

13411 SE MILL PLAIN BLVD.
VANCOUVER, WA 98684

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

COLUMBIA SQUARE

13411 SE Mill Plain Blvd. Ste. B1/B2

Columbia Square is one of east Vancouver's most established and consistently performing retail destinations, prominently positioned at the signalized intersection of SE Mill Plain Blvd. and SE 136th Ave. in the heart of the Cascade Park trade area. Anchored by Chuck's Produce and shadow-anchored by McDonald's, Walgreens, and Dollar Tree, the center delivers a grocery-driven, daily-needs tenant mix that generates dependable, high-frequency traffic seven days a week.

The center benefits from exceptional visibility and access along one of Clark County's highest-traffic corridors, with approximately 67,000+/- VPD moving through the Mill Plain/136th intersection, abundant surface parking, and immediate connectivity to I-205, Columbia Tech Center, and the Fisher's Landing employment base. The corridor is in the midst of a visible development cycle led by national QSR, healthcare, and luxury automotive brands.



DEMOGRAPHICS - CoStar 2025

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	18,565	119,501	239,268
Households	7,689	46,492	90,892
Avg. HH Income	\$100,307	\$108,965	\$109,095
Daytime Employees	9,580	34,392	101,776



MAJ COMMERCIAL
REAL ESTATE

WYATT FRANTA

Wyatt@MAJCRE.com

360.823.5117

MAJ COMMERCIAL REAL ESTATE

Info@MAJCRE.com 360.699.4494

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

OPPORTUNITY OVERVIEW

- 3,000 +/- SqFt
- \$38.50/SqFt + est. \$7.80/SqFt NNNs ('26)
- Full bakery build out with sit-down seating
- **First time available in over 40 years**

The suite benefits from prominent fascia signage with direct exposure to 46,400+/- VPD along SE Mill Plain Blvd. Positioned at a signalized intersection, the signage commands extended dwell-time visibility from stopped AM/PM traffic.

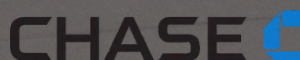
LOCATION HIGHLIGHTS

- High HH incomes within 3-miles (\$109,000/yr)
- Brand-new QSR developments in immediate area:
 - In-N-Out, Panda Express, Raising Cane's, etc.
- 346+/- apartments delivered within 1-mile since 2024
 - 200+/- additional units slated for delivery in 2027

TRAFFIC COUNTS ('24)

- SE Mill Plain Blvd. | 46,400+/- VPD
- SE 136th Ave. | 21,100+/- VPD
- Signalized Intersection | 67,500 VPD

AREA RETAILERS

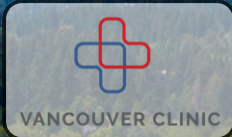


SE 136TH AVE





CLICK HERE!
ONE TWENTY UP



CLICK HERE!
The MAV

CLICK HERE!
JENS POINTE APARTMENTS



 SE Mill Plain Blvd.
46,400+/- VPD



 NE 136th Ave.
21,100+/- VPD





 SE Mill Plain Blvd.
46,400+/- VPD



 NE 136th Ave.
21,100+/- VPD

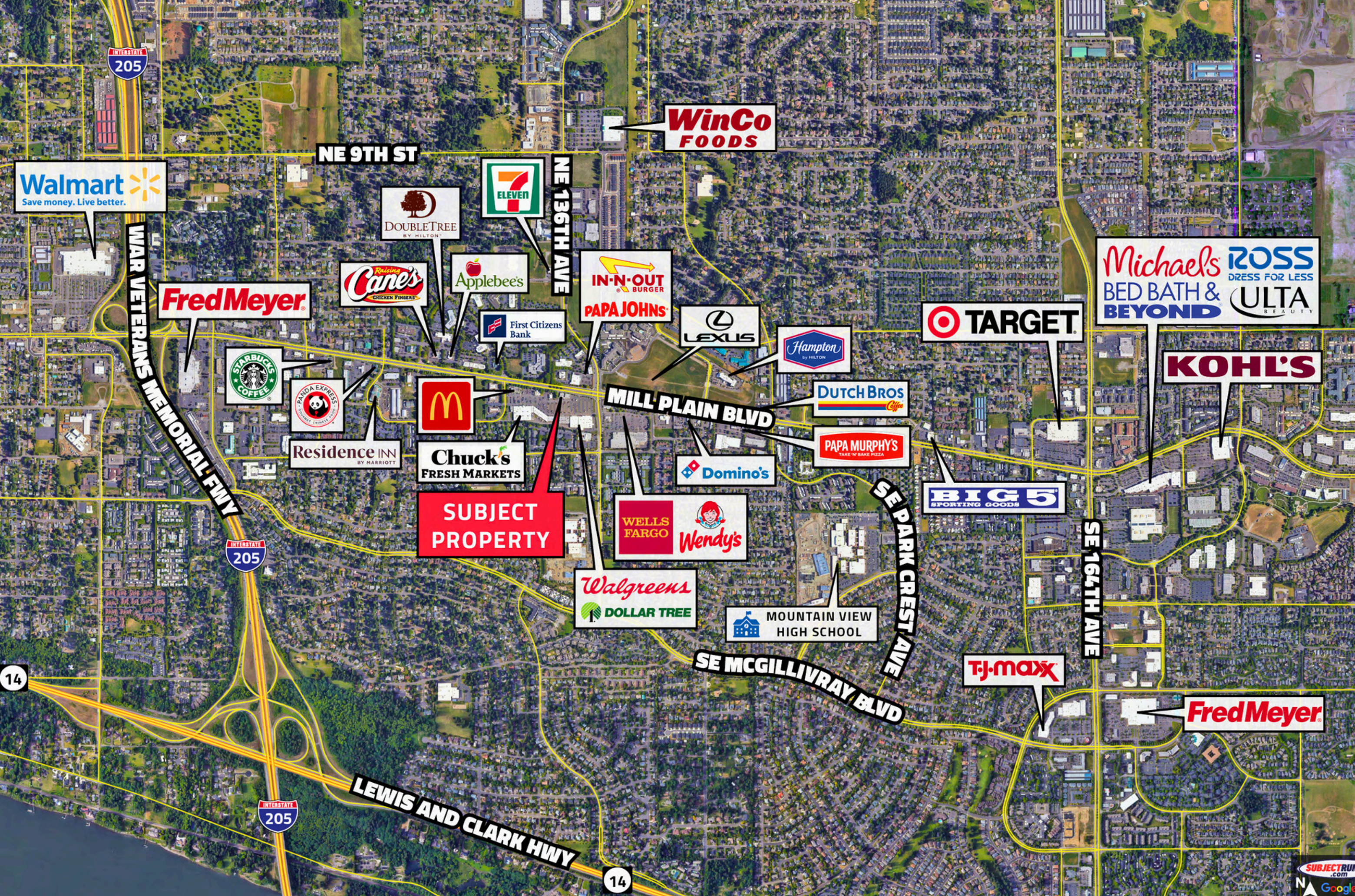


Mountain View
High School



Signalized Intersection
67,500+/- VPD





Walmart
Save money. Live better.

WAR VETERANS MEMORIAL FWY

Fred Meyer

NE 9TH ST

DOUBLE TREE
BY HILTON

Raising Cane's
CHICKEN FINGERS

Applebee's

7
ELEVEN

First Citizens
Bank

NE 136TH AVE

IN-N-OUT
BURGER
PAPA JOHN'S

LEXUS

Hampton
by HILTON

TARGET

Michael's **ROSS**
BED BATH & **BEYOND** DRESS FOR LESS
ULTA BEAUTY

KOHL'S

STARBUCKS
COFFEE

PANDA EXPRESS

Residence INN
by HARRIOTT

McDonald's

Chuck's
FRESH MARKETS

**SUBJECT
PROPERTY**

MILL PLAIN BLVD

DUTCH BROS
Coffee

PAPA MURPHY'S
TAKE 'N BAKE PIZZA

Domino's

WELLS FARGO
Wendy's

Walgreens
DOLLAR TREE

MOUNTAIN VIEW
HIGH SCHOOL

SE MCGILLIVRAY BLVD

SE PARK CREST AVE

BIG 5
SPORTING GOODS

SE 164TH AVE

T.J. maxx

Fred Meyer

LEWIS AND CLARK HWY