

13503 SE MILL PLAIN BLVD. B4
VANCOUVER, WA 98683

FOR LEASE



MAJ COMMERCIAL
REAL ESTATE



WYATT FRANTA

 Wyatt@MAJCRE.com

 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 The Property may be withdrawn from the market at any time without notice and the Landlord may reject all offers and accept any offer without regard to the relative price and terms of any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	• FedEx
• McDonald's	• Well's Fargo
• Bank of America	• Panda Express
• Walgreens	• Raising Cane's
• Supercuts	• In-N-Out
• Chase	• 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)







JENS POINTE
APARTMENTS
(1601, 240 UNITS)

JENS POINTE
APARTMENTS
(17601, 104 UNITS)

Springwood Landing
Gracious Retirement Living

LITHIA
LEXUS
LAND-
ROVER

WELL'S
FARGO
Wendy's
BLACK ROCK COFFEE BAR
EST. MMVIII

OfficeMax®
Mercedes-Benz
SPRINTER

1/2 MILE 1 MAIN BLVD. 10,000 FT² VEW

McDonald's

CHASE

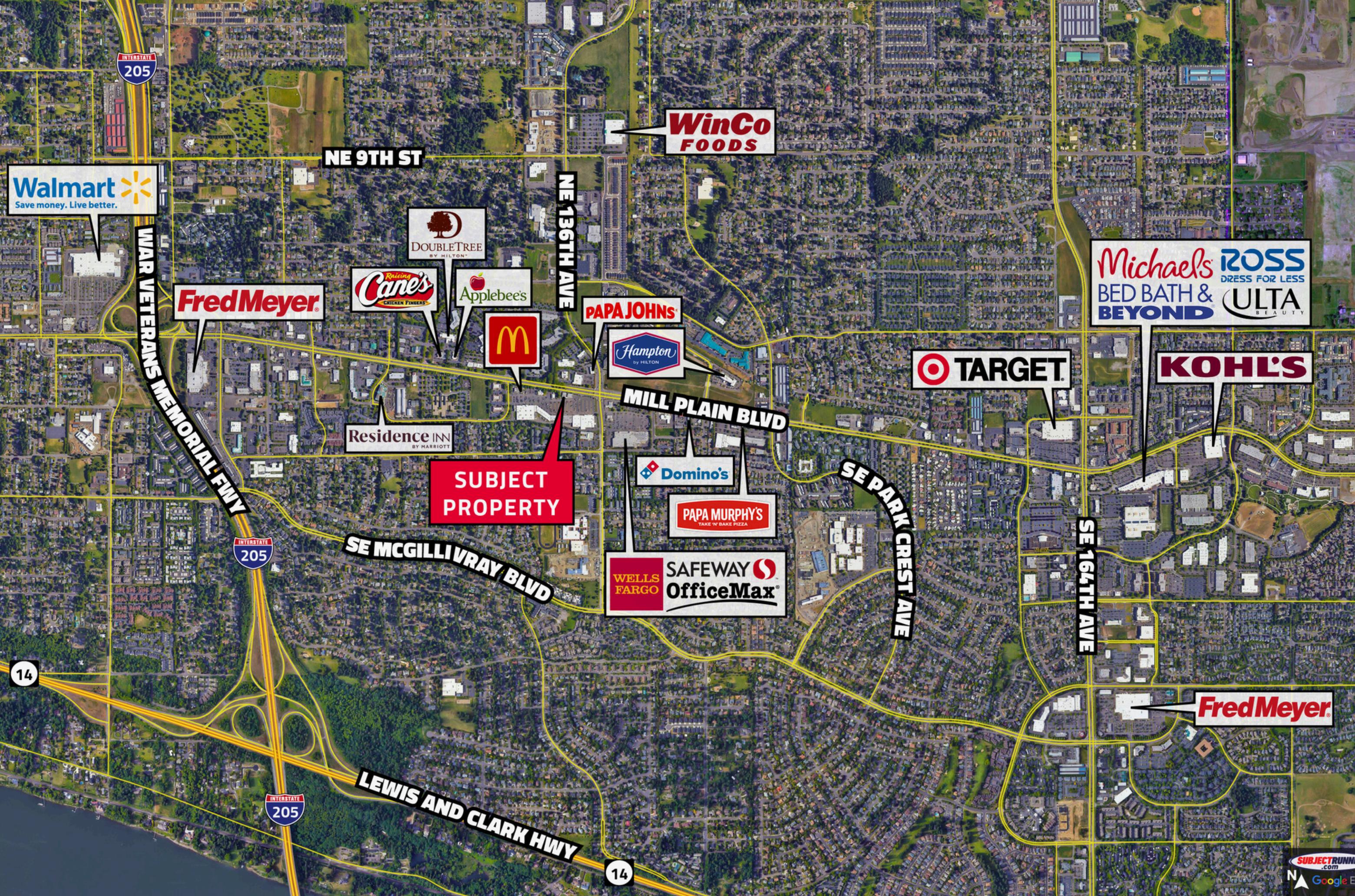
BANK OF AMERICA

Walgreens
SUPERCUTS

BIG
TOWN
HERO

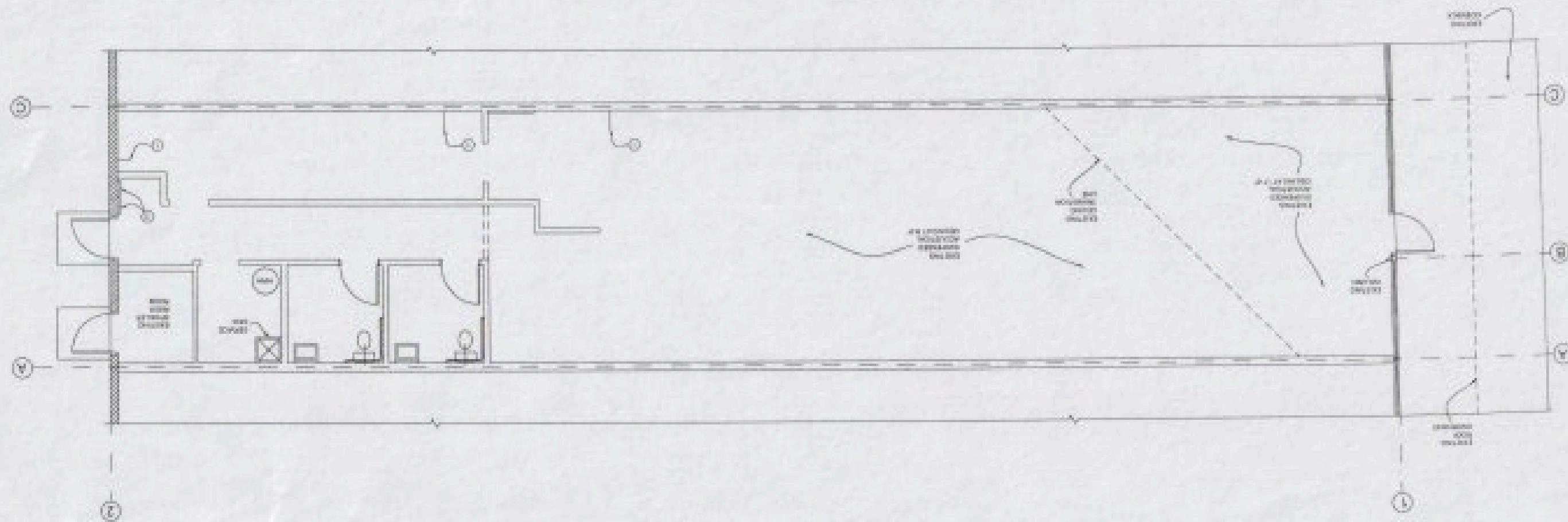
CHUCK'S PRODUCE
& STREET MARKET
KeyBank





COLUMBIA SQUARE SUITE B4 - FLOOR PLAN

13503 SE Mill Plain Blvd. Ste. B4



ABOUT VANCOUVER

13503 SE Mill Plain Blvd. Ste. B4

- 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	117,743	470,700
MEDIUM AGE	38.4	37.2	38.7
AVG. INCOME	\$65,000	\$70,000	\$75,000
BUYING EMPLOYEES	7,177	87,471	104,000