

RETAIL PROPERTY FOR LEASE

# Fisher's Landing Retail

16415 SE 15TH STREET / VANCOUVER, WA 98683



Prime location in East Vancouver shopping district

## CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com  
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com

**NAI**Elliott



# Located near Fred Meyer, Walgreens and Target

Fisher's Landing is an ideal location for retail, service, office or medical/dental uses.

## HIGHLIGHTS

- Built in 2008
- High traffic counts
- Excellent signage opportunities
- Attractive building exteriors with lots of windows
- Plentiful parking

## AVAILABLE SPACES

- Proposed Buildings - up to 15,000 SF build-to-suit - restaurant, retail, or office/service.

## LEASE DETAILS

- Please call for details





# Property details & highlights



The area includes lots of parks and highly rated schools. Home to the bustling Columbia Tech Center and thriving businesses such as Hewlett Packard and Nautilus.

- Ideal East Vancouver location for restaurant, retail, service, office or medical/dental uses.
- Outstanding visibility and high traffic counts at signalized intersection.

## CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com  
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com





# EAST CLARK COUNTY



EVERGREEN  
HIGH SCHOOL  
1,641 STUDENTS

HARMONY  
ELEMENTARY

UNION  
HIGH SCHOOL  
1,993 STUDENTS

WY'EAST  
MIDDLE SCHOOL

MOUNTAIN VIEW  
HIGH SCHOOL  
1,897 STUDENTS

**SITE**

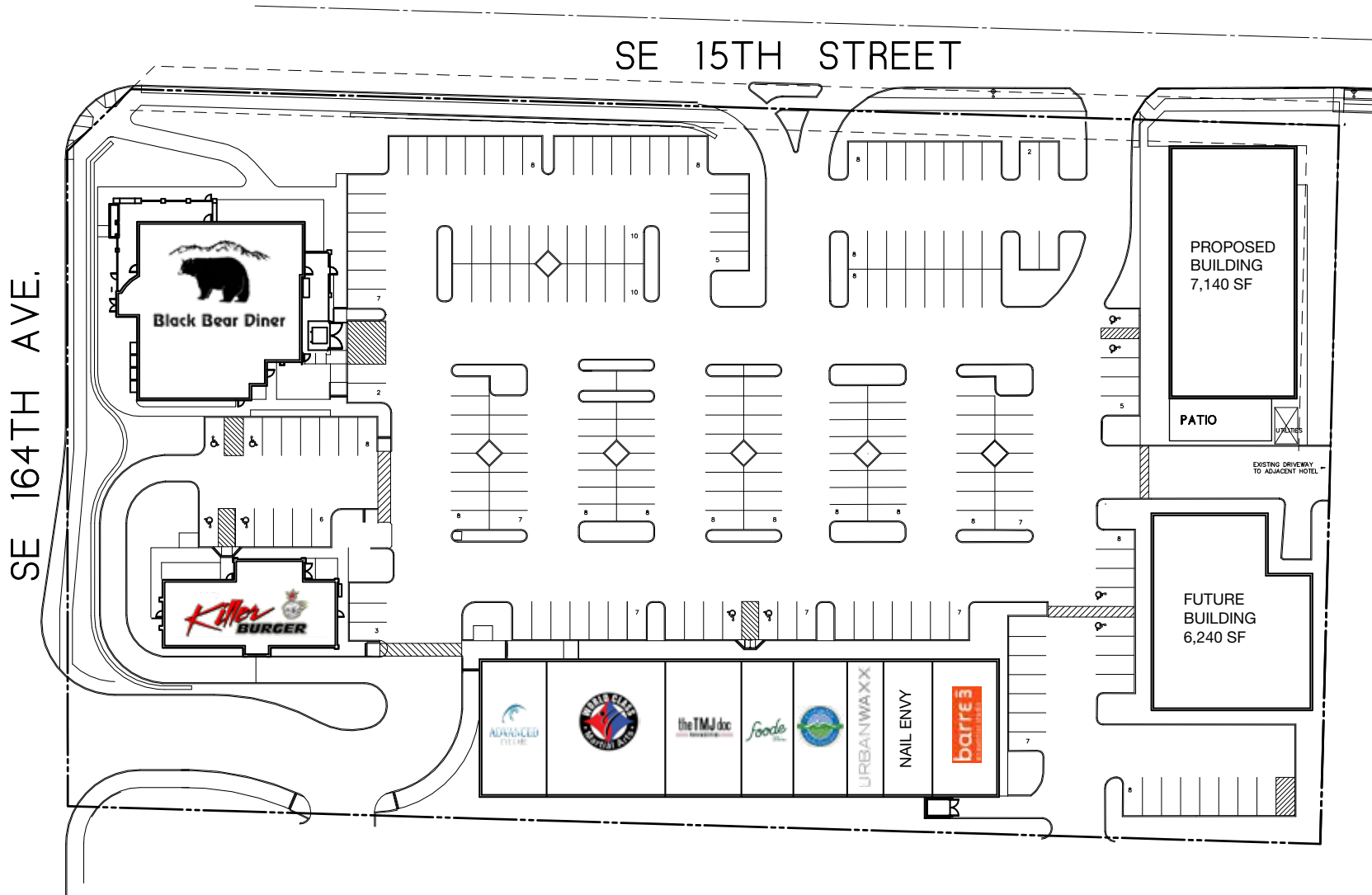
FISHER'S  
LANDING  
ELEMENTARY

DISCOVERY  
HIGH SCHOOL  
111 STUDENTS

PRUNE HILL  
ELEMENTARY



# Site plan

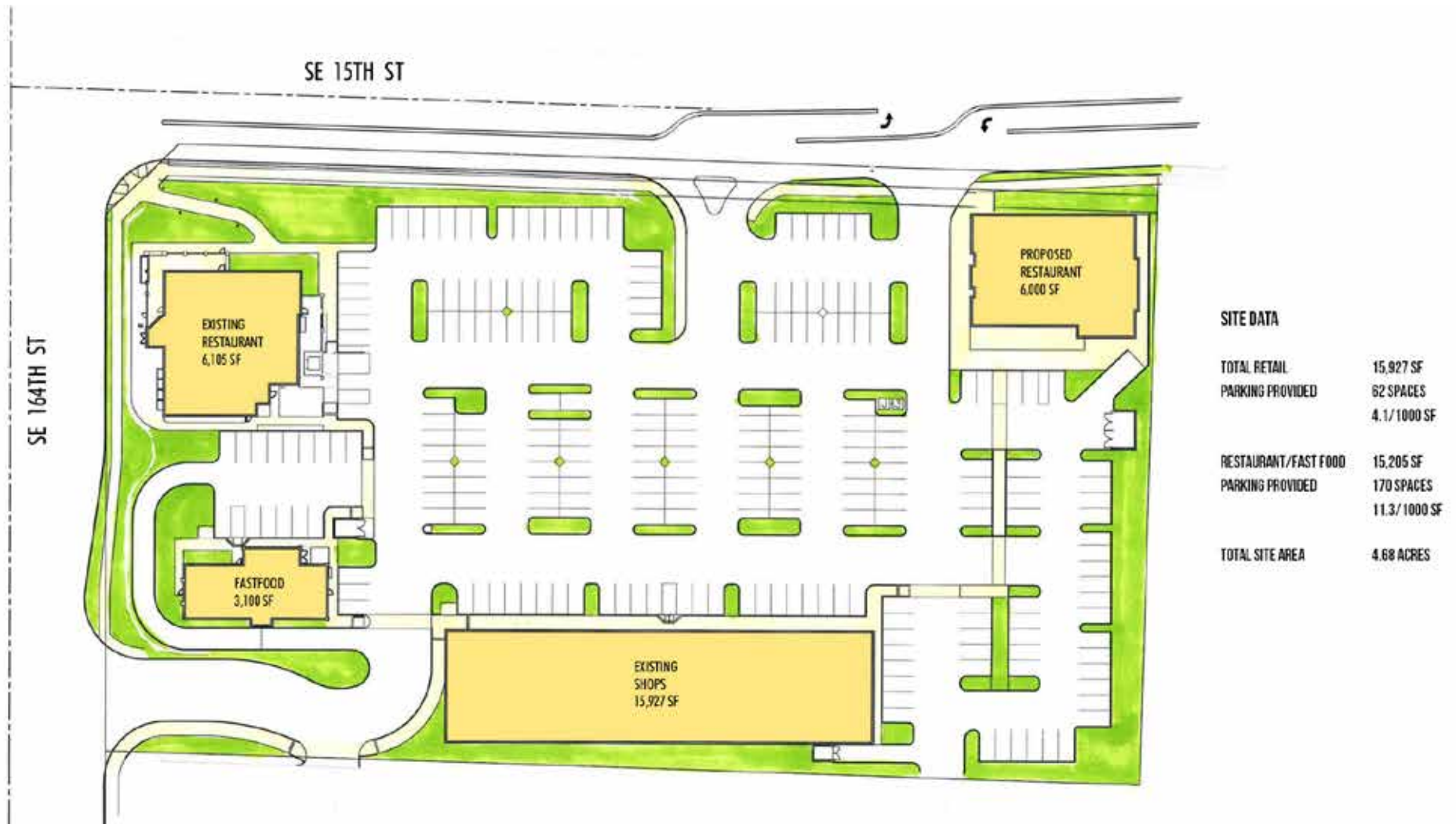


## CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com  
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



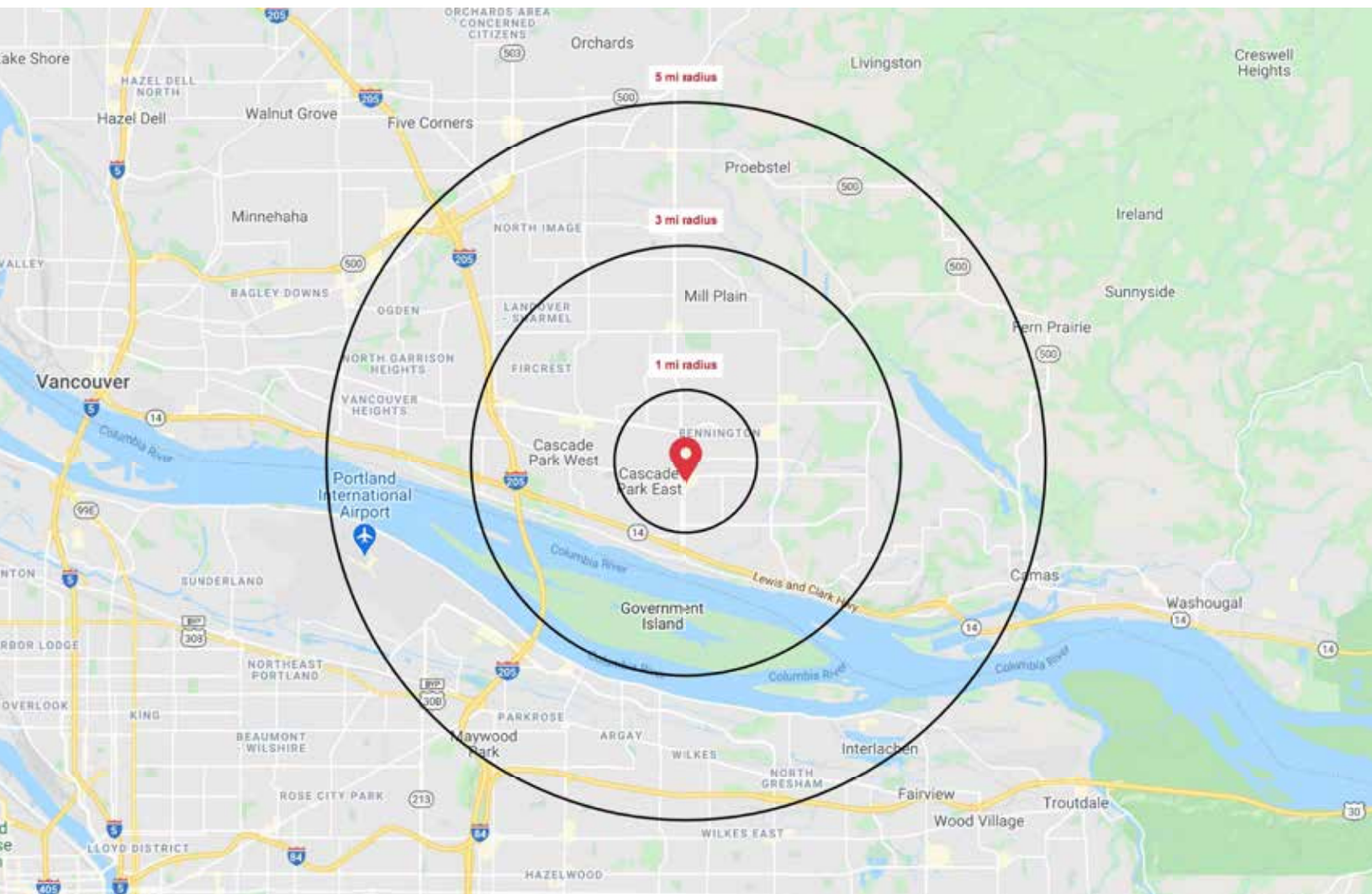
# Site plan - Option B



## CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com  
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com

# Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	19,796	90,556	197,418
Projected Total Population 2028	20,289	96,400	207,403
Average HH Income	\$103,872	\$123,693	\$118,755
Median Home Value	\$419,039	\$466,379	\$457,131
Estimated Total Households	8,430	34,884	75,184
Daytime Demographics 16+	13,237	58,767	146,504
Some College or Higher	9,721	45,193	93,983

Source: Regis – SitesUSA (2023)

## CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com  
 Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



# Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112  
 Demographic Source: Applied Geographic Solutions 4/2023,  
 TIGER Geography - RFULL9

16415 SE 15th St Vancouver, WA 98683	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	19,796	90,556	197,418
2028 Projected Population	20,289	96,400	207,403
2020 Census Population	19,547	87,260	192,608
2010 Census Population	16,908	75,475	168,712
Projected Annual Growth 2023 to 2028	0.5%	1.3%	1.0%
Historical Annual Growth 2010 to 2023	1.3%	1.5%	1.3%
<b>Households</b>			
2023 Estimated Households	8,430	34,884	75,184
2028 Projected Households	9,045	38,883	82,326
2020 Census Households	8,220	33,170	72,433
2010 Census Households	7,199	28,800	63,731
Projected Annual Growth 2023 to 2028	1.5%	2.3%	1.9%
Historical Annual Growth 2010 to 2023	1.3%	1.6%	1.4%
<b>Age</b>			
2023 Est. Population Under 10 Years	11.2%	12.1%	12.1%
2023 Est. Population 10 to 19 Years	12.8%	13.6%	13.4%
2023 Est. Population 20 to 29 Years	12.7%	12.2%	12.6%
2023 Est. Population 30 to 44 Years	21.0%	21.3%	21.3%
2023 Est. Population 45 to 59 Years	17.5%	18.5%	18.5%
2023 Est. Population 60 to 74 Years	15.5%	15.9%	15.8%
2023 Est. Population 75 Years or Over	9.3%	6.5%	6.3%
2023 Est. Median Age	39.9	38.3	38.0
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	48.0%	49.0%	49.2%
2023 Est. Female Population	52.0%	51.0%	50.8%
2023 Est. Never Married	29.9%	29.2%	31.3%
2023 Est. Now Married	46.2%	48.7%	46.8%
2023 Est. Separated or Divorced	17.9%	16.9%	16.8%
2023 Est. Widowed	6.0%	5.2%	5.2%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	11.1%	13.9%	13.3%
2023 Est. HH Income \$150,000 to \$199,999	7.4%	10.1%	9.8%
2023 Est. HH Income \$100,000 to \$149,999	22.0%	21.8%	19.7%
2023 Est. HH Income \$75,000 to \$99,999	12.2%	12.5%	13.0%
2023 Est. HH Income \$50,000 to \$74,999	19.7%	17.9%	17.7%
2023 Est. HH Income \$35,000 to \$49,999	11.4%	9.5%	9.6%
2023 Est. HH Income \$25,000 to \$34,999	5.8%	5.0%	5.4%
2023 Est. HH Income \$15,000 to \$24,999	3.7%	4.0%	4.9%
2023 Est. HH Income Under \$15,000	6.6%	5.2%	6.5%
2023 Est. Average Household Income	\$103,872	\$123,693	\$118,755
2023 Est. Median Household Income	\$86,285	\$96,803	\$92,814
2023 Est. Per Capita Income	\$44,331	\$47,733	\$45,399
2023 Est. Total Businesses	853	3,417	8,536
2023 Est. Total Employees	6,773	31,727	86,667

## CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com  
 Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com





# Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112  
 Demographic Source: Applied Geographic Solutions 4/2023,  
 TIGER Geography - RFULL9

16415 SE 15th St Vancouver, WA 98683	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2023 Est. White	71.2%	72.9%	71.7%
2023 Est. Black	3.4%	3.1%	4.4%
2023 Est. Asian or Pacific Islander	10.7%	10.3%	9.5%
2023 Est. American Indian or Alaska Native	0.6%	0.6%	0.7%
2023 Est. Other Races	14.0%	13.0%	13.7%
<b>Hispanic</b>			
2023 Est. Hispanic Population	2,594	10,809	25,637
2023 Est. Hispanic Population	13.1%	11.9%	13.0%
2028 Proj. Hispanic Population	13.0%	11.9%	13.0%
2020 Hispanic Population	16.5%	14.7%	15.6%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	13,882	62,094	135,816
2023 Est. Elementary (Grade Level 0 to 8)	4.0%	2.6%	2.9%
2023 Est. Some High School (Grade Level 9 to 11)	5.7%	3.9%	4.4%
2023 Est. High School Graduate	20.3%	20.8%	23.4%
2023 Est. Some College	23.7%	23.4%	24.3%
2023 Est. Associate Degree Only	9.4%	10.6%	9.9%
2023 Est. Bachelor Degree Only	24.6%	24.4%	22.2%
2023 Est. Graduate Degree	12.4%	14.4%	12.7%
<b>Housing</b>			
2023 Est. Total Housing Units	8,753	36,446	78,686
2023 Est. Owner-Occupied	37.5%	52.9%	57.4%
2023 Est. Renter-Occupied	58.8%	42.8%	38.1%
2023 Est. Vacant Housing	3.7%	4.3%	4.5%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	13.7%	13.9%	13.2%
2023 Homes Built 2000 to 2009	14.7%	17.5%	15.4%
2023 Homes Built 1990 to 1999	27.7%	24.7%	21.5%
2023 Homes Built 1980 to 1989	15.0%	11.8%	11.0%
2023 Homes Built 1970 to 1979	14.0%	17.5%	16.9%
2023 Homes Built 1960 to 1969	4.2%	4.1%	7.0%
2023 Homes Built 1950 to 1959	2.3%	2.1%	4.3%
2023 Homes Built Before 1949	4.7%	4.1%	6.1%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	1.5%	3.8%	4.3%
2023 Home Value \$500,000 to \$999,999	22.2%	32.5%	31.0%
2023 Home Value \$400,000 to \$499,999	34.1%	27.9%	25.0%
2023 Home Value \$300,000 to \$399,999	30.1%	25.2%	26.8%
2023 Home Value \$200,000 to \$299,999	5.7%	5.5%	6.7%
2023 Home Value \$150,000 to \$199,999	1.1%	1.2%	1.2%
2023 Home Value \$100,000 to \$149,999	0.7%	0.6%	0.7%
2023 Home Value \$50,000 to \$99,999	0.3%	0.5%	1.2%
2023 Home Value \$25,000 to \$49,999	2.1%	1.1%	1.3%
2023 Home Value Under \$25,000	2.1%	1.7%	1.7%
2023 Median Home Value	\$419,039	\$466,379	\$457,131
2023 Median Rent	\$1,425	\$1,488	\$1,412

## CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com  
 Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com





# Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112  
 Demographic Source: Applied Geographic Solutions 4/2023,  
 TIGER Geography - RFULL9

16415 SE 15th St Vancouver, WA 98683	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	15,933	71,684	156,867
2023 Est. Civilian Employed	59.2%	62.1%	61.8%
2023 Est. Civilian Unemployed	4.4%	3.6%	3.3%
2023 Est. in Armed Forces	0.2%	0.2%	-
2023 Est. not in Labor Force	36.2%	34.2%	34.9%
2023 Labor Force Males	47.5%	48.4%	48.7%
2023 Labor Force Females	52.5%	51.6%	51.3%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	9,440	44,517	96,871
2023 Mgmt, Business, & Financial Operations	19.5%	19.2%	17.9%
2023 Professional, Related	22.2%	22.4%	22.0%
2023 Service	16.5%	15.6%	15.7%
2023 Sales, Office	22.0%	20.5%	20.7%
2023 Farming, Fishing, Forestry	-	0.9%	0.7%
2023 Construction, Extraction, Maintenance	5.7%	6.6%	7.7%
2023 Production, Transport, Material Moving	14.0%	14.7%	15.4%
2023 White Collar Workers	63.8%	62.2%	60.6%
2023 Blue Collar Workers	36.2%	37.8%	39.4%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	65.9%	67.8%	66.1%
2023 Drive to Work in Carpool	8.0%	6.2%	7.3%
2023 Travel to Work by Public Transportation	1.6%	1.4%	1.5%
2023 Drive to Work on Motorcycle	-	-	0.1%
2023 Walk or Bicycle to Work	2.5%	1.8%	1.9%
2023 Other Means	1.9%	1.2%	1.3%
2023 Work at Home	20.1%	21.6%	21.8%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	27.0%	31.3%	28.6%
2023 Travel to Work in 15 to 29 Minutes	39.9%	39.7%	42.7%
2023 Travel to Work in 30 to 59 Minutes	29.0%	24.4%	23.8%
2023 Travel to Work in 60 Minutes or More	4.0%	4.7%	4.8%
2023 Average Travel Time to Work	21.6	19.5	19.9
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$611.28 M	\$2.86 B	\$5.98 B
2023 Est. Apparel	\$21.7 M	\$102.47 M	\$214.08 M
2023 Est. Contributions, Gifts	\$35.97 M	\$172.02 M	\$358.64 M
2023 Est. Education, Reading	\$20.34 M	\$99.75 M	\$207.58 M
2023 Est. Entertainment	\$34.63 M	\$164.66 M	\$344.22 M
2023 Est. Food, Beverages, Tobacco	\$93.28 M	\$432.44 M	\$906.09 M
2023 Est. Furnishings, Equipment	\$21.55 M	\$102.02 M	\$213.23 M
2023 Est. Health Care, Insurance	\$55.11 M	\$255.91 M	\$537.45 M
2023 Est. Household Operations, Shelter, Utilities	\$197.82 M	\$918 M	\$1.92 B
2023 Est. Miscellaneous Expenses	\$11.61 M	\$54.33 M	\$113.63 M
2023 Est. Personal Care	\$8.22 M	\$38.38 M	\$80.29 M
2023 Est. Transportation	\$111.03 M	\$519.37 M	\$1.09 B

## CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com  
 Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com

