

# FOR LEASE

## EASTSIDE SPECTRUM RETAIL/SERVICE SPACE


1825 SE 164th Ave. | Vancouver, WA 98683



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- **LOCATION:** Excellent location on SE 164th Avenue and SE 18th Street with easy access from Hwy 14.
- **NEIGHBORING RETAILERS:**  

- **AVG. DAILY TRAFFIC COUNT:** 64,456 +/- (North/South)
- **ZONING:** Community Commercial (CC)
- **AVAILABILITY:**
  - Suite 110: 8,594 SF (Divisible to 1,402 SF and 7,192 SF)
  - Suite 110 & Suite 112 (Can be combined for 11,646 SF)
  - Suite 112: 3,052 SF
- **RENTAL RATE:** \$26.00/SF/Year NNN



## FOR MORE INFORMATION:

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360.597.0566 | [dewing@fg-cre.com](mailto:dewing@fg-cre.com)



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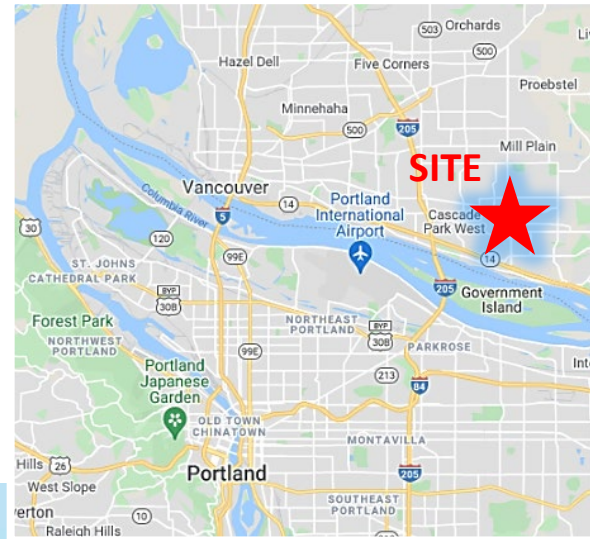
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### THE SITE

- This Center is located adjacent to Fred Meyer and west of the 42-acre Columbia Crossing, a 380,000 square foot retail development.
- The Center has great visibility and access from 164th Avenue, SE 20th Street and SE 15th Street.
- Eastside Spectrum is part of the Fisher's Landing Community, a 2,000-acre Master Planned community currently featuring over 4,000 single-family homes, 4,400 multi-family homes and 600 acres of retail, office and industrial development.

### THE AREA

- The market has proven itself capable of supporting National retailers such as Target, Wal-Mart, Home Depot and Lowe's Home Improvement.
- SE 164th Avenue is a major arterial, connecting State Route 14 and SE Mill Plain Blvd. It has excellent freeway access with a major interchange at Mill Plain Blvd. / I-205 and State Route 14 / 164th Avenue.
- A few of Clark County's largest employers are located within the same trade area, including Hewlett-Packard, WaferTech, PeaceHealth, Nautilus, Fisher Investments and Banfield Pet Hospital Headquarters.



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### AREA EMPLOYERS & BUSINESS PARKS

Columbia Tech Center	10,000
Hewlett-Packard	600
Sigma Design, Inc.	409
Cascade Business Park	550
WaferTech	1,400
PeaceHealth	300
Fisher Investments	3,500
Vancouver Innovation Center	1,100

### AREA RETAILERS

#### 1. SE 192nd Avenue & Mill Plain Blvd:

Wal-Mart, Home Depot, Lowe's  
PetSmart, Chase, Riverview Bank,  
Gentle Dental

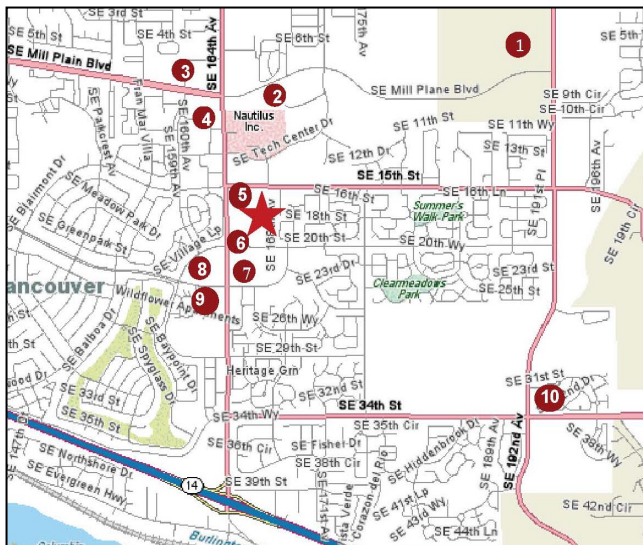
#### 2. Columbia Crossing (164th & Mill

Plain): Kohl's, Ross Dress for Less,  
Cost Plus World Market, Michael's  
Crafts, Chipotle, Panera Bread, Dress  
Barn, Sleep Country, Peet's Coffee,  
PetSmart, Clark College



### NEIGHBORING RETAILERS

- Target, Old Spaghetti Factory, Red Robin
- Regal Cinema
- Black Bear Diner
- Walgreens, Gustav's, Big Al's, Burgerville
- Fred Meyer, Perfect Look, Baskin Robbins
- Fisher's Landing Marketplace:** New Seasons, ,  
Homestreet Bank, Mud Bay, DAISO
- Edward Jones, Subway, H&R Block, Farmer's  
Insurance
- Riverstone Marketplace:** QFC, Columbia  
Credit Union, Bank of America, Starbucks, Les  
Schwab, IQ Credit Union, Natural Grocers,  
Legacy GoHealth Urgent Care.



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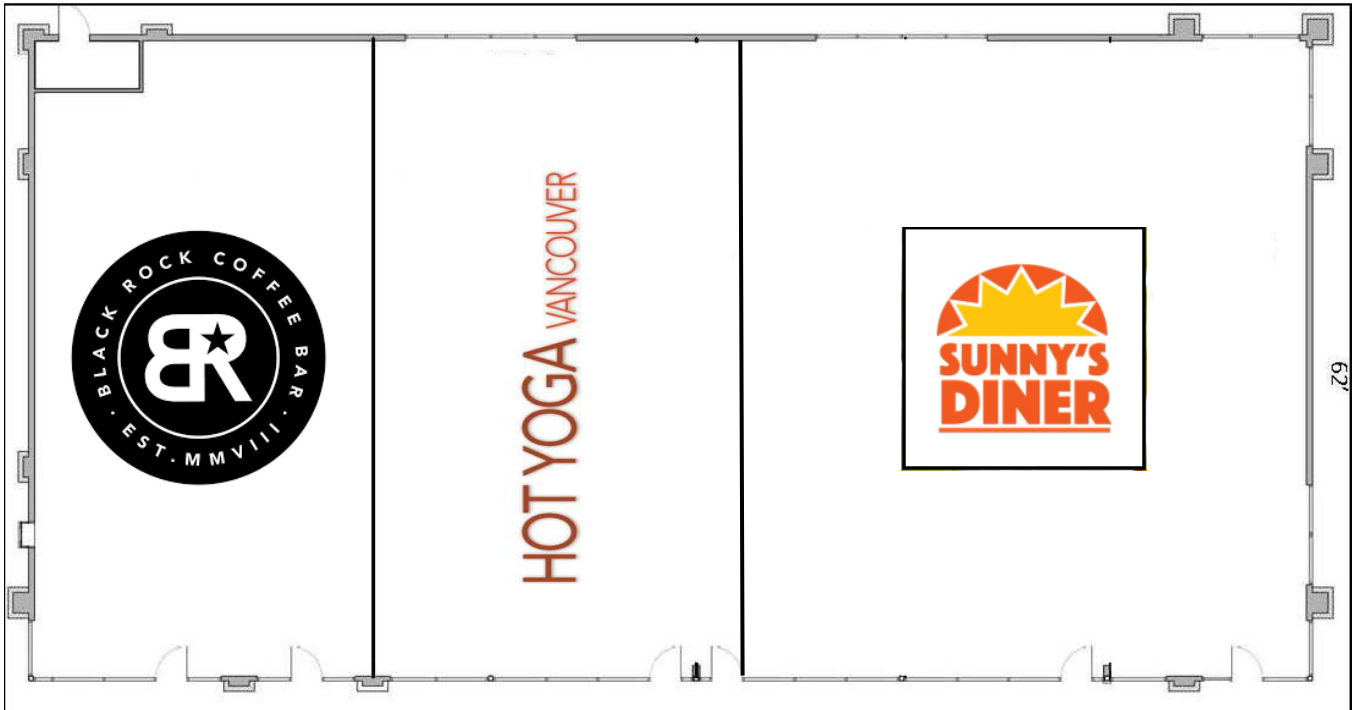
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## EASTSIDE SPECTRUM ADDITION BUILDING 9



### 2024 Demographics

	1-Mile	3-Mile	5-Mile
Est. Population	19,155	88,934	197,627
Avg. Household Income	\$98,210	\$106,629	\$102,139
Area Businesses	1,164	3,715	9,576
Daytime Employment	7,905	29,973	83,213

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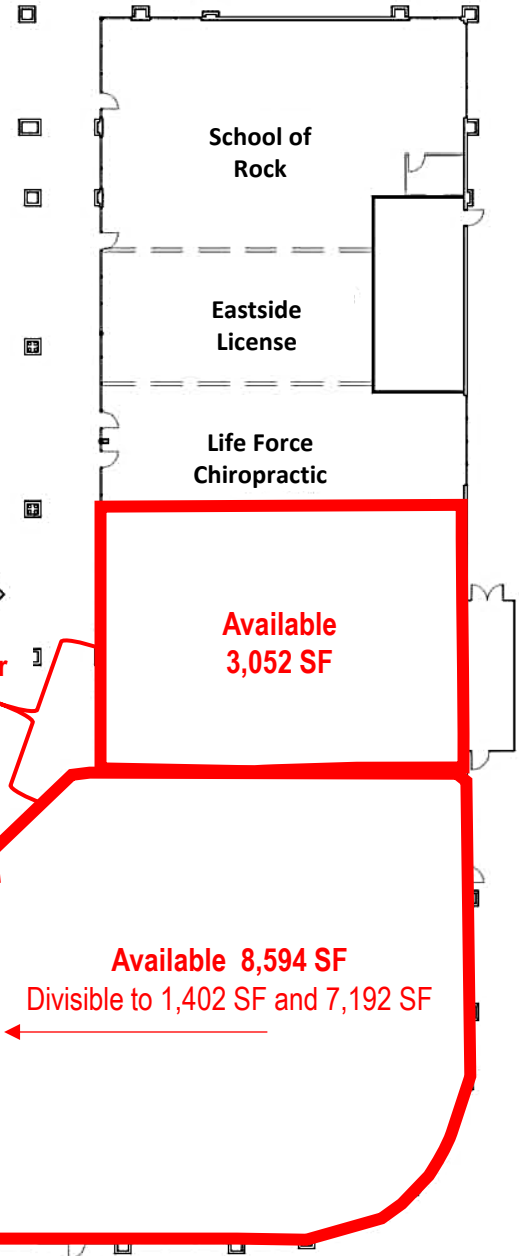
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## EASTSIDE SPECTRUM ADDITION

**BUILDING 10:** 3,052 SF & 8,594 SF (can be configured as 1,402 SF and 7,192 SF)





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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.