

OFFICE/PROFESSIONAL/MEDICAL SUITES FOR LEASE

802 SE 14TH AVE & 1207 SE RASMUSSEN



## BATTLE GROUND VILLAGE

**KW COMMERCIAL | VANCOUVER**

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Vancouver, WA 98661

**PRESENTED BY:**

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## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
Suite 115	1,149	Negotiable	\$20.00 /sf/yr	Office/Pro	Good	4/1/2024
Suite 111	880	Negotiable	\$21.00 /sf/yr	Office/Medical	Good	7/1/2024

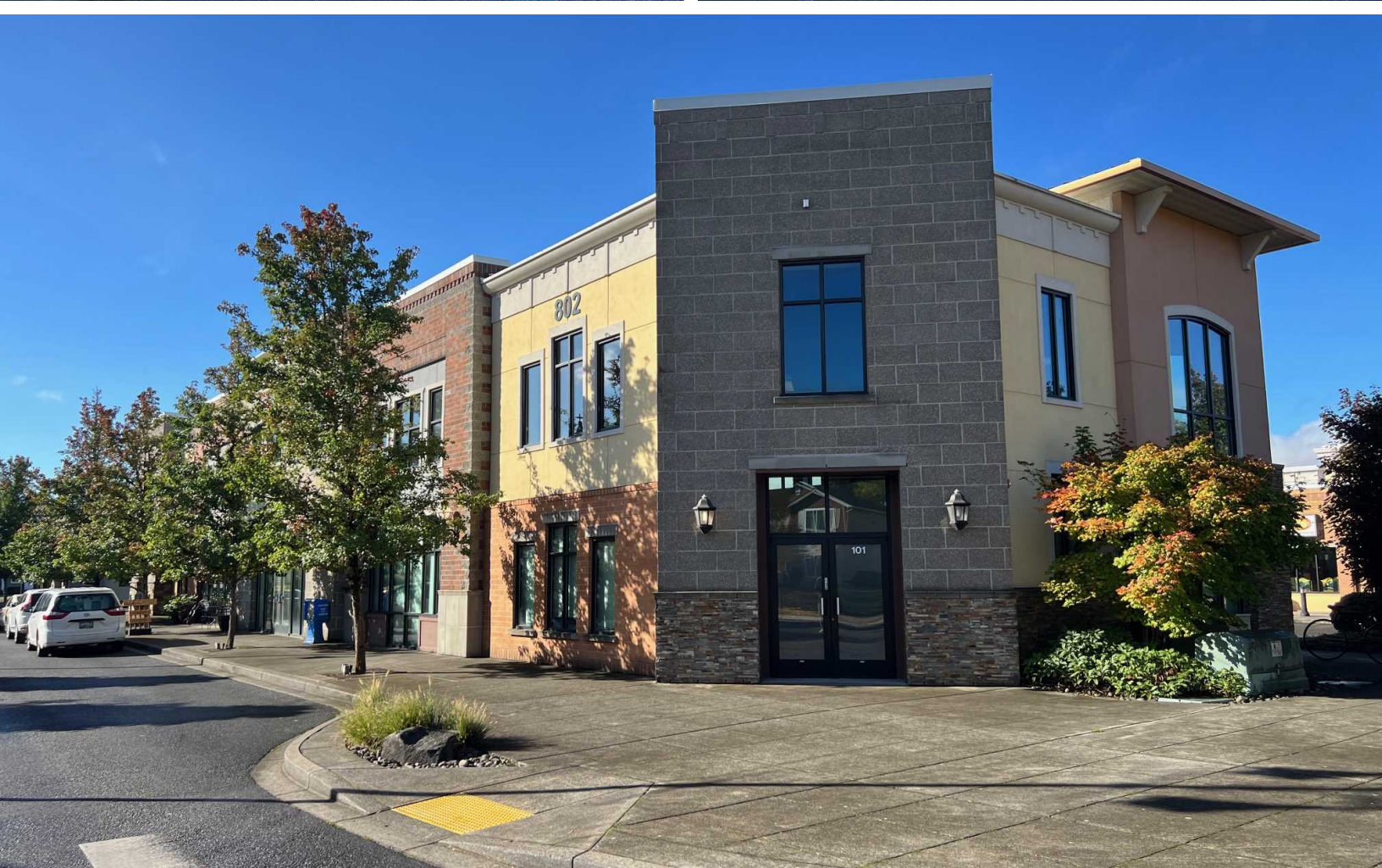
Battle Ground Village is an open-air, mixed-used lifestyle center featuring shopping, services, restaurants, community parks and trail system. BGV is located adjacent to the 38-Acre Battle Ground Corporate Center. Mix of office, retail, restaurant and professional service spaces available.

## Highlights

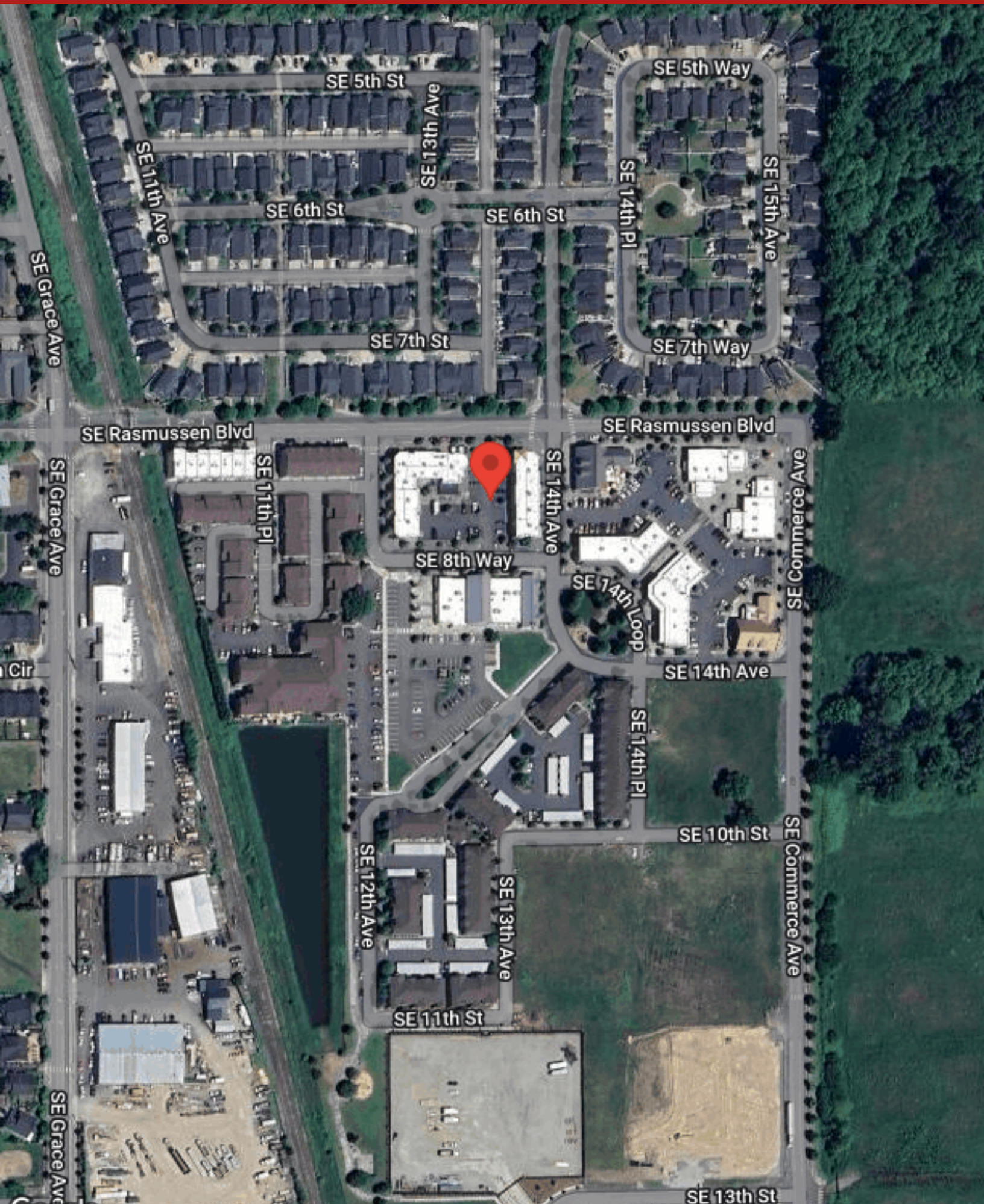
- Flexible Floor Plans
- Walk to restaurants, coffee shop, public library
- Ground-Level Office, Retail, Medical
- Lifestyle Center featuring parks and trail system



# PROPERTY PHOTOS

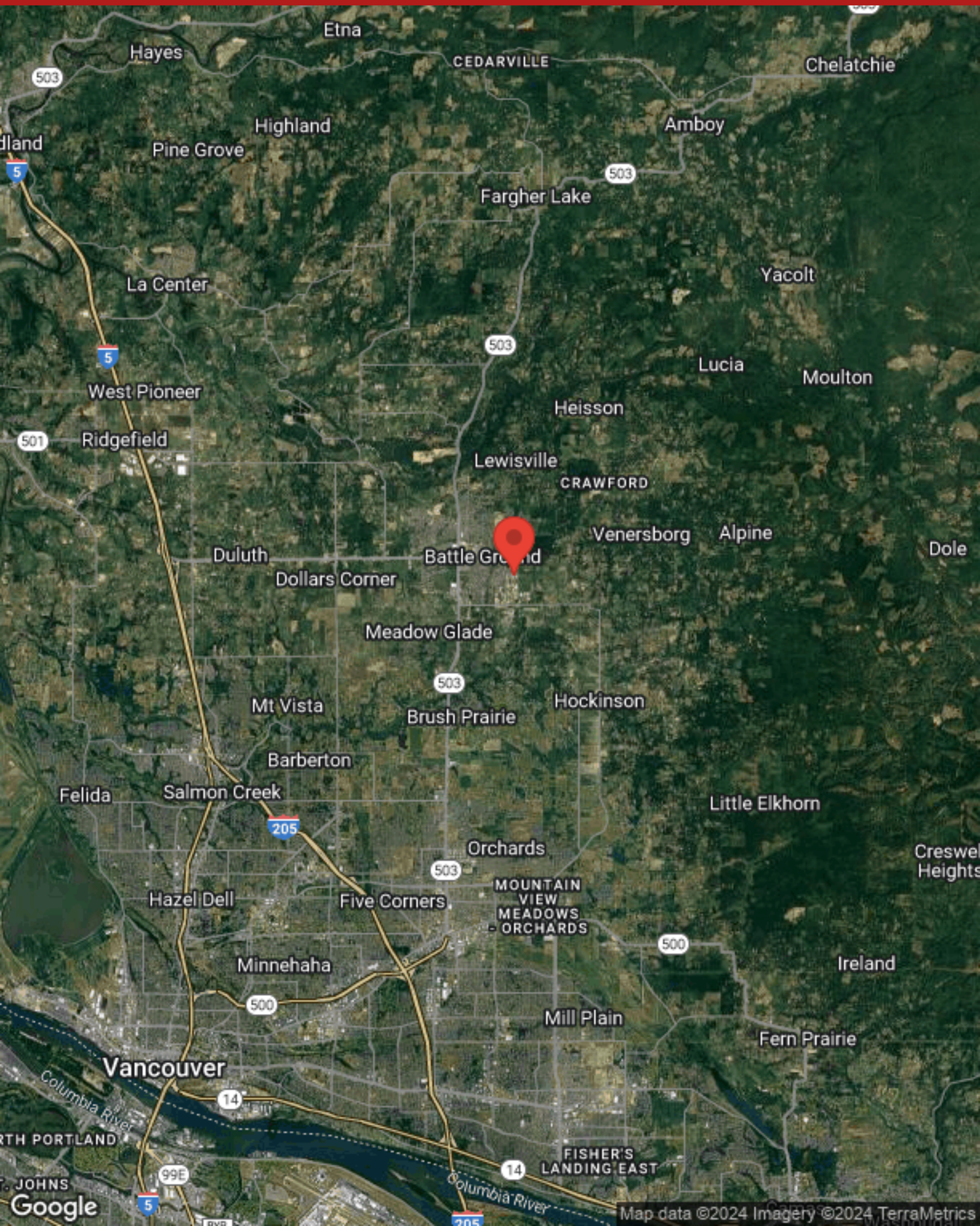






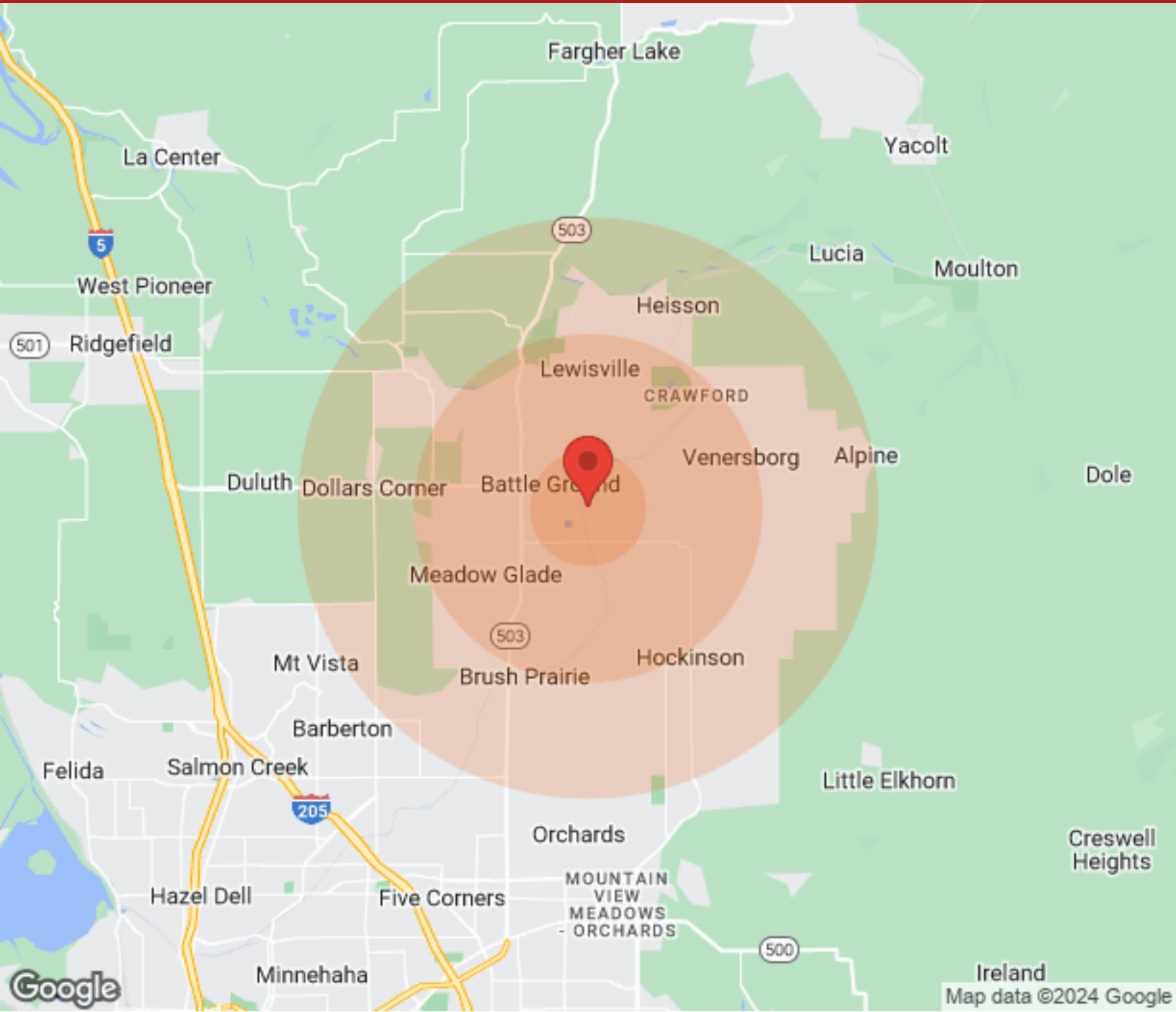


# REGIONAL MAP





DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,026	13,622	19,227
Female	2,947	13,871	19,325
Total Population	5,973	27,493	38,552

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,499	6,517	8,654
Ages 15-24	1,078	4,890	6,630
Ages 25-54	2,516	10,235	14,129
Ages 55-64	496	2,764	4,283
Ages 65+	384	3,087	4,856

Race	1 Mile	3 Miles	5 Miles
White	5,616	26,146	36,950
Black	18	79	86
Am In/AK Nat	13	43	53
Hawaiian	2	5	11
Hispanic	397	1,298	1,489
Multi-Racial	494	2,150	2,542

Income	1 Mile	3 Miles	5 Miles
Median	\$50,072	\$67,608	\$70,939
< \$15,000	222	570	715
\$15,000-\$24,999	228	697	933
\$25,000-\$34,999	261	771	977
\$35,000-\$49,999	298	1,432	1,741
\$50,000-\$74,999	505	1,868	2,708
\$75,000-\$99,999	169	1,553	2,178
\$100,000-\$149,999	298	1,524	2,308
\$150,000-\$199,999	52	337	547
> \$200,000	N/A	176	502

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,063	9,171	13,173
Occupied	1,952	8,737	12,558
Owner Occupied	1,258	6,735	10,061
Renter Occupied	694	2,002	2,497
Vacant	111	434	615