

# FOR LEASE

## Y PLAZA

14602-14612 NE Fourth Plain Blvd | Vancouver, WA 98682



900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Excellent central location on Fourth Plain and Ward Road
- Storefront retail strip center
- Availabilities:
  - Suite F – 1,160 SF
  - Suite I – 2,480 SF
- High traffic retail and office
- \$16.00 - \$18.00/SF NNN
- Surrounded by national and regional retailers



## FOR MORE INFORMATION:

Brett Irons | 360.597.0574  
biron@fg-cre.com



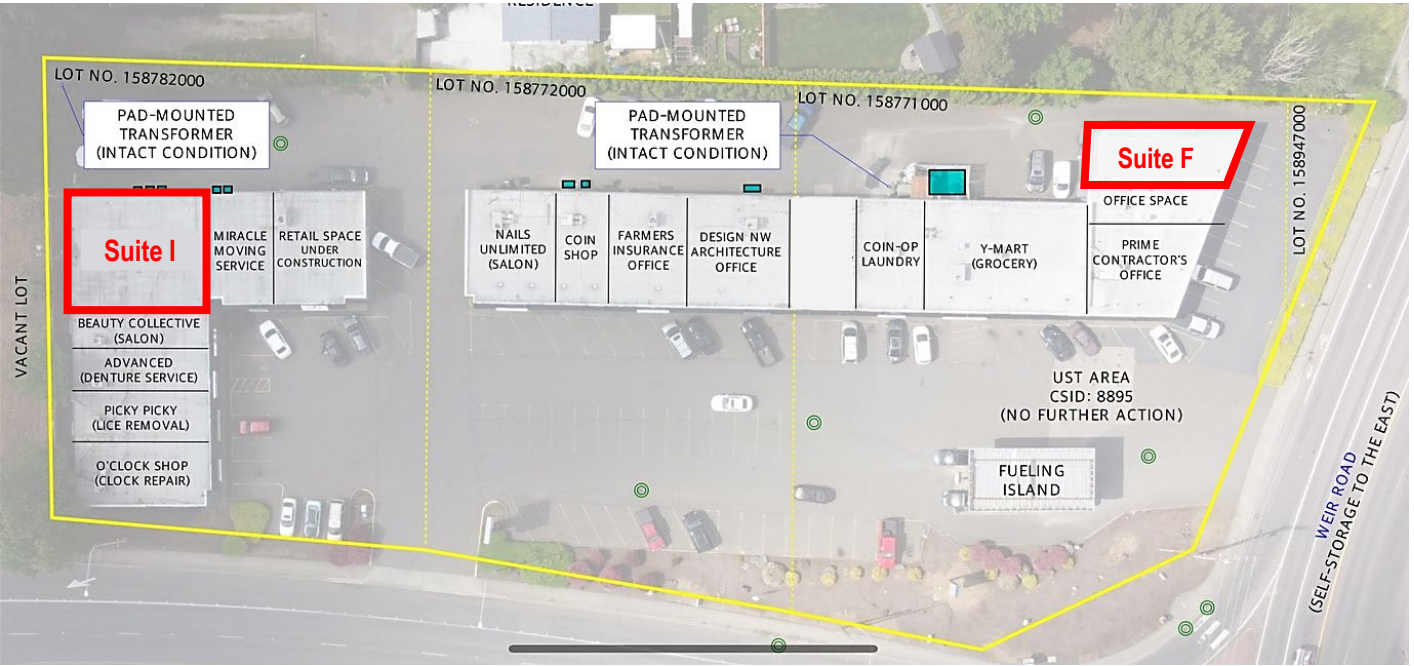
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## Suite I





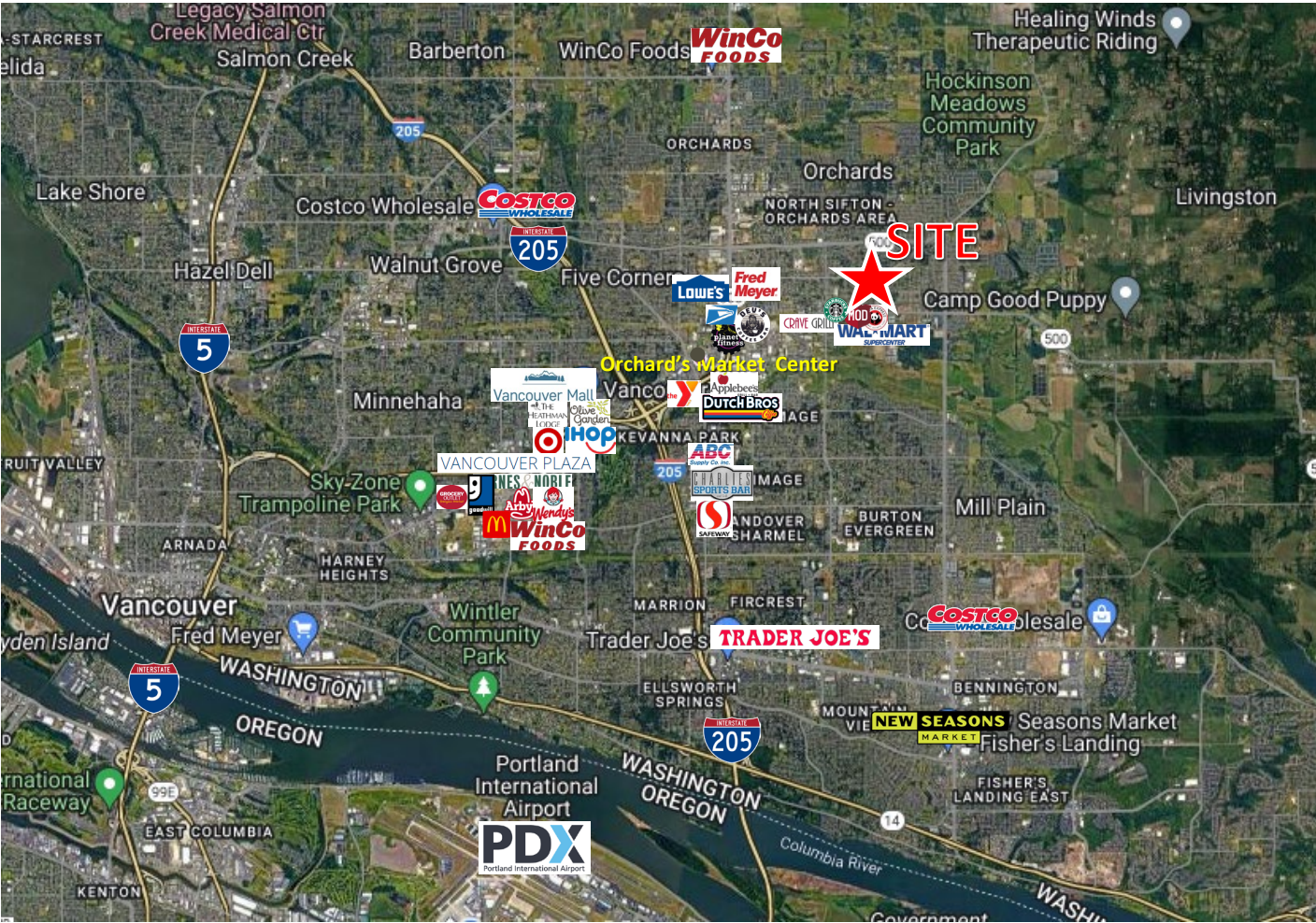
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### 2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	12,992	100,189	218,350
2028 Projected Population	13,522	106,002	230,650
Est. Average Household Income	\$93,883	\$94,793	\$93,304
Est. Total Businesses	391	2,545	8,375
Est. Total Employees	2,532	20,183	66,005

### Average Daily Traffic

- NE Fourth Plain Rd @ NE 147<sup>th</sup> Ave E – 20,459
- NE Ward Rd @ NE 71<sup>st</sup> St NE – 11,635
- NE Fourth Plain Rd @ NE 137<sup>th</sup> Ave W – 25,454

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.