

# FOR SALE

## FORMER CLARK PUD SUBSTATION

100 & 102 SE Columbia Way | Vancouver, WA 98661

**FULLER GROUP**

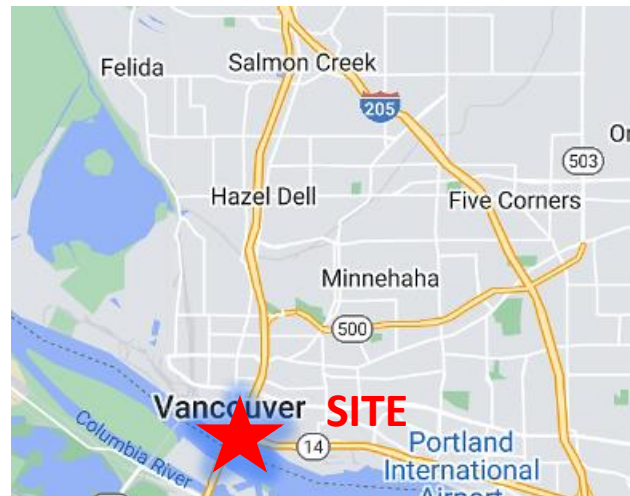
COMMERCIAL REAL ESTATE SERVICES

900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- Unique Vancouver waterfront redevelopment opportunity!
- Former Clark PUD Substation
- 4 parcels
- Fantastic I-5 visibility, beautiful river view
- Bring your ideas – retail, multi-family, office, entertainment
- Off-street parking
- Sale price: \$1,000,000



## FOR MORE INFORMATION:

Lance Brown  
360.597.0573 | [lbrown@fg-cre.com](mailto:lbrown@fg-cre.com)

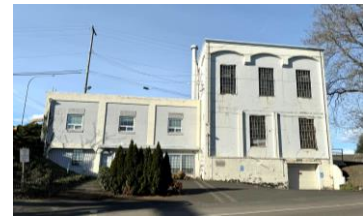
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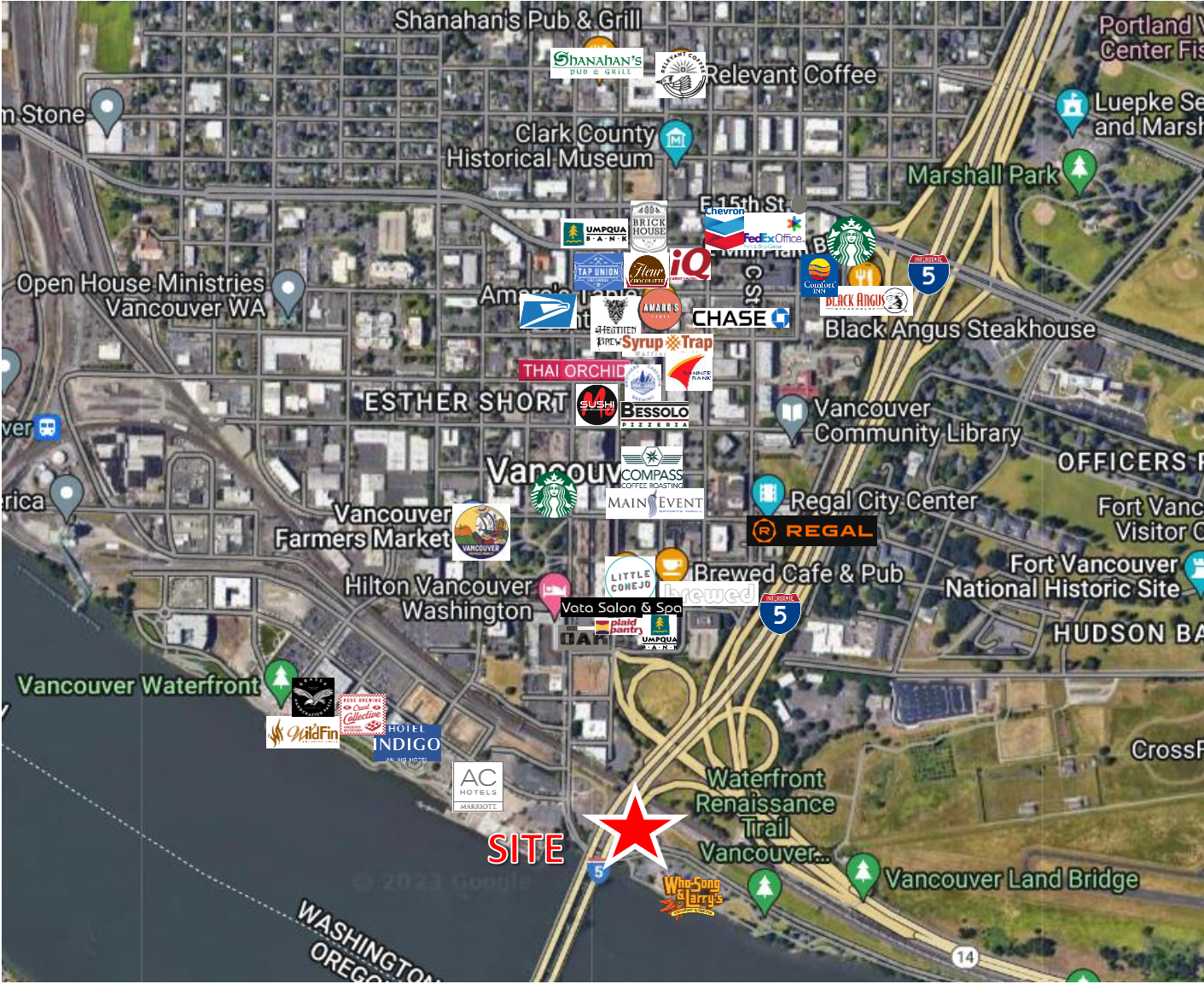
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### 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	8,590	68,244	242,855
2028 Projected Population	9,147	71,018	249,059
Est. Average Household Income	\$73,838	\$83,760	\$94,512
Est. Total Employees	16,039	46,669	122,197

### Average Daily Traffic

Interstate Bridge @ Columbia St S – 139,564  
I-5 @ Columbia St N – 137,728  
Washington St @ W 4<sup>th</sup> St NW – 11,986

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.