

# FOR LEASE

## VANCOUVER MARKET CENTER

5000 E Fourth Plain Blvd | Vancouver, WA 98661



900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | www.fg-cre.com



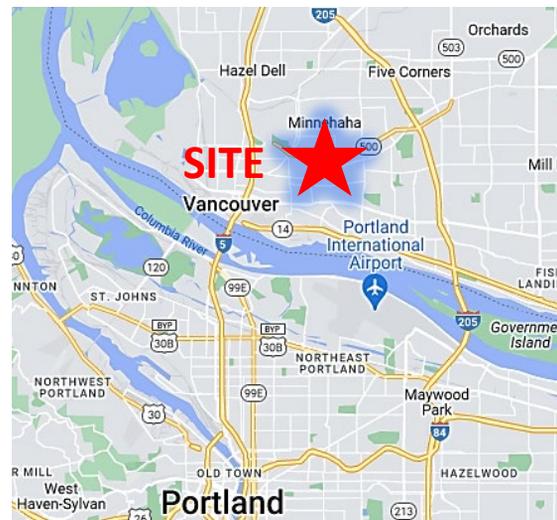
## PROPERTY HIGHLIGHTS

Vancouver Market Center is a well-situated neighborhood retail center between downtown Vancouver and the Vancouver Mall

- Tenants include Taco Bell, AutoZone, Sky Zone, ReTails Thrift Store, CJ's Dog Training, Gravity Coffee, Burger King and more
- Quick freeway access

Availabilities:

- Suite B106 – 2,536 SF
  - Suite B104 – 3,064 SF
  - Rate: \$20- \$22.50 NNN
- Can be combined for a total of 5,600 SF



## FOR MORE INFORMATION:

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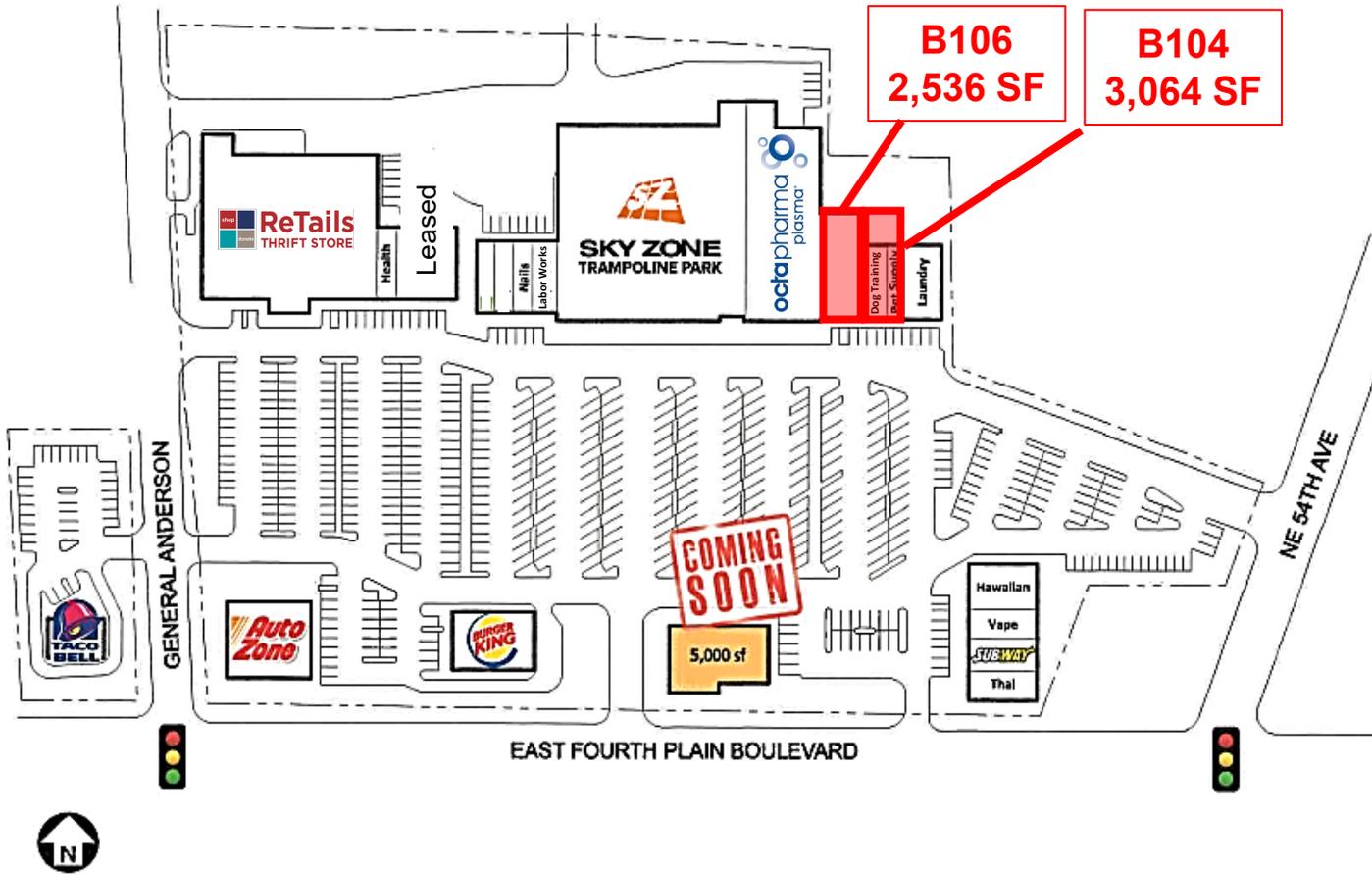
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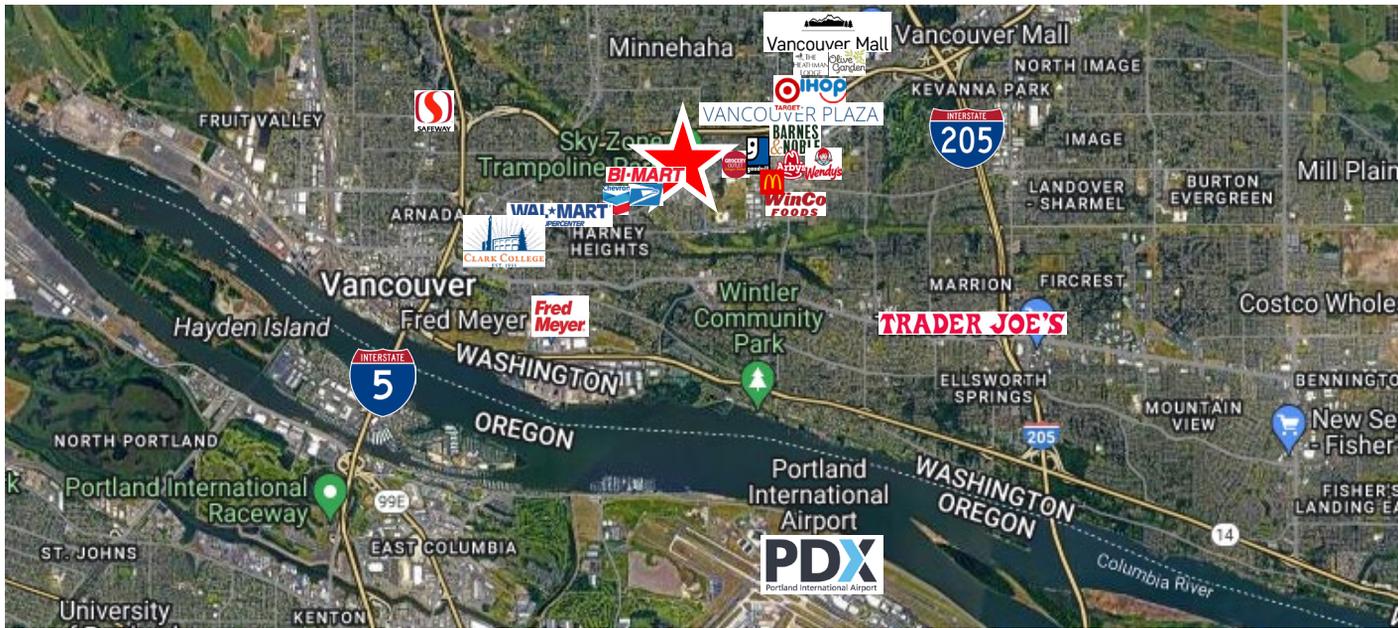
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### 2024 / 2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	19,456	117,586	252,198
2029 Projected Population	20,293	121,569	263,307
Est. Average Household Income	\$85,771	\$99,485	\$102,613
Est. Total Businesses	918	8,301	14,949
Est. Total Employees	6,891	56,310	119,515

### Average Daily Traffic

- E Fourth Plain Blvd @ NE Stapleton Rd E – 15,818
- E Fourth Plain Blvd @ NE Stapleton Rd W – 18,576
- E Fourth Plain Blvd @ Falk Rd SW – 16,975

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.