

16415 SE 15TH ST.  
VANCOUVER, WA 98683

# GROUND LEASE BUILD-TO-SUIT

**MAJ** MAJ COMMERCIAL  
REAL ESTATE



Intersection (76,000+- VPD)



PAD 1  
0.63 AC

PAD 2  
0.42 AC

PAD 3  
0.51 AC

138-Unit  
Apartment Project  
(Under Contract)



WYATT FRANTA

Wyatt@MAJCRE.com  
360.823.5117

MAJ COMMERCIAL REAL ESTATE

Info@MAJCRE.com  
300 W. 15th St #201  
Vancouver, WA 98660



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# FISHER'S LANDING PLAZA

16415 SE 15th St.

Fisher's Landing Plaza sits at the heart of Vancouver's SE 164<sup>th</sup> corridor, supported by a strong tenant mix including Black Bear Diner, Killer Burger, and the region's high-power EV charging network, Ionna. The center benefits from consistent repeat traffic generated by both neighborhood residents and daily corridor commuters.

Positioned at the signalized intersection of SE 164<sup>th</sup> Ave. and SE 15<sup>th</sup> St., the property captures exceptional visibility and access, with 76,000+/- vehicles per day passing through the intersection. Surrounding retail density is unmatched, with major grocers Fred Meyer, New Seasons Market, and Trader Joe's driving daily visits, complemented by national brands such as Starbucks, Shake Shack, Chick-fil-A, TJ Maxx, and Target.

The SE 164<sup>th</sup> corridor serves as one of Clark County's primary commercial lanes, supported by an affluent, established residential base with approximately 57% homeownership, strong HH incomes (\$105k+/-), and a strong workforce concentration, creating a dependable customer base for both quick-serve and service-oriented retail concepts.

## PAD DETAILS:

- 175' frontage | 110' frontage | 100' frontage
- Pad 1 potential drive-thru | ideal for QSR/coffee concepts
- Pad 3 potential to build up to 9,100sf+/- GLA



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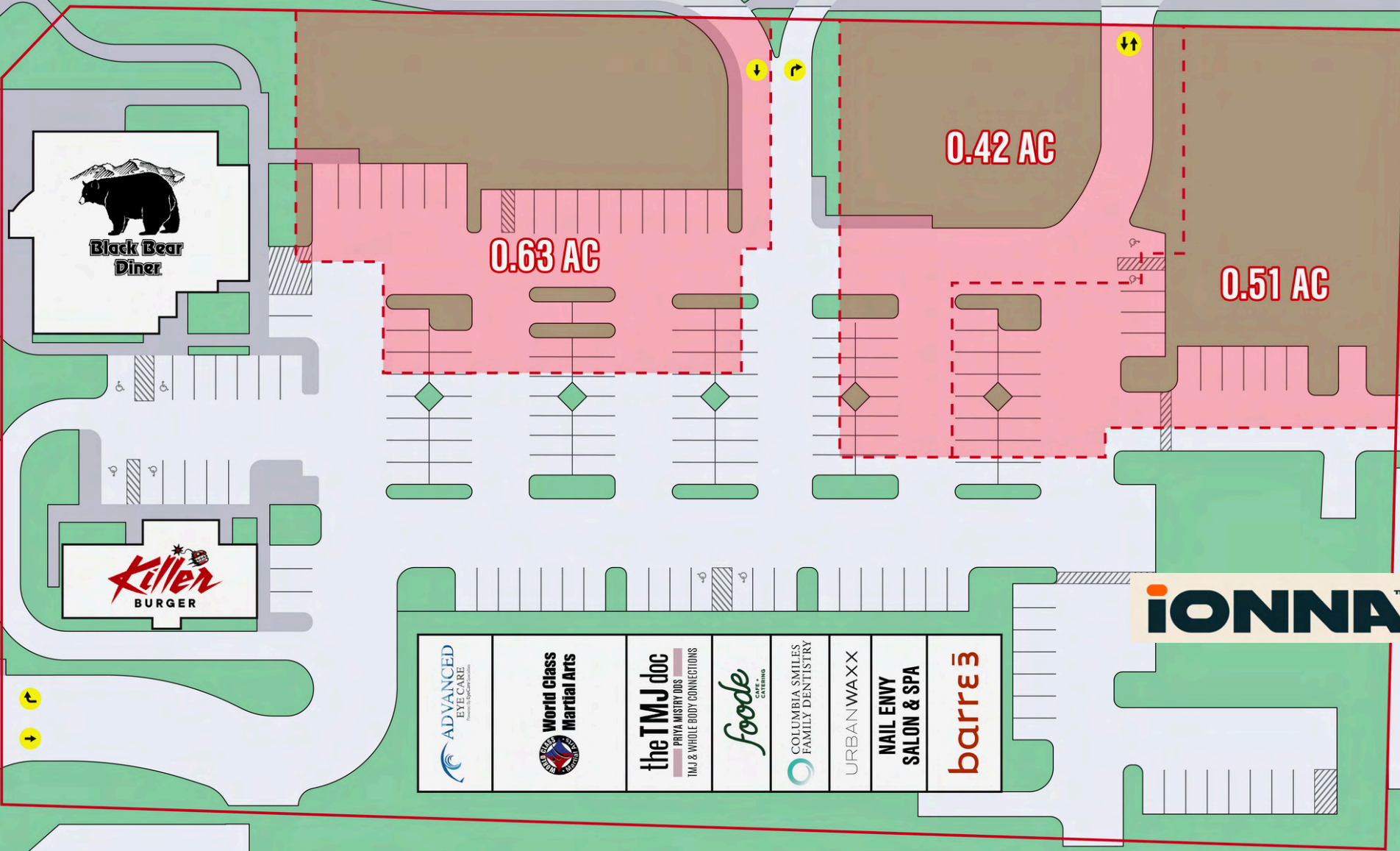
🏠 300 W. 15th St #201  
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SE 15TH ST 7,539 ADT

LEFT TURN INTO CENTER

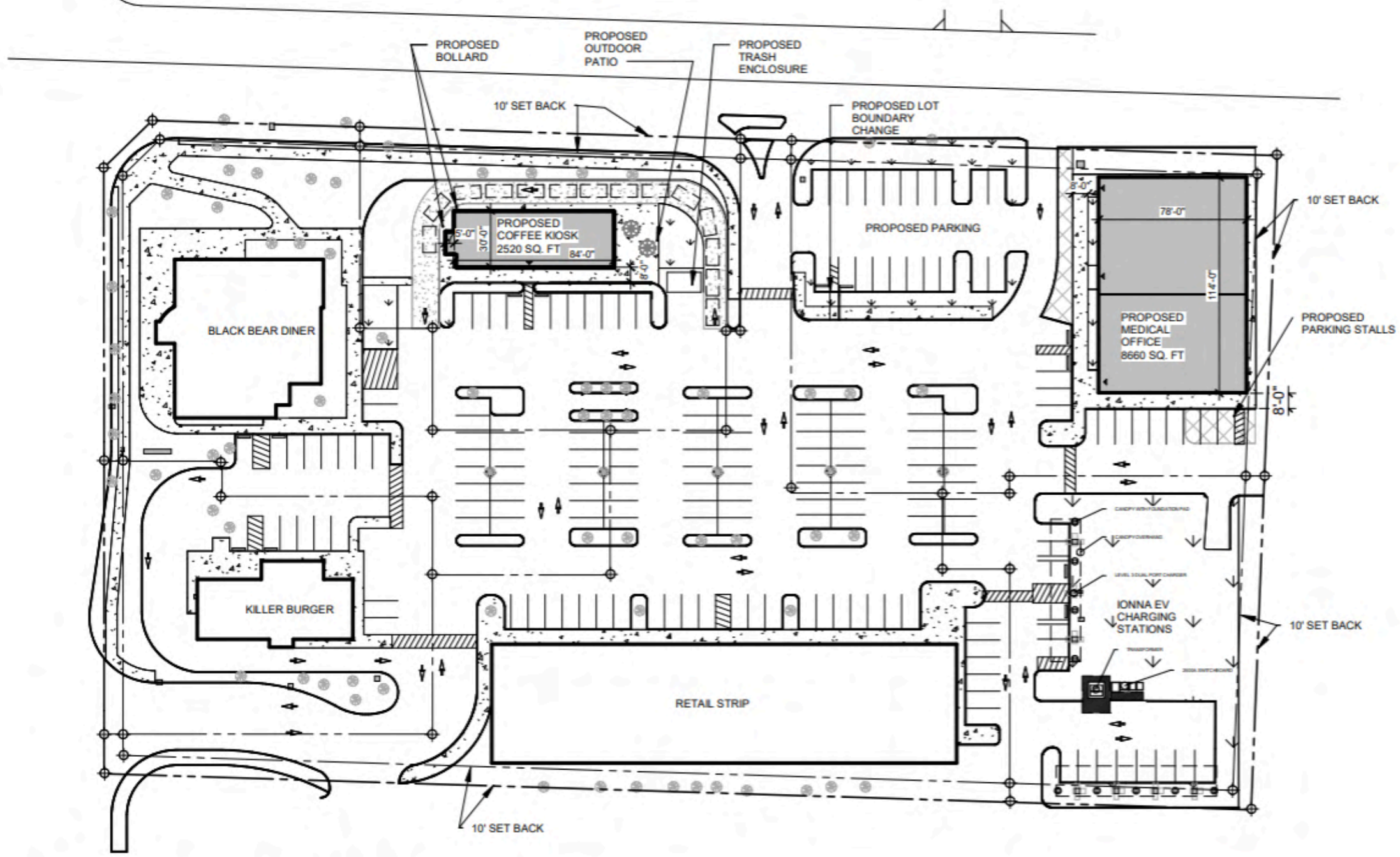
SE 164TH AVE 32,018 ADT



- ADVANCED EYE CARE
- World Class Martial Arts
- the TMJ doc  
PRIVA MISTRY DDS  
TMJ & WHOLE BODY CONNECTIONS
- foode  
CARE & CULINARY
- COLUMBIA SMILES  
FAMILY DENTISTRY
- URBAN WAXX
- NAIL ENVY  
SALON & SPA
- barre3



SE 18TH ST



PARKING PER LOT:		
LOT 1	EXISTING:	28
LOT 2	EXISTING:	9
LOT 3	EXISTING:	54
LOT 4	EXISTING:	16
LOT 5	EXISTING:	22
	PROPOSED	3
LOT 6	EXISTING:	12
	PROPOSED	20
LOT 7	EXISTING:	25
	DEMO	7

<b>TOTAL EXISTING</b>	<b>166</b>
<b>TOTAL PROPOSED</b>	<b>182</b>

PROPOSED COFFEE STAND:	
STAKING LANE	150' REQUIRED 277' PROVIDED
STAFF	5±
REQUIRED MIN PROVIDED	1 PER 250 S.F.=11 18

13 STALLS ARE PROVIDED FOR CUSTOMER PARKING

PROPOSED MEDICAL OFFICE:	
DENTAL STAFF	10±
CHIROPRACTOR STAFF	8±
SUBTOTAL	18
REQUIRED MIN PROVIDED	1 PER 200 S.F.=44 51

33 STALLS ARE PROVIDED FOR CUSTOMER PARKING



Exhibit A

SKN Properties - Vancouver, WA  
**PROPOSED MEDICAL OFFICE:**  
**SITE ADDRESS:**  
 SE164th Ave & SE 15th St Vancouver WA 98683  
 PROPERTY IDENTIFICATION NO. 115106004

PLANNING INFORMATION:	
ZONE:	CC COMMUNITY COMMERCIAL
USE:	MEDICAL PERMITTED USE
MAX. HEIGHT:	50'
MIN. SETBACKS:	
STREET SIDE	10'0"
PARKING LOT	0'0"
FLOOR/AREA RATIO:	8250 SQ FT
LOT AREA:	2,1999 SQ FT
MIN. LANDSCAPING	15% OF TOTAL NET AREA

BUILDING INFORMATION:	
OCCUPANT GROUP (302):	B
CONSTRUCTION TYPE (601):	V-B
HEIGHT (504)	
ALLOWABLE:	40' / 2 STORIES-NS
ACTUAL:	1 STORY
BUILDING AREA (506)	
ALLOWABLE:	9000 S.F (NS)
ACTUAL:	8660 S.F

# 1 SITE PLAN OPTION B 02/03/26

A0.02 SCALE: 1" = 60'-0"

**DRAFT**



**Fred Meyer**

SHAKE SHACK 

[HomeStreet] Bank

**TJ-maxx** **NEW SEASONS MARKET**  
**DAISO**   
Power it. Light it. Fix it.



**GUSTAV'S**

**SmartStop**  
Self Storage

 **SUNNY'S DINER**

**barre3** **URBAN WAXX** **COLUMBIA SMILES**  
**STUDIO** **the TMJ doc** **FAMILY DENTISTRY**  
**foode** **ADVANCED EYE CARE**  
CAFE & CATERING

**Killer**  
BURGER

  
**Black Bear Diner**

**BIG AL'S**

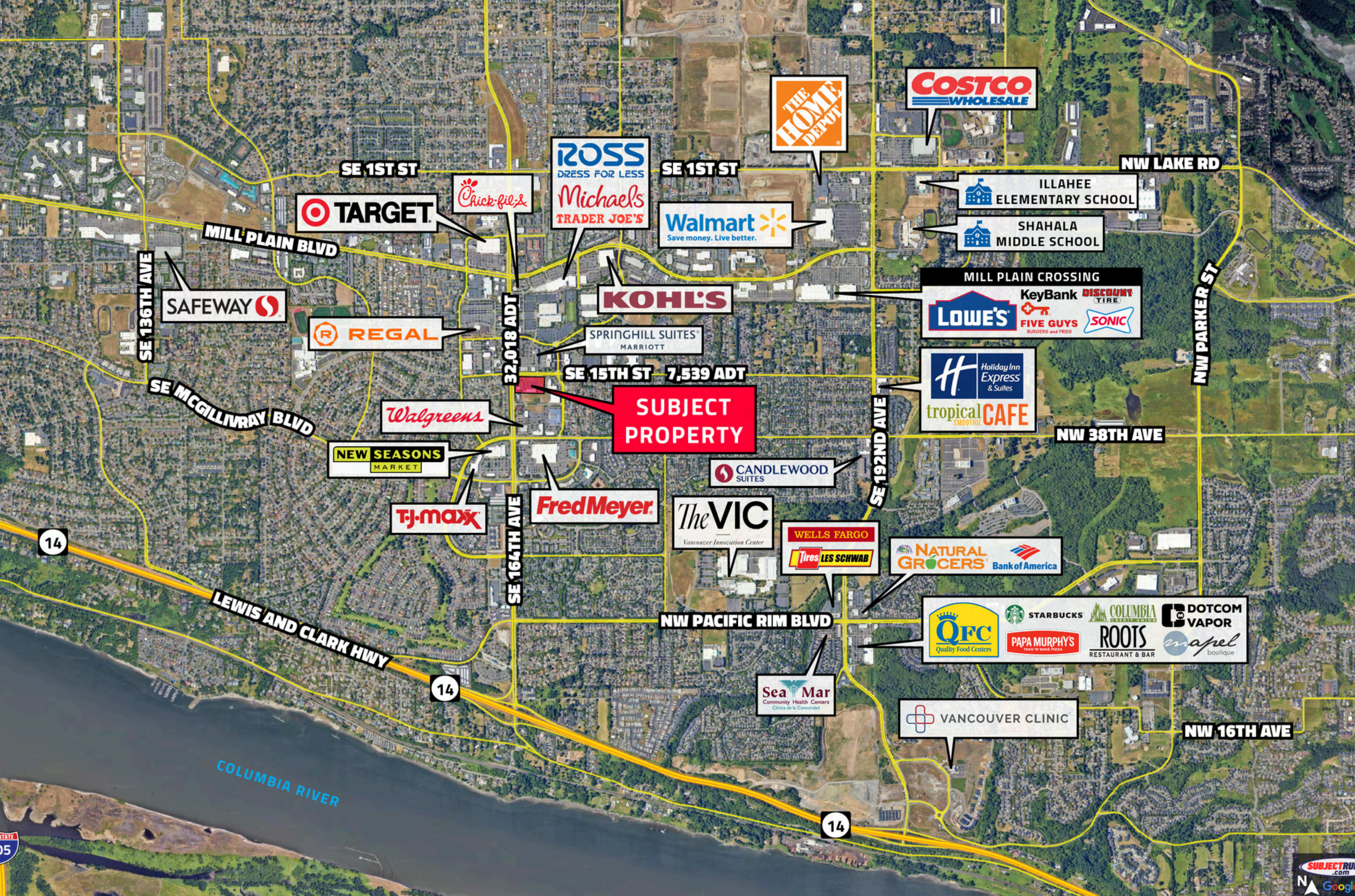
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**TARGET**

*Chick-fil &*

**ROSS**  
DRESS FOR LESS  
*Michaels*  
TRADER JOE'S

**Walmart**  
Save money. Live better.

**THE HOME DEPOT**

**COSTCO**  
WHOLESALE

ILLAHEE  
ELEMENTARY SCHOOL

SHAHALA  
MIDDLE SCHOOL

SE 136TH AVE

**SAFeway**

MILL PLAIN BLVD

**REGAL**

**KOHL'S**

SPRINGHILL SUITES  
MARRIOTT

SE 15TH ST 7,539 ADT

**SUBJECT PROPERTY**

MILL PLAIN CROSSING  
**LOWE'S** KeyBank **DISCOUNT TIRE**  
**FIVE GUYS** **SONIC**  
BURGERS and FRIES

**H** Holiday Inn Express & Suites  
**tropical CAFE**  
SMOOTHIE

NW 38TH AVE

SE MCGILLIVRAY BLVD

*Walgreens*

**NEW SEASONS MARKET**

**T.J. MAXX**

**Fred Meyer**

**CANDLEWOOD SUITES**

*The VIC*  
Vancouver Innovation Center

**WELLS FARGO**  
**tires LES SCHWAB**

**NATURAL GROCERS** Bank of America

**QFC** Quality Food Centers  
**STARBUCKS**  
**PAPA MURPHY'S** TAKE 'N BAKE PIZZA  
**ROOTS** RESTAURANT & BAR  
**DOTCOM VAPOR**  
*mapel* boutique

LEWIS AND CLARK HWY

14

SE 164TH AVE

**Sea Mar**  
Community Health Centers  
Clinica de la Comunidad

**VANCOUVER CLINIC**

NW 16TH AVE

14

STATE 5

**SUBJECTRU.com**  
N Google

# FISHER'S LANDING PLAZA

16415 SE 15th St.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	20,210	91,117	200,247
Households	8,576	35,442	75,315
Avg. HH Income	\$97,387	\$105,449	\$101,871
Avg. HH Size	2.30	2.50	2.60
Median Age	40.8	40.2	39.8
Total Businesses	1,179	3,745	9,704
Total Employees	7,935	30,040	87,502

## NEARBY BUSINESSES

