

RETAIL PROPERTY FOR LEASE

205 Commerce Center

11502 SE MILL PLAIN BLVD / VANCOUVER, WA 98664



Bustling retail center located on Mill Plain Boulevard just east of the I-205 interchange

AVAILABLE SPACE

- 565 SF (storage only)
- 808 SF
- 1,018 SF (Can be combined with 808 SF for 1,826 SF space)

TRAFFIC COUNTS

I-205 – 120,653 ADT ('22)
Mill Plain Blvd – 63,451 ADT ('22)

HIGHLIGHTS

- Located on Mill Plain Blvd just east of the I-205 interchange.
- Nearby retailers include Fred Meyer, Trader Joes, Walmart, Petco and Party City.
- Co-tenants include Starbucks, Chipotle, AT&T, Geico and Banfield Pet Hospital.
- Highly visible center with ample parking.

RENTAL RATE

Please call for information

CONTACT

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Nick Stanton 503 784 0407 / nstanton@naielliott.com





Well-positioned retail opportunity in a contemporary shopping and food center

PROPERTY HIGHLIGHTS

This 40,000 SF retail center, located at the prominent corner of Mill Plain Blvd and Interstate 205, enjoys exceptional visibility with exposure to over 120,000 vehicles daily. Positioned at the gateway to the east Vancouver submarket, it offers a prime location for your business.

AVAILABLE SPACES

11600 SE Mill Plain Blvd, Vancouver WA

- 565 SF @ Negotiable
- 808 SF @ Negotiable
- 1,018 SF @ Negotiable
(Can be combined with 808 SF for 1,826 SF space)



VANCOUVER, WA | MILL PLAIN & I-205 | CLOSE-IN



Walmart
Supercenter

GameStop **Little Caesars**

Arby's **Jack in the box**

jiffylube

Dutch Bros

Habitat for Humanity
ReStore

NAI Elliott ↑

Fred Meyer

SITE

MOTEL 6

EXTENDED
STAYAMERICA

BW Best Western

RODEWAY INN

BURGER KING

Elmer's

76

Starbucks

CHIPOTLE

Pizza Hut

TACO BELL

O'Reilly AUTO PARTS

Sharif's

UMPQUA BANK

US bank

KAADY CAR WASHES

Tires LES SCHWAB

Comfort dental

GoHealth

DOLLAR TREE

TRADER JOE'S

Party City

PETCO

CAFÉ YUMMI

MOD

The UPS Store

205

205

205

28A

120,653 ADT (22)

45,576 ADT (22)

63,451 ADT (22)

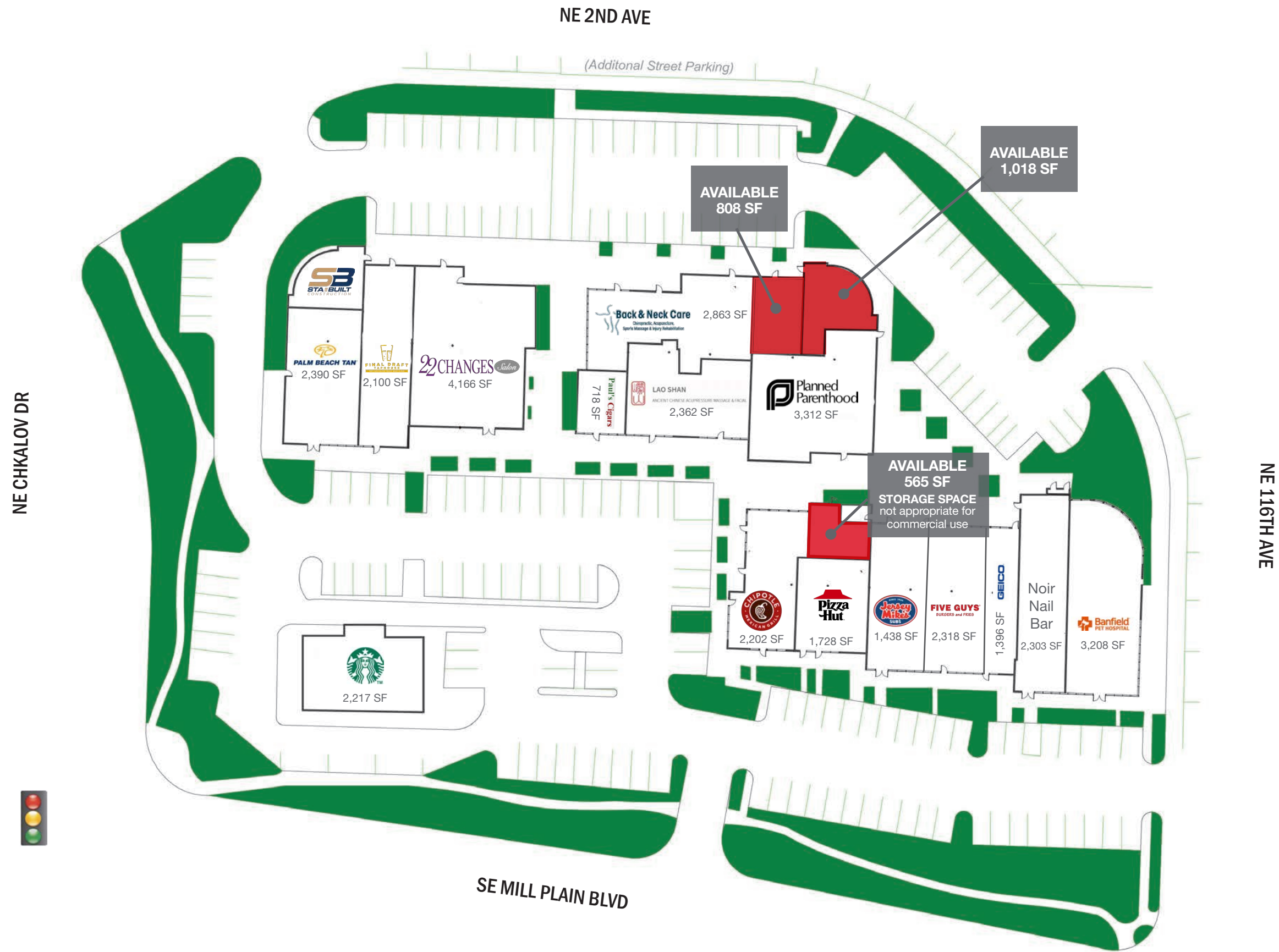
115,703 ADT (22)

NE 104th Ave
NE 106th Ave
NE 108th Ave
NE 110th Ave
NE 112th Ave
NE 114th Ave
NE 116th Ave
NE 118th Ave
NE 120th Ave
SE 104th Ave
SE 105th Ave
SE 107th Ave
SE 109th Ave
SE 111th Ave
SE 113th Ave
SE 115th Ave
SE 117th Ave
SE 119th Ave
SE 121st Ave

NE 4th St
NE 112th Ave
NE Chikalov Dr
NE 112th Ave
NE 114th Ave
NE 116th Ave
NE 118th Ave
NE 120th Ave
NE Major St
NE 4th St
NE 3rd St
NE 2nd St
NE 1st St
NE Crestwood Dr
Mill Plain Blvd
SE 2nd St
SE Ellsworth Rd
SE 3rd St
SE 4th St
SE 5th St

NE 104th Ave
NE 106th Ave
NE 108th Ave
NE 110th Ave
NE 112th Ave
NE 114th Ave
NE 116th Ave
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SE 121st Ave

Site Plan

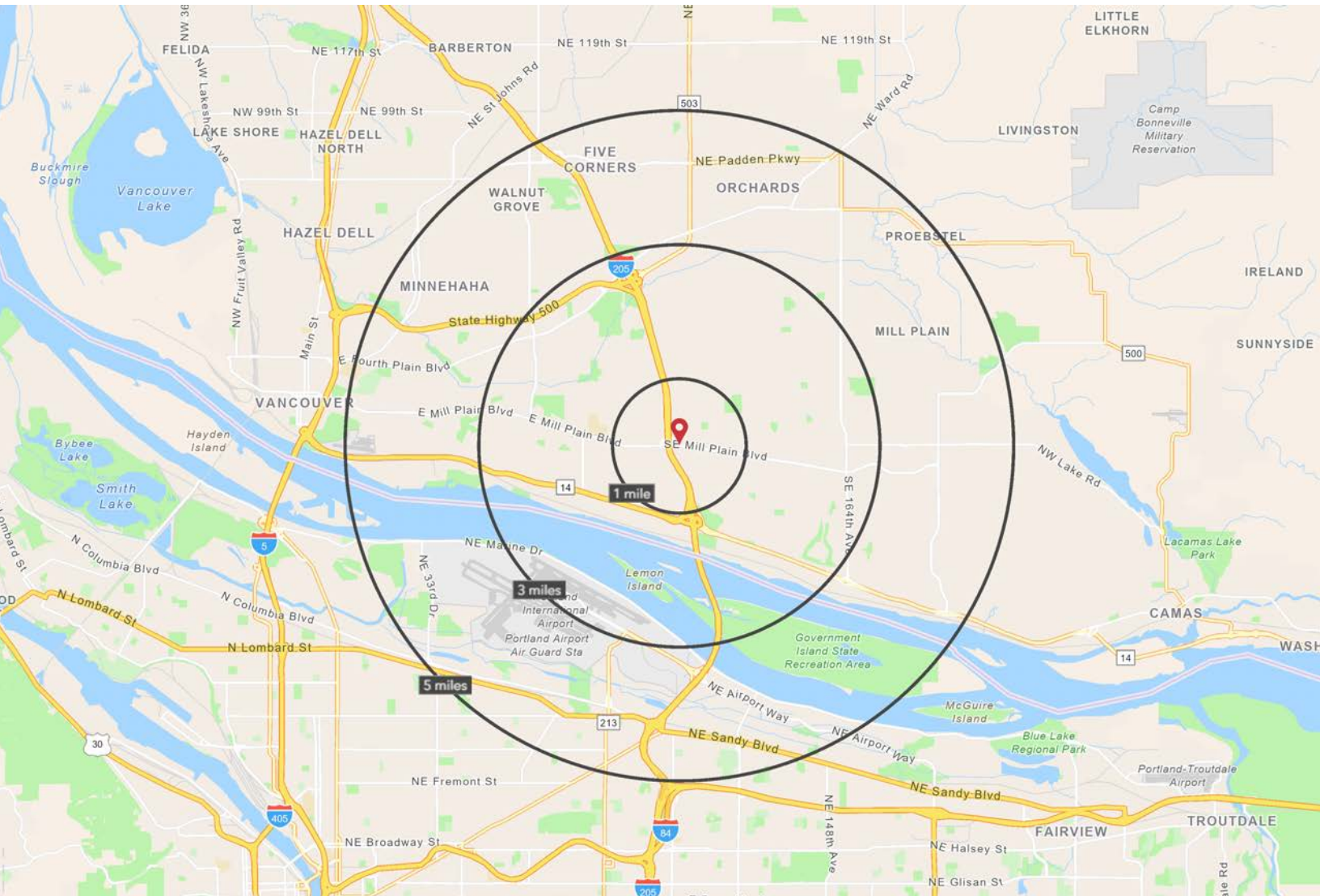


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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures.

Demographics summary



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2025	16,696	114,645	262,720
Projected Population 2030	17,794	119,231	274,420
Average Household Income	\$94,697	\$107,389	\$110,954
Median Home Value	\$540,082	\$542,835	\$541,999
Total Households	7,171	45,640	102,322
Daytime Population 16+	8,634	53,726	128,540
Some College or Higher	72%	66%	66%

Source: ESRI (2025)

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Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112
 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9



Executive Summary (Esri 2025)

SE Mill Plain Blvd, Vancouver, Washington, 98664
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.62108
 Longitude: -122.55585

	1 mile	3 miles	5 miles
Population			
2010 Population	13,795	95,017	223,352
2020 Population	15,872	108,637	251,248
2025 Population	16,696	114,645	262,720
2030 Population	17,794	119,231	274,420
2010-2020 Annual Rate	1.41%	1.35%	1.18%
2020-2024 Annual Rate	0.97%	1.03%	0.85%
2024-2029 Annual Rate	1.28%	0.79%	0.88%
2020 Male Population	49.1%	48.7%	49.3%
2020 Female Population	50.9%	51.3%	50.7%
2020 Median Age	37.1	38.1	37.6
2025 Male Population	49.7%	49.3%	49.9%
2025 Female Population	50.3%	50.7%	50.1%
2025 Median Age	38.0	39.1	38.6

In the identified area, the current year population is 16,696. In 2020, the Census count in the area was 15,872. The rate of change since 2020 was 0.97% annually. The five-year projection for the population in the area is 17,794 representing a change of 1.28% annually from 2025 to 2030. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 38.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	65.9%	66.2%	64.9%
2025 Black Alone	3.5%	3.5%	4.3%
2025 American Indian/Alaska Native Alone	1.5%	1.2%	1.3%
2025 Asian Alone	4.9%	6.3%	7.0%
2025 Pacific Islander Alone	1.8%	2.4%	2.0%
2025 Other Race	9.1%	8.0%	8.2%
2025 Two or More Races	13.4%	12.3%	12.2%
2025 Hispanic Origin (Any Race)	19.3%	17.4%	17.4%

Persons of Hispanic origin represent 19.3% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	65	85	87
2010 Households	5,926	37,508	85,463
2020 Households	6,680	42,541	96,748
2025 Households	7,171	45,640	102,322
2030 Households	7,675	47,742	107,437
2010-2020 Annual Rate	1.20%	1.27%	1.25%
2020-2024 Annual Rate	1.36%	1.35%	1.07%
2024-2029 Annual Rate	1.37%	0.90%	0.98%
2025 Average Household Size	2.31	2.49	2.54

The household count in this area has changed from 6,680 in 2020 to 7,171 in the current year, a change of 1.36% annually. The five-year projection of households is 7,675, a change of 1.37% annually from the current year total. Average household size is currently 2.31, compared to 2.36 in the year 2020. The number of families in the current year is 4,057 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	43.3%	40.2%	39.0%
Median Household Income			
2025 Median Household Income	\$78,046	\$84,493	\$86,914
2030 Median Household Income	\$86,082	\$93,578	\$99,080
2024-2029 Annual Rate	1.98%	2.06%	2.65%
Average Household Income			
2025 Average Household Income	\$94,697	\$107,389	\$110,954
2030 Average Household Income	\$104,251	\$119,068	\$124,403
2024-2029 Annual Rate	1.94%	2.09%	2.31%
Per Capita Income			
2025 Per Capita Income	\$40,064	\$42,913	\$43,174
2030 Per Capita Income	\$44,265	\$47,879	\$48,639
2024-2029 Annual Rate	2.01%	2.21%	2.41%
GINI Index			
2025 Gini Index	36.9	40.8	41.5

Households by Income
 Current median household income is \$78,046 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$86,082 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$94,697 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$104,251 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$40,064 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$44,265 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	56	60	62
2010 Total Housing Units	6,321	39,782	90,607
2010 Owner Occupied Housing Units	2,738	20,659	48,513
2010 Renter Occupied Housing Units	3,187	16,849	36,950
2010 Vacant Housing Units	395	2,274	5,144
2020 Total Housing Units	7,035	44,325	100,856
2020 Owner Occupied Housing Units	2,899	22,280	52,889
2020 Renter Occupied Housing Units	3,781	20,261	43,859
2020 Vacant Housing Units	339	1,758	4,133
2025 Total Housing Units	7,567	47,529	106,814
2025 Owner Occupied Housing Units	3,004	24,040	56,468
2025 Renter Occupied Housing Units	4,167	21,600	45,854
2025 Vacant Housing Units	396	1,889	4,492
2030 Total Housing Units	8,059	49,743	112,244
2030 Owner Occupied Housing Units	3,340	25,900	60,332
2030 Renter Occupied Housing Units	4,335	21,842	47,105
2030 Vacant Housing Units	384	2,001	4,807
Socioeconomic Status Index			
2025 Socioeconomic Status Index	50.2	47.2	46.3

Currently, 39.7% of the 7,567 housing units in the area are owner occupied; 55.1%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 7,035 housing units in the area and 4.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.40%. Median home value in the area is \$540,082, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.35% annually to \$606,650.

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