

13503 SE MILL PLAIN BLVD. B4
VANCOUVER, WA 98683

FOR LEASE



**MAJ COMMERCIAL
REAL ESTATE**



WYATT FRANTA

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☎ 360.823.5117

MAJ COMMERCIAL REAL ESTATE

✉ Info@MAJCRE.com

🏠 300 W. 15th St #201
Vancouver, WA 98660

DISCLAIMER

13503 SE Mill Plain Blvd. Ste. B4

This Offering Memorandum has been prepared solely for informational purposes to assist prospective purchasers and/or leasees in evaluating the subject property ("Property"). The information contained herein has been compiled from sources believed to be reliable, but no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to prospective purchasers and/or leasees in the course of their evaluation of the Property.

All financial projections, estimates, and statements of expected performance are based on assumptions and interpretations subject to change, and actual results may vary. Any projections, opinions, or assumptions contained in this Offering Memorandum are for illustrative purposes only and do not represent current or future performance of the Property. Prospective purchasers and/or leasees should conduct their own independent investigations and rely solely on those investigations.

This Offering Memorandum is not an offer to sell or a solicitation of an offer to buy any security, nor does it constitute a recommendation to purchase nor lease the Property. The Property may be withdrawn from the market at any time without notice and the Landlord may reject all offers and accept any offer without regard to the relative price and terms of any other offer. Prospective purchasers and/or leasees are advised to consult their tax, legal, and financial advisors regarding the risks and merits of any potential investment in the Property.

By accepting this Offering Memorandum you agree to release MAJ Commercial Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase/ownership, or lease of the subject property.



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SITE DETAILS:

- 2,000 +/- SqFt
- \$23.50/SqFt + \$7.30 est. NNNs
- Open floor plan, drop ceiling, 2 restrooms, plumbing in back of suite.

Nearby Businesses:

- Chuck's Produce
- McDonald's
- Bank of America
- Walgreens
- Supercuts
- Chase
- FedEx
- Well's Fargo
- Panda Express
- Raising Cane's
- In-N-Out
- PeaceHealth

TRAFFIC COUNTS

SE Mill Plain Blvd. W. - 46,000 VPD ('25)
SE Mill Plain Blvd. E. - 41,000 VPD ('25)
SE 136th Ave. - 21,000 VPD ('25)



SE 136TH AVE



SE 136TH AVE

Walgreens

HW FURNITURE BANK

CARQUEST

Baxter AUTO PARTS

Craft warehouse

Round Table PIZZA

AFFORDABLE DENTURES & IMPLANTS

Kazoodles TOYS kid-powered fun

2,000 SF AVAILABLE

SZECHUAN BROTHERS

SUSHI HANA

ARTISAN Martial Arts

BIG TOWN HERO

CHIEF THAI CUISINE

360 SMOKE

VALKYRIE TATTOO & PIERCINGS

LAVISH NAILS

CHICO'S BARBERSHOP

BATCAVE GAMES

MILL PLAIN SHIPPING CENTER

AROMA FOOT MASSAGE

PAN & GRILL KOREAN FUSION

DISCOVER BALANCE

SEIZE THE BAGEL

PHO



KeyBank

SUPERCUTS

PYLON

bubbly haus

POPCORN COVE

Larsen's Bakery

Bank of America

DRIVE-THRU

CHASE

DRIVE-THRU

CHUCK'S PRODUCE PYLON



SE MILL PLAIN BLVD

SE MILL PLAIN BLVD

CHUCK'S PRODUCE & STREET MARKET McDonald's

BANK OF AMERICA CHASE

Walgreens SUPERCUTS

Round Table PIZZA BIG TOWN HERO

First Citizens Bank. Raising Cane's CHICKEN FINGERS

KAISER PERMANENTE. KENJI'S RAMEN & GRILL PANDA EXPRESS CHINESE KITCHEN

SE MILL LAIN DEVD. 40,000 +/- VTD

DANISH BAKERY LARSEN'S bubblypaws

Peace Health

SE 100TH AVE. 21,000 +/- VTD

IN-N-OUT BURGER

SPACE AGE

Mercedes-Benz SPRINTER

WELLS FARGO

SE MILL LAIN INV. 07,000 +/- VTD

JENS POINTE
APARTMENTS
(LUSI, 240 UNITS)
JENS POINTE
APARTMENTS
(WESI, 154 UNITS)

Springwood Landing
Gracious Retirement Living

LITHIA
LEXUS LAND ROVER

WELLS FARGO
Wendy's BLACK ROCK COFFEE BAR

OfficeMax
Mercedes-Benz
SPRINTER

SE MILL PLAZA BLDG. 70,000 +/- VTD

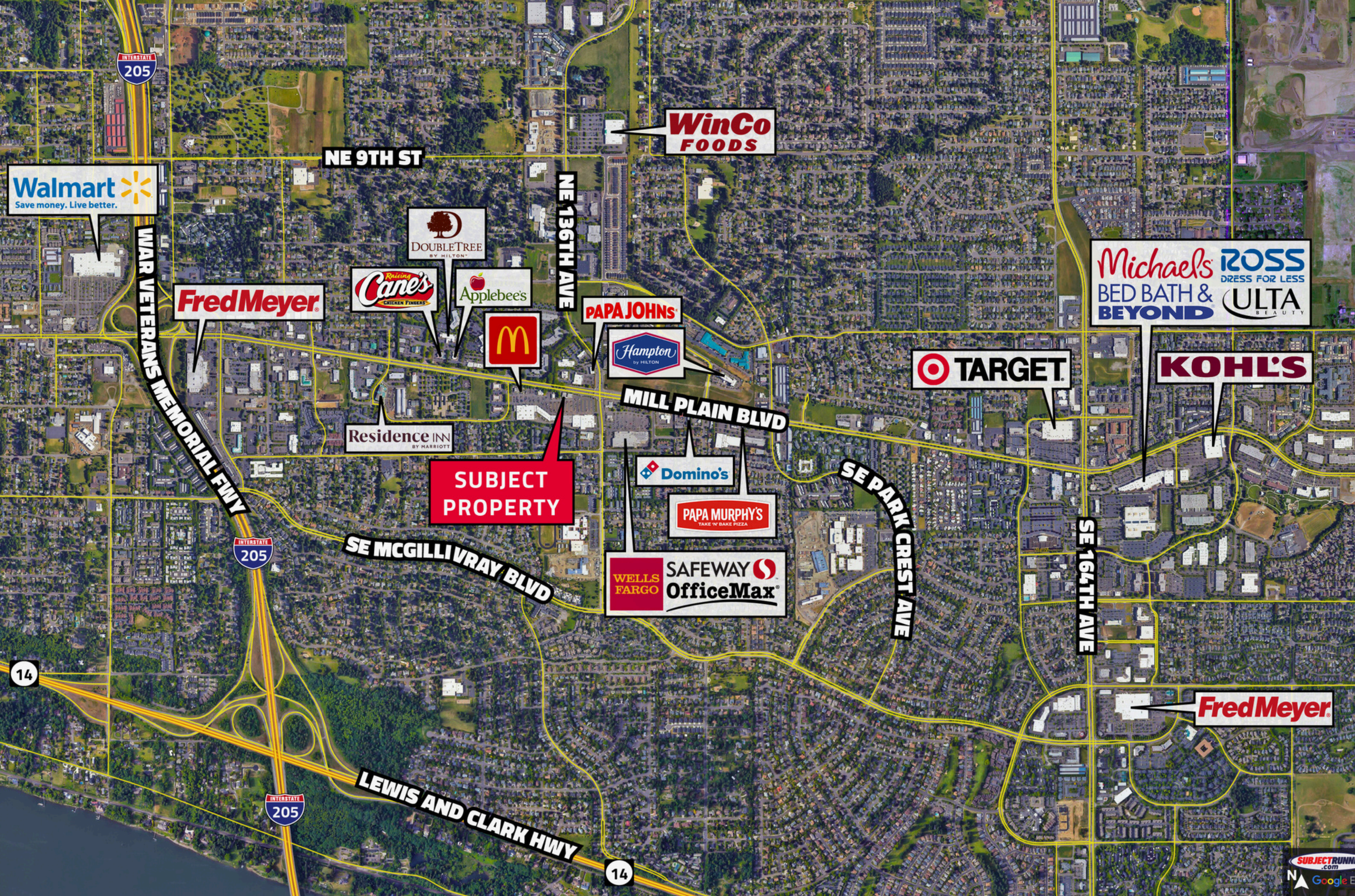
McDonald's

CHASE

BANK OF AMERICA

Walgreens
SUPERCUTS
BIG TOWN HERO

CHUCK'S PRODUCE & STREET MARKET
KeyBank



INTERSTATE 205

Walmart
Save money. Live better.

NE 9TH ST

WinCo
FOODS

NE 136TH AVE

Fred Meyer

Cane's
CHICKEN FINGERS

Applebee's



PAPA JOHN'S



Michaels **ROSS**
BED BATH & BEYOND DRESS FOR LESS
ULTA BEAUTY

TARGET

KOHL'S

WAR VETERANS MEMORIAL FWY

INTERSTATE 205

MILL PLAIN BLVD

Residence INN
BY MARRIOTT

SUBJECT PROPERTY

Domino's

PAPA MURPHY'S
TAKE 'N' BAKE PIZZA

WELLS FARGO **SAFEGWAY OfficeMax**

SE PARK CREST AVE

SE MCGILLIVRAY BLVD

SE 164TH AVE

Fred Meyer

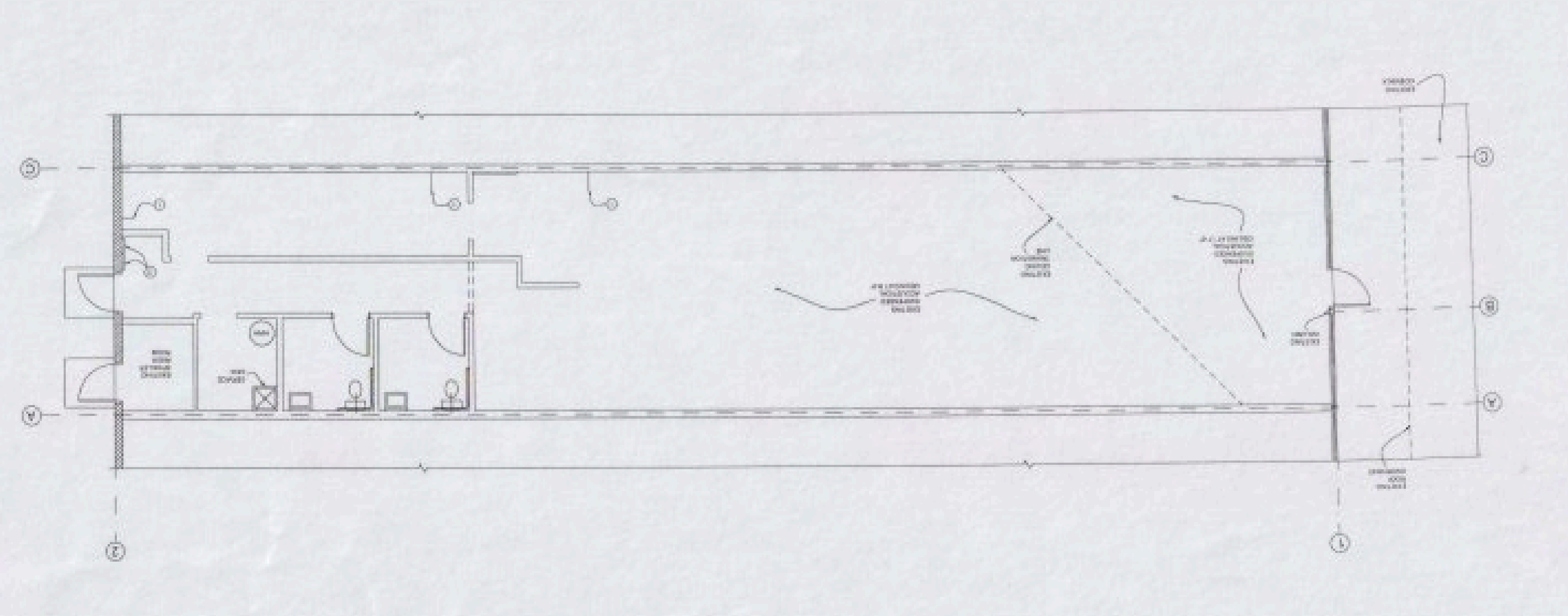
LEWIS AND CLARK HWY

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INTERSTATE 205

COLUMBIA SQUARE SUITE B4 - FLOOR PLAN

13503 SE Mill Plain Blvd. Ste. B4



ABOUT VANCOUVER

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- Vancouver is a city on the north bank of the Columbia River in the U.S. state of Washington, located in Clark County. Vancouver has a population of 196,442 as of 2023, making it the fourth-largest city in Washington state. Vancouver is the county seat of Clark County and forms part of the Portland-Vancouver metropolitan area, the 25th-largest metropolitan area in the United States.
- Vancouver embodies a perfect blend of natural beauty and urban vibrancy. Rich in history, sites like Fort Vancouver National Historic Site and Officers Row showcase its heritage, while a growing arts scene, diverse communities, and a range of dining options add to its cultural tapestry. With a family-friendly atmosphere, economic opportunities, and a welcoming community, Vancouver is a dynamic city appealing to both residents and visitors alike.
- Vancouver ranked in the Top 10 Best Cities for Accessible Living by RedFin for its ADA-compliant trails and outdoor attractions.
- Washington State ranked #1 in the United States for the "Quality Of Life" index according to USNews.com.



COLUMBIA SQUARE

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2024 Population	10,400	117,420	240,400
Median Age	38.4	37.2	36.7
Avg. HH Income	\$60,000	\$70,000	\$70,010
Daytime Employees	7,144	34,271	104,000