

12010 NE FOURTH PLAIN BLVD.
STE. C VANCOUVER, WA 98682

FOR LEASE



**MAJ COMMERCIAL
REAL ESTATE**

WYATT FRANTA

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MAJ COMMERCIAL REAL ESTATE

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📍 300 W. 15th St #201
Vancouver, WA 98660





AVAILABLE

EVERGREEN STATION

12010 NE Fourth Plain Blvd. Ste. C

The Evergreen Station Shopping Center is located at the intersection of SR-500 and NE Fourth Plain Blvd, one of the most highly trafficked transportation corridors in Clark County, with over 76,000 vehicles per day. The 112,300± square foot center is anchored by some of the Pacific Northwest’s most prominent daily-use retailers including Grocery Outlet, Bi-Mart, Planet Fitness, and AutoZone - each generating strong, consistent foot traffic and exceptional visibility for the neighboring businesses within the center.

Positioned in the Orchards submarket of Vancouver, Evergreen Station benefits from a rapidly growing trade area supported by major retailers such as Sportsman’s Warehouse, Lowe’s Home Improvement, Fred Meyer, and LA Fitness, creating a dynamic retail hub with more than 500,000 square feet of complementary AM/PM-oriented shopping.



DEMOGRAPHICS - CoStar 2024

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2024 Population	15,344	133,359	260,901
Households	5,634	48,025	97,709
Avg. HH Income	\$74,148	\$92,216	\$95,082
Daytime Employees	6,376	33,247	77,226



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NE ROSEWOOD AVE

500
503

NE 117TH AVE 36,000 VPD

500
503

AutoZone

AUTOZONE MONUMENT SIGN

ORCHARDS VETERINARY CLINIC
FRAME IT!
BACK TO HEALTH CHIROPRACTIC & MASSAGE
WING STOP

GROCERY OUTLET
bargain market

planet fitness

Rent-A-Center
RAC

BI-MART

THE Treasure Thave
CONSIGNMENT SHOP
ORCHARDS AUTO LICENSE
HUNTWOOD Custom Cabinets
DABOBA
RUBY PHO & DELI

CANDY NAILS & SPA

BARBER

HULA BOY
CHARBROIL

1,960 SF AVAILABLE

NE 121ST AVE

cricket
wireless

NE FOURTH PLAIN BLVD 35,000 VPD

500
503



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Ste. C Vancouver, WA 98682**

SUITE DETAILS:

- 1,960+/- SqFt
- \$32.00/SqFt + \$5.50 est. NNNs
- Open, warm shell
- End cap unit
- Ample parking + signage

Nearby Businesses:

- | | |
|--------------------|-----------------|
| • Grocery Outlet | • DaBoba |
| • Bi-Mart | • WingStop |
| • Planet Fitness | • PetCo |
| • AutoZone | • LA Fitness |
| • Little Caesar's | • Sportsman's |
| • Cricket Wireless | • Golden Corral |

TRAFFIC COUNTS

SR-500/NE 117th Int.- 76,000+/- VPD ('25)
NE Fourth Plain Blvd. - 37,500+/- VPD ('25)
NE 117th Ave. - 38,500+/- VPD ('25)



NORTHEAST 117TH AVE.
38,500+/- VPD

AVAILABLE



NE Fourth Plain Blvd.
37,500+/- VPD



SR-500/117th Int.
76,000+/- VPD

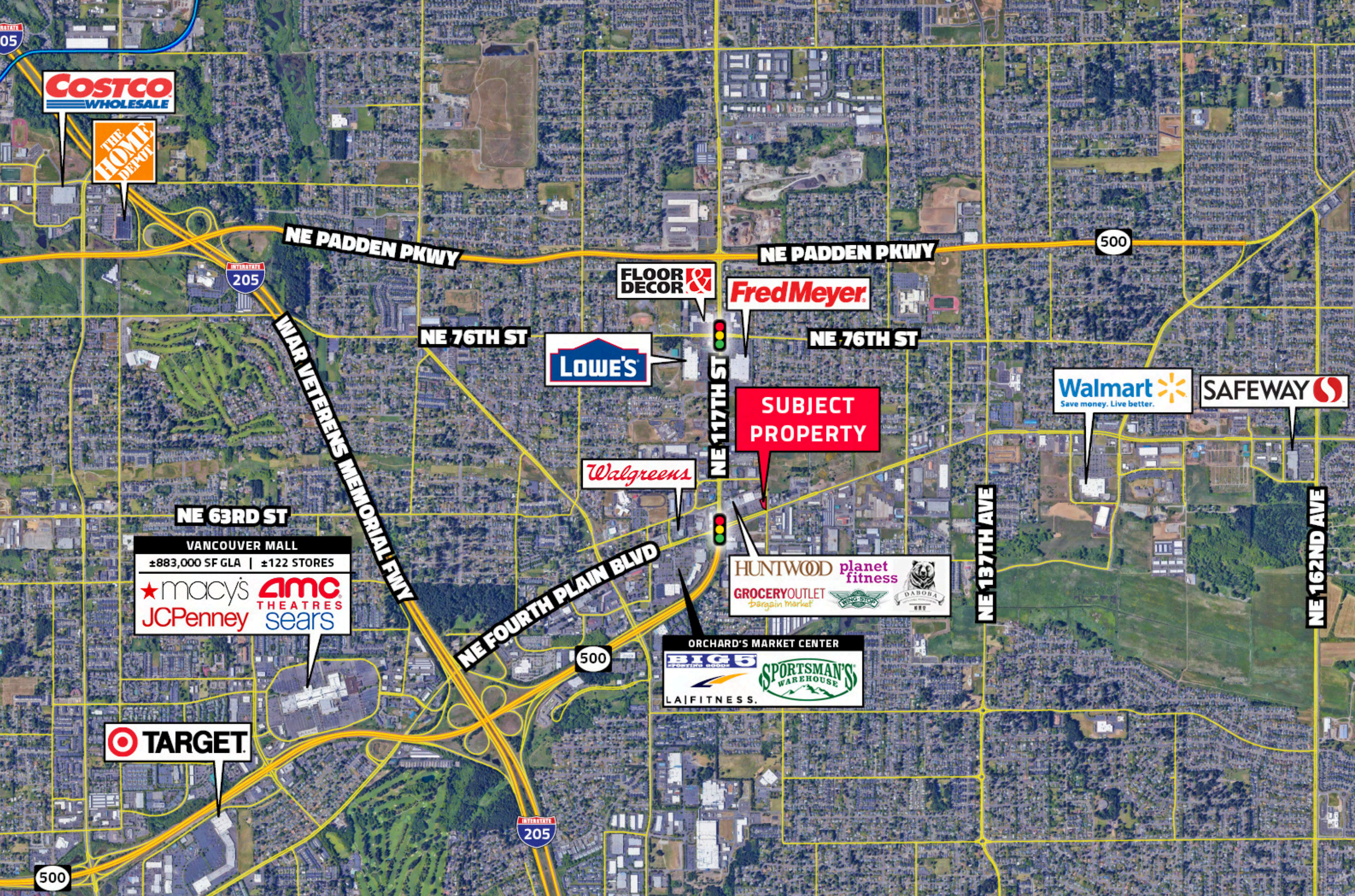




AVAILABLE



Kirkland
Car Wash



Costco
WHOLESALE

THE HOME DEPOT

INTERSTATE
205

NE PADDEN PKWY

NE PADDEN PKWY

500

FLOOR DECOR

Fred Meyer

NE 76TH ST

LOWE'S

NE 76TH ST

SUBJECT PROPERTY

Walgreens

NE 117TH ST

Walmart
Save money. Live better.

SAFEWAY

NE 63RD ST

VANCOUVER MALL

±883,000 SF GLA | ±122 STORES

★ macy's
JCPenney

amc THEATRES
sears

NE FOURTH PLAIN BLVD

500

HUNTWOOD **planet fitness**
GROCERYOUTLET **DABOBA**
bargain market

ORCHARD'S MARKET CENTER

BIG 5
SPORTING GOODS

SPORTSMAN'S WAREHOUSE

LA FITNESS

TARGET

NE 137TH AVE

NE 162ND AVE

500

INTERSTATE
205

ABOUT VANCOUVER, WA

12010 NE Fourth Plain Blvd. Ste. C

- Vancouver is a city on the north bank of the Columbia River in the U.S. state of Washington, located in Clark County. Vancouver has a population of 196,442 as of 2023, making it the fourth-largest city in Washington state. Vancouver is the county seat of Clark County and forms part of the Portland-Vancouver metropolitan area, the 25th-largest metropolitan area in the United States.
- Vancouver embodies a perfect blend of natural beauty and urban vibrancy. Rich in history, sites like Fort Vancouver National Historic Site and Officers Row showcase its heritage, while a growing arts scene, diverse communities, and a range of dining options add to its cultural tapestry. With a family-friendly atmosphere, economic opportunities, and a welcoming community, Vancouver is a dynamic city appealing to both residents and visitors alike.
- Vancouver ranked in the Top 10 Best Cities for Accessible Living by RedFin for its ADA-compliant trails and outdoor attractions.
- Washington State ranked #1 in the United States for the "Quality Of Life" index according to USNews.com.

