

ORCHARDS MARKET CENTER

11505 NE Fourth Plain Blvd | Vancouver, WA 98662

FOR LEASE



RETAIL SPACE AVAILABLE FOR LEASE

DETAILS

Call for rate + NNN

- Suite E: ± 3,000 – 8,060 SF (with loading dock)
- Suite D-1: ± 4,000 SF

FEATURES

- High traffic center with great visibility located at major intersection:
 - State Route 500 (62,468 ADT) and
 - NE Fourth Plain Rd N (20,000 ADT)
- Freeway visibility and access
- National co-tenants include: LA Fitness, Office Depot, Sportsman Warehouse, Cycle Gear, Petco, Big 5, Aaron's, Starbucks, and Wendy's
- Ample parking 2.00/1,000 SF
- Local ownership and professionally managed center



For more information or a property tour, please contact:

LUIS MARTIN DEL CAMPO

503.416.8422

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RAYMOND DUCHEK

503.225.8492

RaymondD@norris-stevens.com

Norris & Stevens

12503 SE Mill Plain Boulevard • Suite 260

Vancouver, WA 98684

503.223.3171 • norris-stevens.com



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

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TENANT OVERVIEW



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SITE PLAN



| STE | TENANT | GLA |
|-----|------------------------------|------------------|
| E | AVAILABLE | 3,000 – 8,060 SF |
| D-1 | AVAILABLE | 4,000 SF |
| D-3 | Once Upon a Child | 4,956 SF |
| F-1 | GNC | 1,600 SF |
| F-2 | Hair Salon – JUST LEASED | 1,400 SF |
| F-3 | Signature Nails & Spa | 1,400 SF |
| F-4 | Washington State Nat'l Guard | 1,302 SF |
| F-5 | Taqueria y Market Portland | 4,803 SF |
| G-1 | Straight Blast Gym | 6,016 SF |
| G-2 | C3 Church | 6,000 SF |
| G-3 | Cycle Gear | 5,958 SF |

62,468 ADT

20,000 ADT



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DEMOGRAPHICS

| DEMOGRAPHICS | 3 MI | 20 Min Drive |
|-------------------|----------|--------------|
| Population | 140,173 | 511,642 |
| Households | 51,859 | 200,932 |
| Median Age | 35.9 | 38.6 |
| Median HH Income | \$85,228 | \$93,207 |
| Daytime Employees | 41,148 | 207,563 |



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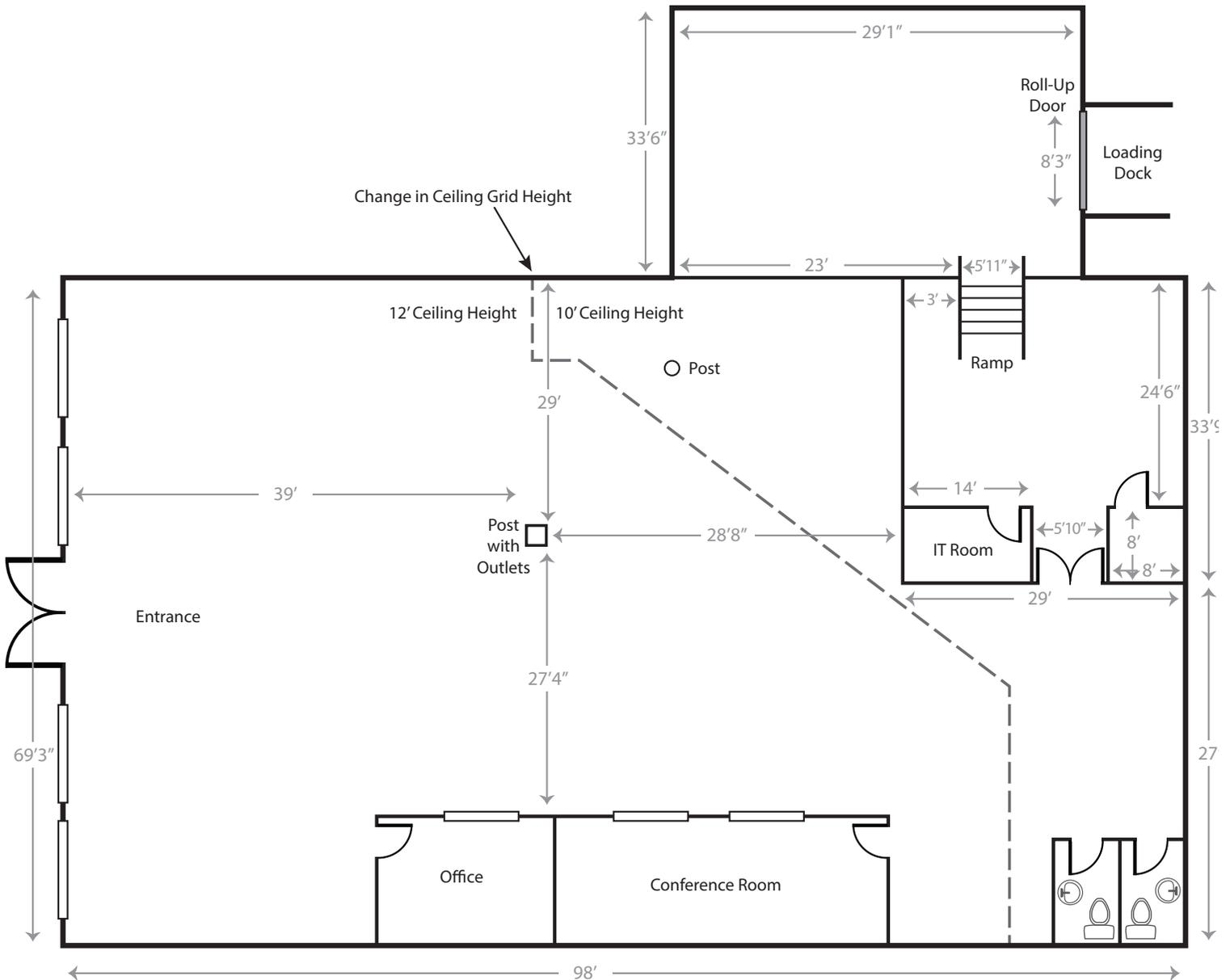
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LEASE OUTLINE DRAWING

SUITE E: Demisable ± 3,000 to 8,060 SF



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