%	10.7%
2025 Estimated Bachelors Degree Only	12.7%	16.1%	19.3%
2025 Estimated Graduate Degree	6.2%	7.1%	10.7%
<b>Business</b>			
2025 Estimated Total Businesses	640	2,055	8,805
2025 Estimated Total Employees	5,457	15,752	75,514
2025 Estimated Employee Population per Business	8.5	7.7	8.6
2025 Estimated Residential Population per Business	22.8	28.1	29.9

*For more information, please contact:*

**ALEX MACLEAN** 503.709.3563 | alex@cra-nw.com

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

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