

FOR LEASE

WASHINGTON PLAZA RETAIL

1004 W Washington St | Vancouver, WA 98660

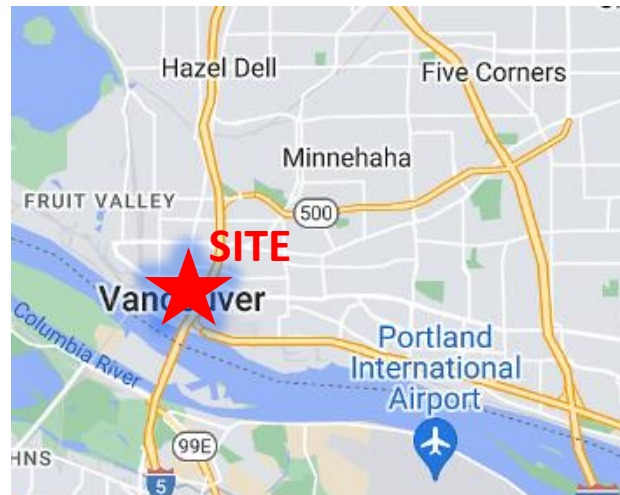


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- PRIME DOWNTOWN VANCOUVER RESTAURANT – Former Jorge’s Tequila Factory
- Approximately 5,000 SF
- Walker’s paradise, surrounded by shops and amenities
- Close to public transit
- Call for terms



THAI ORCHID



Syrup & Trap
Waffles + Coffee



FOR MORE INFORMATION:

Brett Irons

360.597.0574 | biron@fg-cre.com

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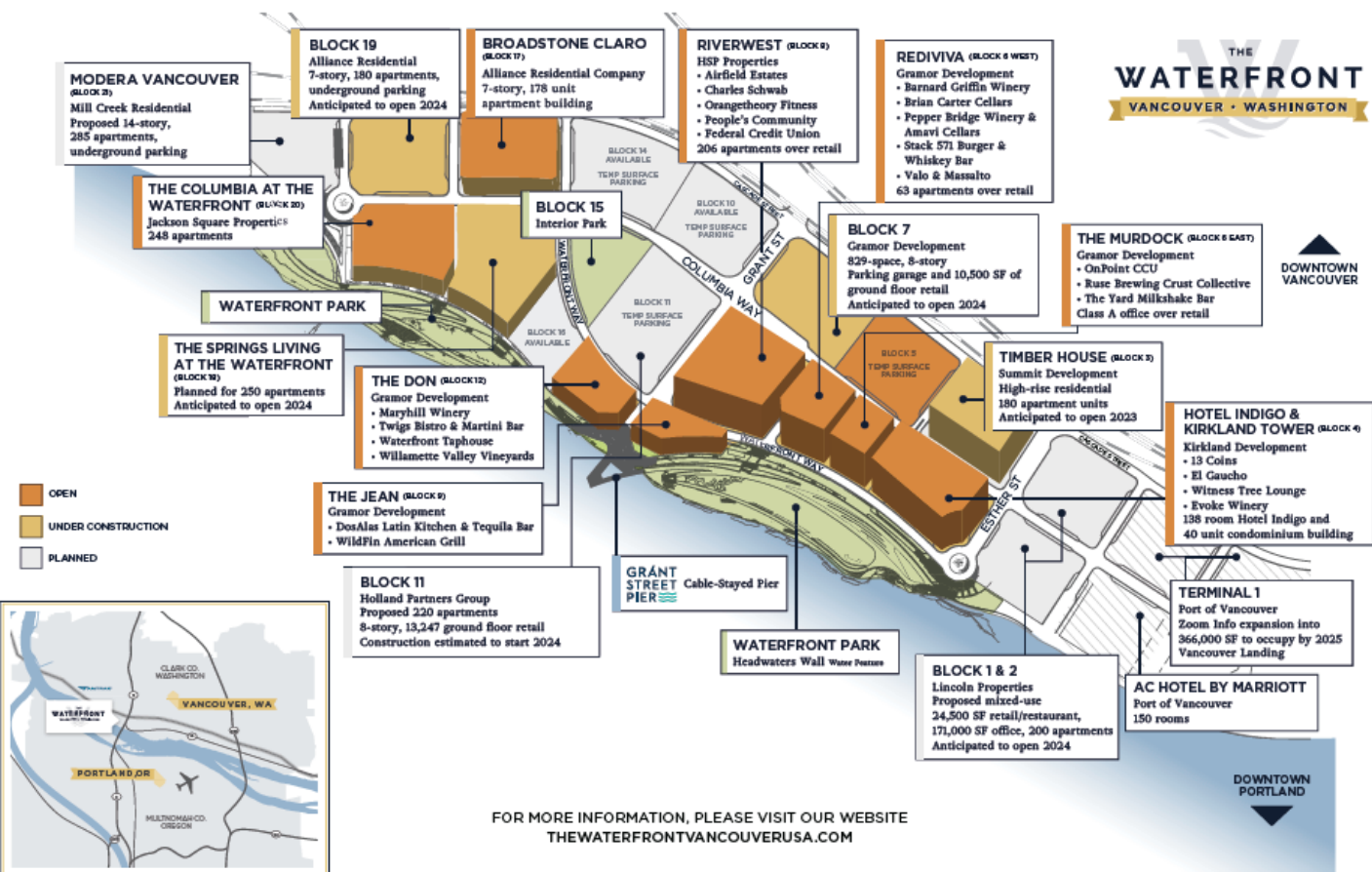


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This \$1.5 billion mixed-use development has transformed and ushered in the next chapter for the entire metropolitan Vancouver/Portland area. This unique, public/private collaborative partnership between the City of Vancouver, Columbia Waterfront LLC and Gramor Development, Inc. created the opportunity to transform the Columbia Waterfront west of the I-5 Interstate Bridge.

Construction commenced November 2015, with the first buildings opening in Summer 2018. Upon its completion, this new urban neighborhood will bring more than 10,000 jobs, as well as over \$385 million (the present value of state and local taxes over the next twenty years) to the region's economy.

To the east of the Waterfront Vancouver USA development is Terminal 1, which is a two-acre mixed use project developed by the Port of Vancouver. The AC Marriott Hotel has opened with office, retail and residential units to follow in 2024.



FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE
THEWATERFRONTVANCOUVERUSA.COM

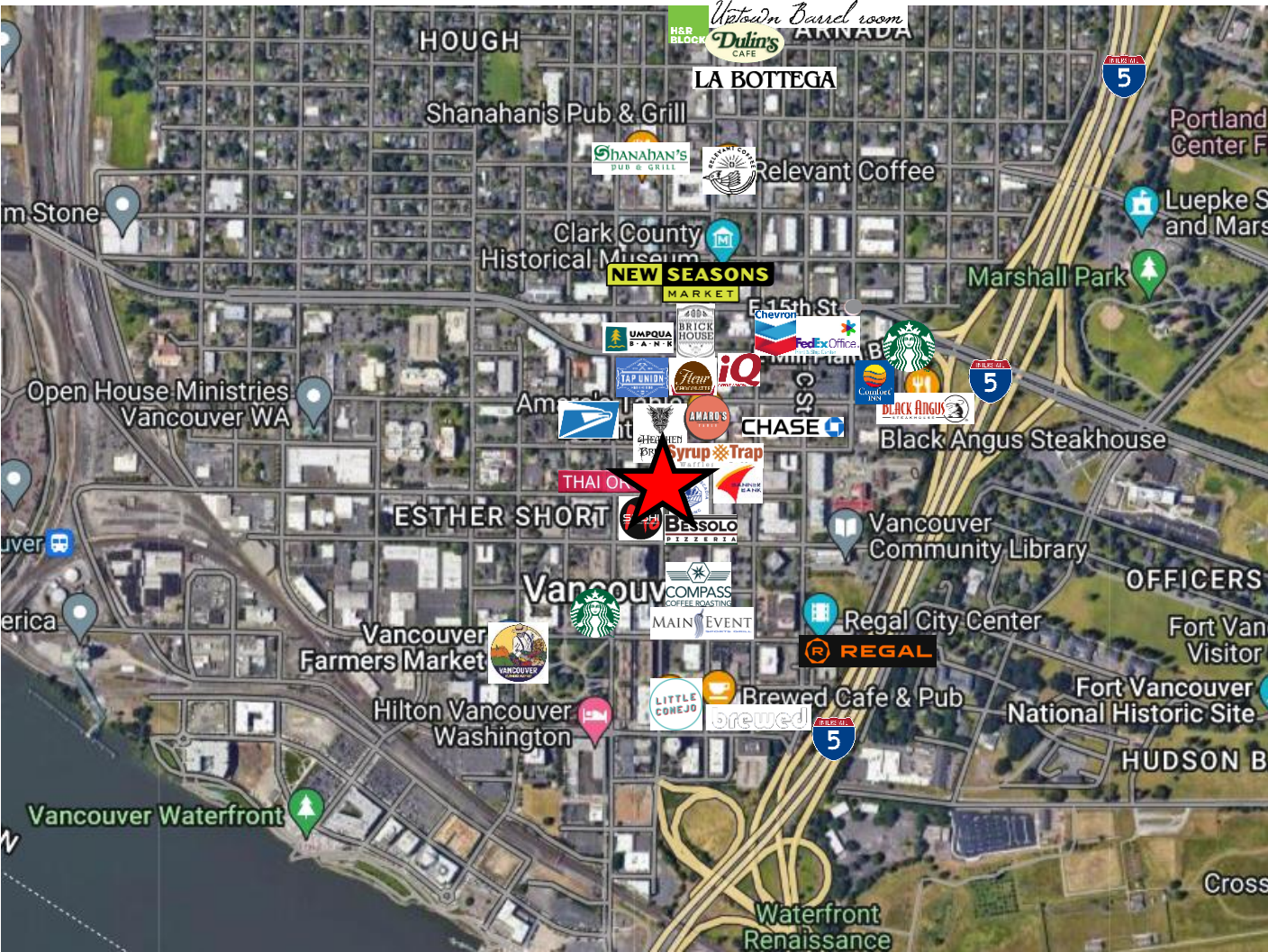
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	10,316	66,422	231,754
2029 Projected Population	11,438	71,259	241,457
Est. Average Household Income	\$83,320	\$84,374	\$94,880
Est. Total Businesses	2,354	5,060	13,330
Est. Total Employees	17,691	43,736	115,405

Average Daily Traffic

W Evergreen Blvd @ Washington St W – 4,549

Main St @ E Evergreen Blvd S – 4,419

E Evergreen Blvd @ Main St W – 6,301

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.