

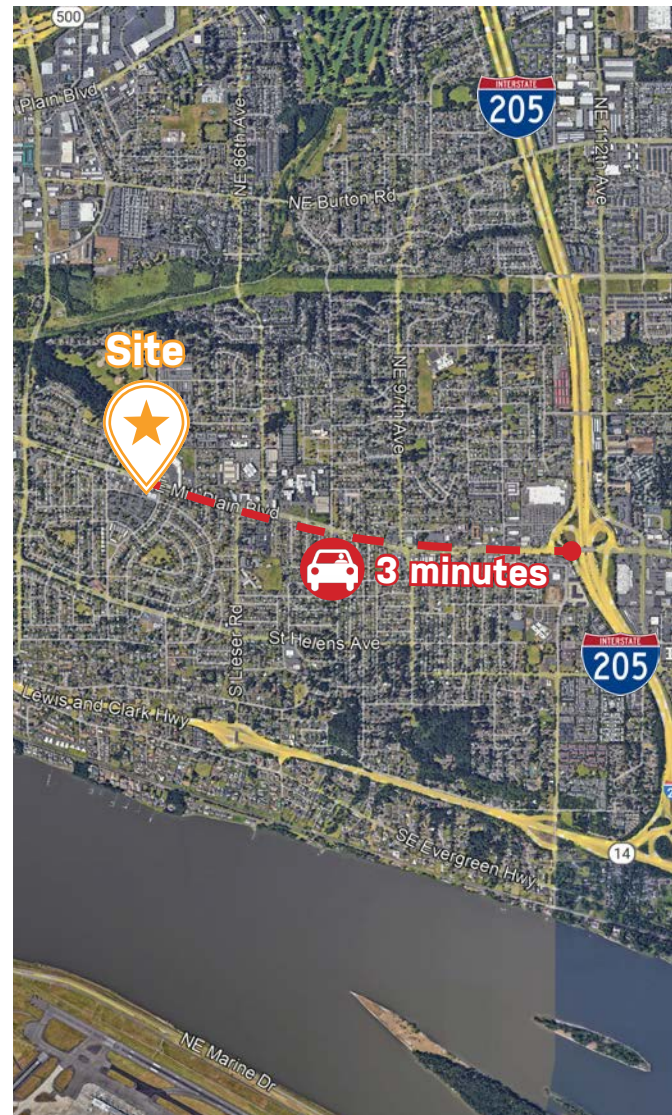
# Owner/User or Development Opportunity

7601 E Mill Plain Blvd, Vancouver, WA 98664



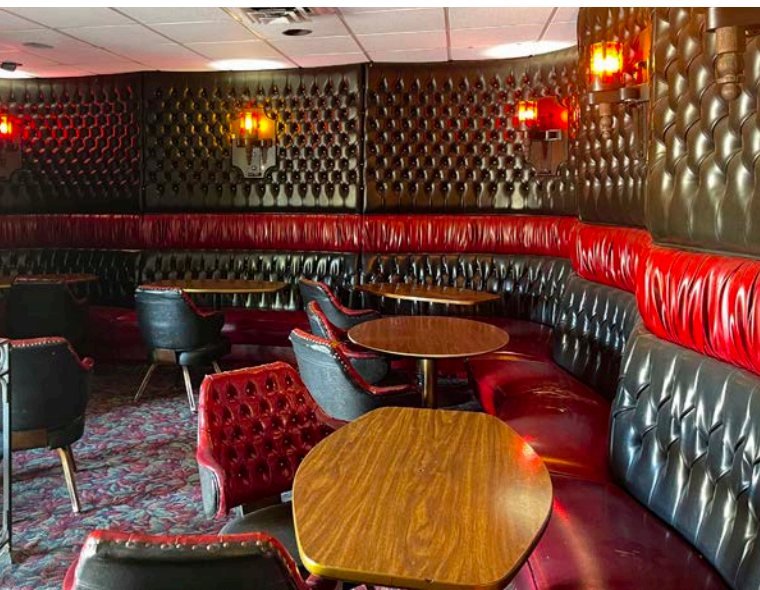
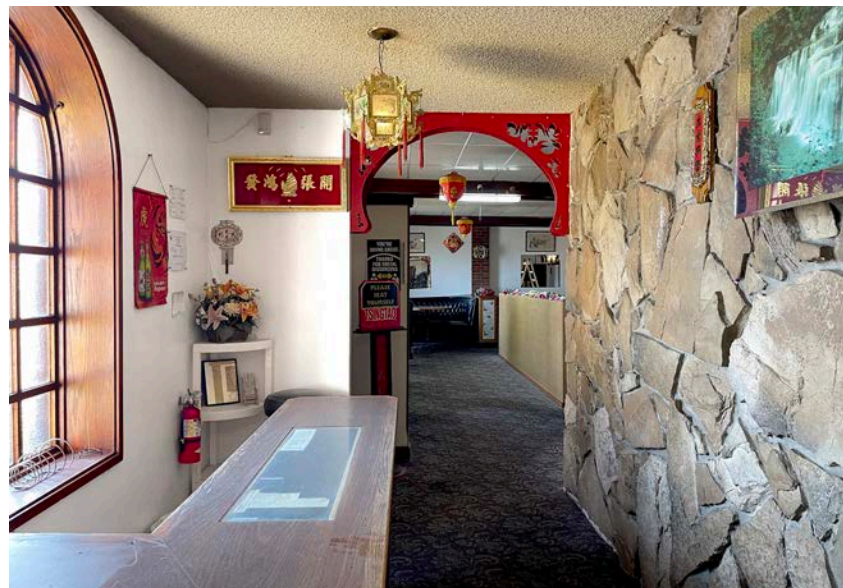
## Property Overview

Asking Price:	\$1,750,000
Property Type:	Retail / Restaurant
Construction:	Masonry
Year Built:	1960
Building Size:	± 6,325 RSF
Lot Size:	± 31,799 SF
Parking:	± 50 surface stalls
Traffic Count:	Over 25,000 vehicles per day
Drive Through:	Could accommodate fast food with drive through
Zoning:	Community Commercial (CC) The zoning is designed to provide for retail goods and services purchased regularly by residents of several nearby neighborhoods. Additional uses include office, medical office, institution and mixed-use housing.





7601 E Mill Plain Blvd, Vancouver, WA





# Strong Demographics 5 Mile Radius

## Population

2010	± 243,602
2023	± 282,279
2028 Projected	± 293,629
Growth 2010-2028	20.1%
Median Age	39.3

## Households

2010	± 96,350
2023	± 111,157
2028 Projected	± 115,602
Growth 2010-2028	20.1%
Renter Occupied	47.7%

## Economics

Employees	± 132,326
Businesses	± 14,896
Employees per Business	± 9
Average HH Income	\$88,725
Consumer Spending	\$3.6B



**DAVID DOUGLAS  
PARK** ↑

**LIESER CREST  
PARK** ↑

**LIESER  
NEIGHBORHOOD  
PARK** ↑

**Site**