

Vancouver Retail Center

8800 NE VANCOUVER MALL DR, VANCOUVER, WA 98662



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FOR LEASE

**MACADAM
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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

Retail Space 1:

- Size – Approximately 8,000 square feet
- Condition – Shell condition with TI opportunity from the Landlord to customize space
- Type – Suitable for retail, boutique fitness, entertainment or other service-based concept.
- Other – Convenient, ample parking

Retail Space 2 (End-Cap Space Next to Sephora):

- Size – Approximately 1,600 square feet of end-cap retail space available next to multi-national retailer, Sephora
- Entrance/Access – Opportunity for exterior entrance, not within the Mall
- Condition – Shell condition with TI opportunity from the Landlord to customize space
- Type – Suitable for multiple types of retail concepts
- Other – Convenient, ample parking

Undeveloped Retail Pad Opportunity:

- Size – Approximately 3,900 square feet opportunity retail pad in the parking lot; not contiguous to the main Mall
- Type – Opportunity for fast food or other retail users in high-traffic area
- Condition – Undeveloped pad. Opportunity for development with Landlord and Mall.

SPACES	LEASE RATE	SPACE SIZE
Retail 1 (First Floor)	Call for Pricing	8,000 SF
Retail 2 (End Cap)	Call for Pricing	1,619 SF
Retail Pad	Call for Pricing	3,900 SF



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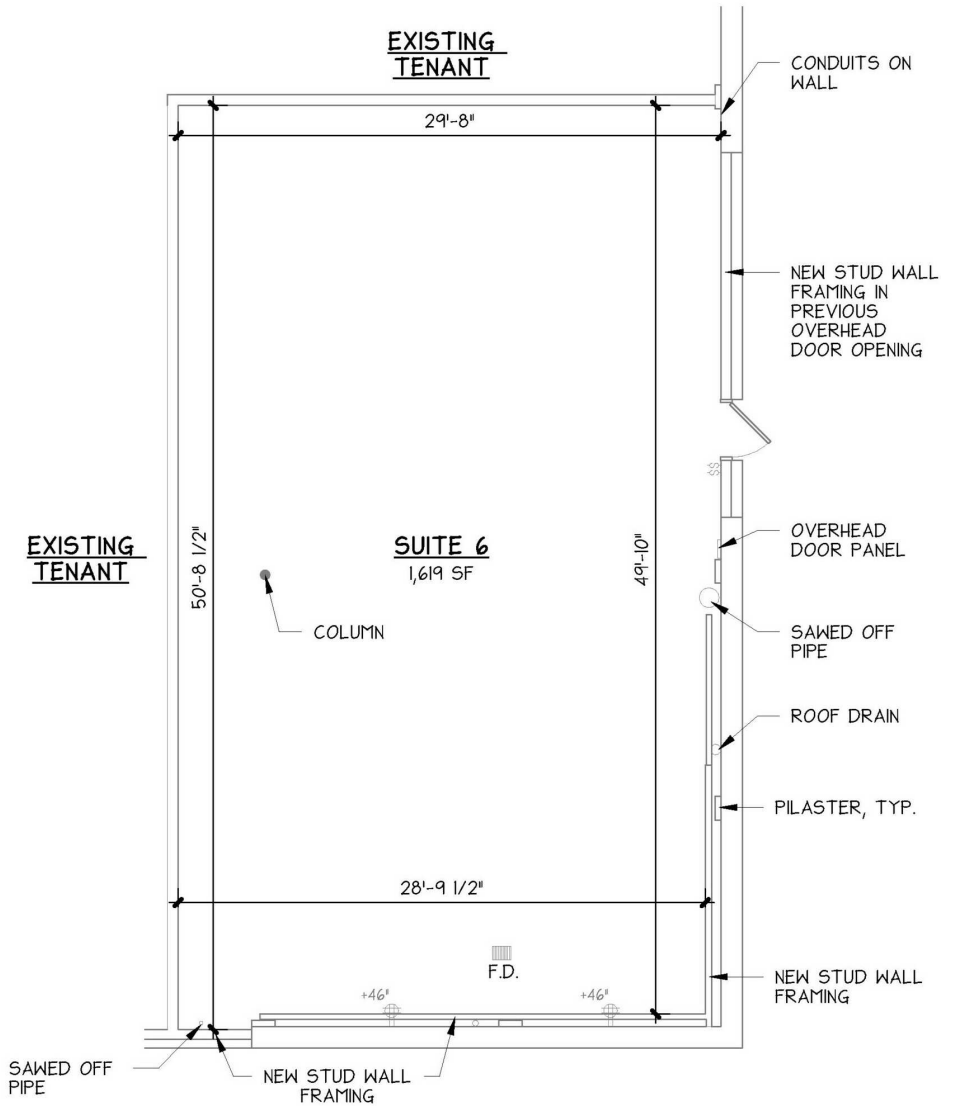
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Retail 1 - Floor Plan



Retail 2 - Render



Retail 2 - Floor Plan



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LOCATION DESCRIPTION

Located in the heart of Vancouver's retail corridor, the Vancouver Retail Center at 8800 NE Vancouver Mall Drive offers unparalleled visibility and access for any retail business looking to drive success.

Exceptional Location: Centrally positioned near Vancouver Mall, with direct access to I-205 and SR-500 for high visibility and traffic.

High Traffic Exposure: Over 73,000 daily vehicles pass by NE Vancouver Mall Drive, boosting visibility and foot traffic.

Vibrant Retail Ecosystem: Anchored by Vancouver Mall and surrounded by a mix of national retailers, dining, and services.

Retail Hotspot: Surrounded by top co-tenants like Hobby Lobby, Sephora, and Round1, ensuring strong customer exposure.

Ample Access & Parking: Steps from the Vancouver Mall Transit Center, with abundant parking and year-round convenience for customers.

Strong Demographics: 160,000+ people within 5 miles; 400,000+ within 10 miles. Median household income: \$65,000+, driving significant purchasing power.



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