



FOR LEASE



## UPLAND RETAIL

### Corner & Inline Retail Spaces

± 822 SF - ± 1,629 SF (3 Suites) | \$35 - \$37 psf + NNN

**808 Washington St, Vancouver, WA 98660**

- Seeking Retail / Service / Restaurant Users
- In the heart of downtown Vancouver, Washington, Upland is a Class-A mixed-use development
- Spanning two adjacent towers connected by a beautifully-landscaped 2nd-floor garden terrace, Upland offers 110 apartment units, 80,000 SF of office space and 10,000 SF of ground-floor Class-A commercial space.

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## PROPERTY SUMMARY



**FOR  
LEASE**

### PROPERTY DETAILS

<b>Address</b>	808 Washington St, Vancouver, WA 98660
<b>Available Space</b>	822 SF - 1,629 SF
<b>Nº of Suites Available</b>	3 Suites
<b>Lease Rate</b>	\$35 - \$37 psf + NNN
<b>Availability</b>	Now
<b>Space Condition</b>	Vanilla Shell

SPACE	SIZE	USE TYPE
Retail 1		LEASED
Retail 2	1,629 SF	Retail/Restaurant
Retail 3	1,010 SF	Retail/Service
Retail 4	822 SF	Retail/Service

### Location Features

- Dense urban location surrounded by a variety of restaurants, retail, outdoor green spaces, and the new \$1.5B Vancouver Waterfront along the Columbia River
- The Upland ideally positions retailers for high-traffic potential and prime visibility.
- Upland is situated on an entire urban block in the heart of downtown Vancouver with convenient access to I-5 and SR-14.

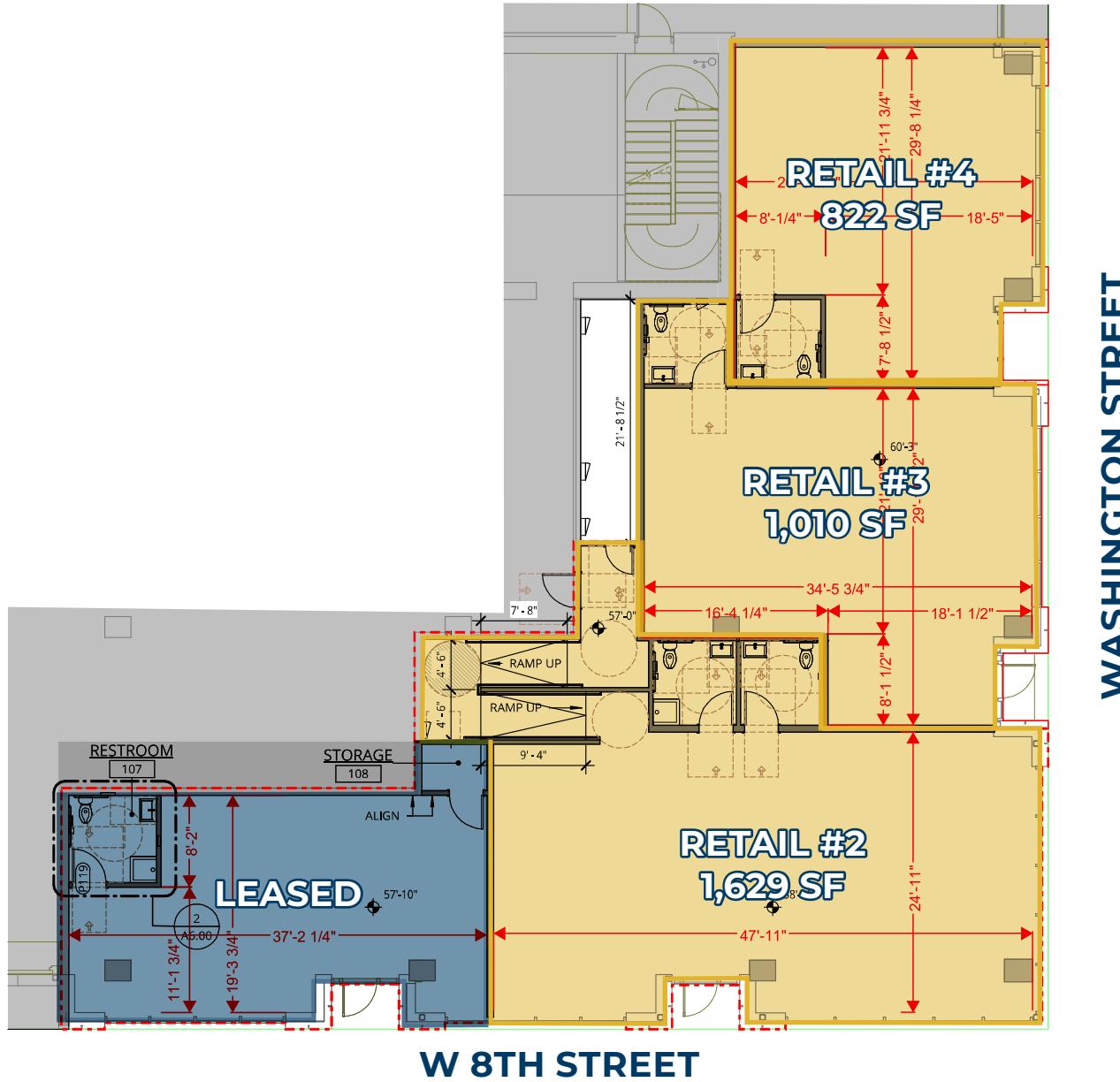
### Nearby Highlights

- Amaro's Table
- Breakside Brewery
- Brewed Cafe & Pub
- Brickhouse Bar & Grill
- Chipotle
- City Hall
- City Sandwich
- Compass Coffee
- Divine Consign Furniture
- Elements
- Esther Short Park
- Hilton Vancouver
- Joe Brown's Cafe
- Little Conejo
- Nom Nom
- Pacific House
- Ranch Pizza
- Regal City Center
- Six Shooter
- Starbucks
- Thai Orchid
- The Mighty Bowl
- The Smokin' Oak
- The Waterfront
- Vancouver Community Library
- Vancouver Farmers Market
- Wild Fern Boutique



## FLOOR PLAN

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The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

## FLOOR PLAN

808 Washington St, Vancouver, WA 3

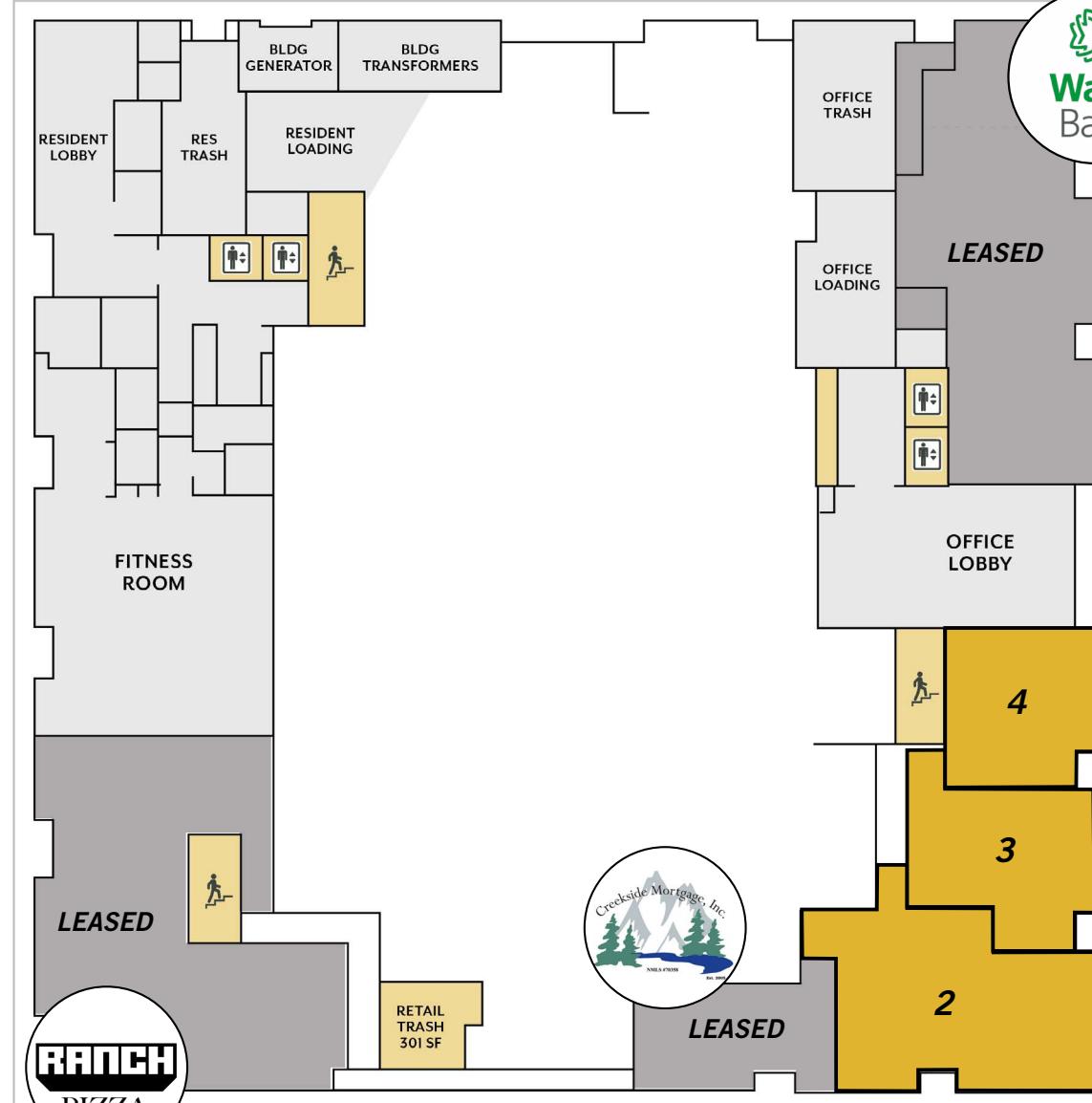


# SITE PLAN

## SITE PLAN

COLUMBIA STREET

WASHINGTON STREET



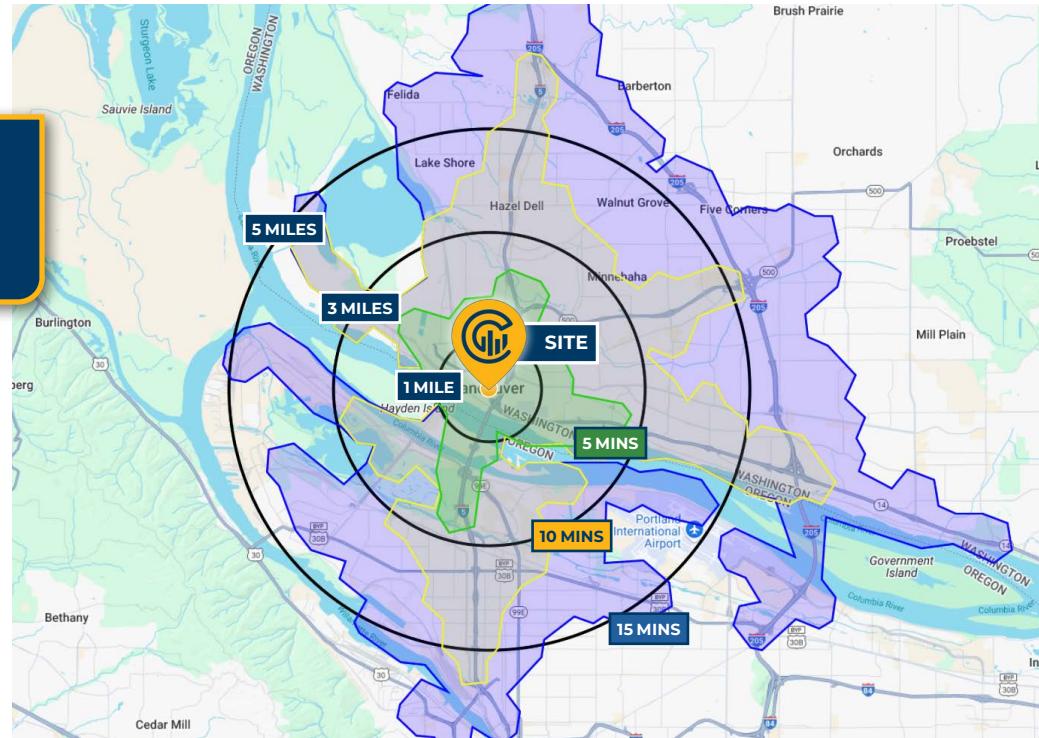


# LOCAL AERIAL MAP





# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	10,795	65,343	238,558
2030 Projected Population	13,119	67,129	242,284
2020 Census Population	8,742	61,962	233,775
2010 Census Population	7,325	55,118	205,453
Projected Annual Growth 2025 to 2030	4.3%	0.5%	0.3%
Historical Annual Growth 2010 to 2025	3.2%	1.2%	1.1%
Households & Income			
2025 Estimated Households	6,671	30,529	101,941
2025 Est. Average HH Income	\$117,581	\$110,438	\$118,418
2025 Est. Median HH Income	\$72,288	\$80,156	\$90,910
2025 Est. Per Capita Income	\$73,163	\$51,811	\$50,815
Businesses			
2025 Est. Total Businesses	1,924	4,316	12,975
2025 Est. Total Employees	15,814	40,318	112,628

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at [SitesUSA.com](https://SitesUSA.com)  
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025,  
TIGER Geography - RS1

## Neighborhood Scores

 88

Walk Score®  
"Very Walkable"

 86

Bike Score®  
"Very Bikeable"

 57

Transit Score®  
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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