

FOR LEASE > VANCOUVER, WA

EVERGREEN STATION



LOCATION

11808 NE Fourth Plain Blvd
Vancouver, WA 98661

AVAILABLE SPACE

- 37,500 SF
- Can be Divided

RENTAL RATE

Rent - \$18.00 per SF
NNN Charges - \$5.50 per SF

TRAFFIC COUNTS

NE Fourth Plain Blvd - 37,587 ADT ('25)
NE 117th Ave (SR 500/503) - 54,630 ADT ('25)

HIGHLIGHTS

- This recently renovated shopping plaza is conveniently located by main arterials: I-205, Fourth Plain Blvd and NE 117th Ave (SR 500/503) which extends the trade area in all directions.
- Great visibility at a signalized intersection with ample parking and signage opportunities within the plaza.
- Co-tenants include Grocery Outlet, AutoZone, Planet Fitness, Wingstop, Rent-A-Center and many more.
- Great opportunity for retail and restaurant operators.



COMMERCIAL
REALTY ADVISORS
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EVERGREEN STATION 11808 NE FOURTH PLAIN BLVD

PHOTOS

VANCOUVER, WA



EVERGREEN STATION
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VANCOUVER, WA



EVERGREEN STATION

- GROCERY OUTLET
- planet fitness
- RBC
- Auto Zone
- Wings

VANCOUVER MALL

- macys
- H&M
- JCPenney
- ULTA
- HOBBY LOBBY
- OLD NAVY
- AMC THEATRES
- Bath & Body Works

ORCHARDS MARKET CENTER

- petco
- SPORTSMAN'S GREENHOUSE
- Office DEPOT
- PLAY IT AGAIN SPORTS
- LA FITNESS
- CYCLE GEAR
- BIG 5 SPORTSWEAR EQUIPMENT
- Starbucks

VANCOUVER PLAZA

- TARGET
- Starbucks
- DOLLAR TREE
- Burlington
- REGAL
- PET SMART
- urban air
- BARBER TRIMMING TOOLS
- BARNES & NOBLE



EVERGREEN STATION
11808 NE FOURTH PLAIN BLVD
VANCOUVER, WA



AVAILABLE
37,500 SF

503

500

33,910 ADT (25) NE 117th Ave

54,630 ADT (25)

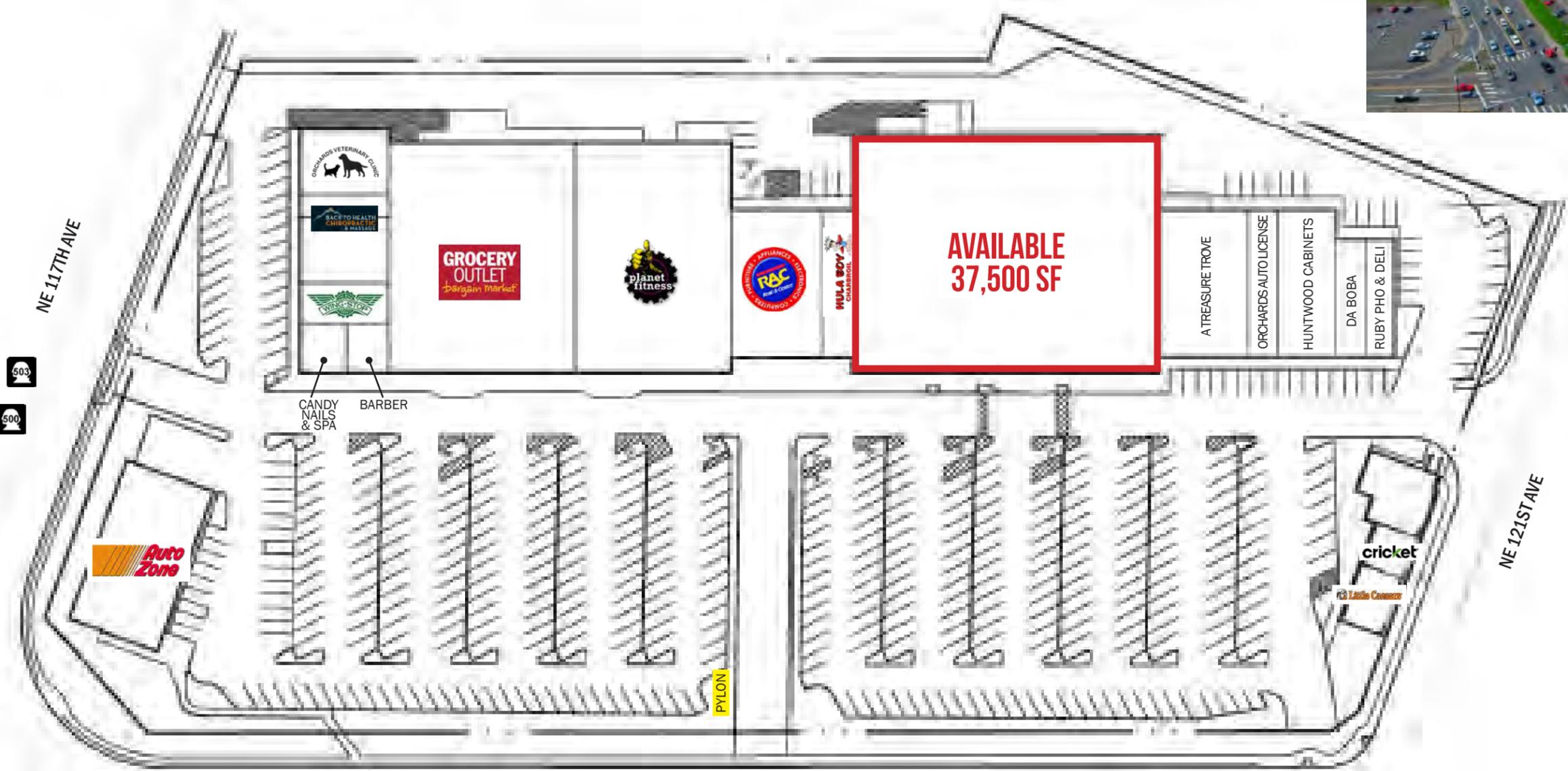
NE 121st Ave

NE Fourth Plain Blvd 37,587 ADT (25)



SITE PLAN

EVERGREEN STATION
11808 NE FOURTH PLAIN BLVD
VANCOUVER, WA

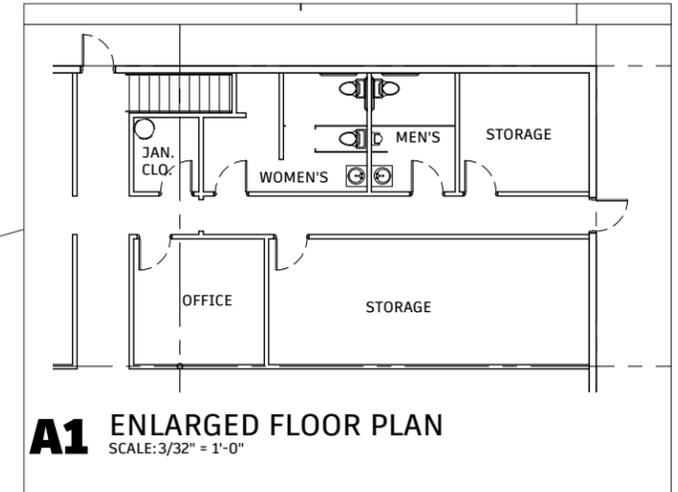
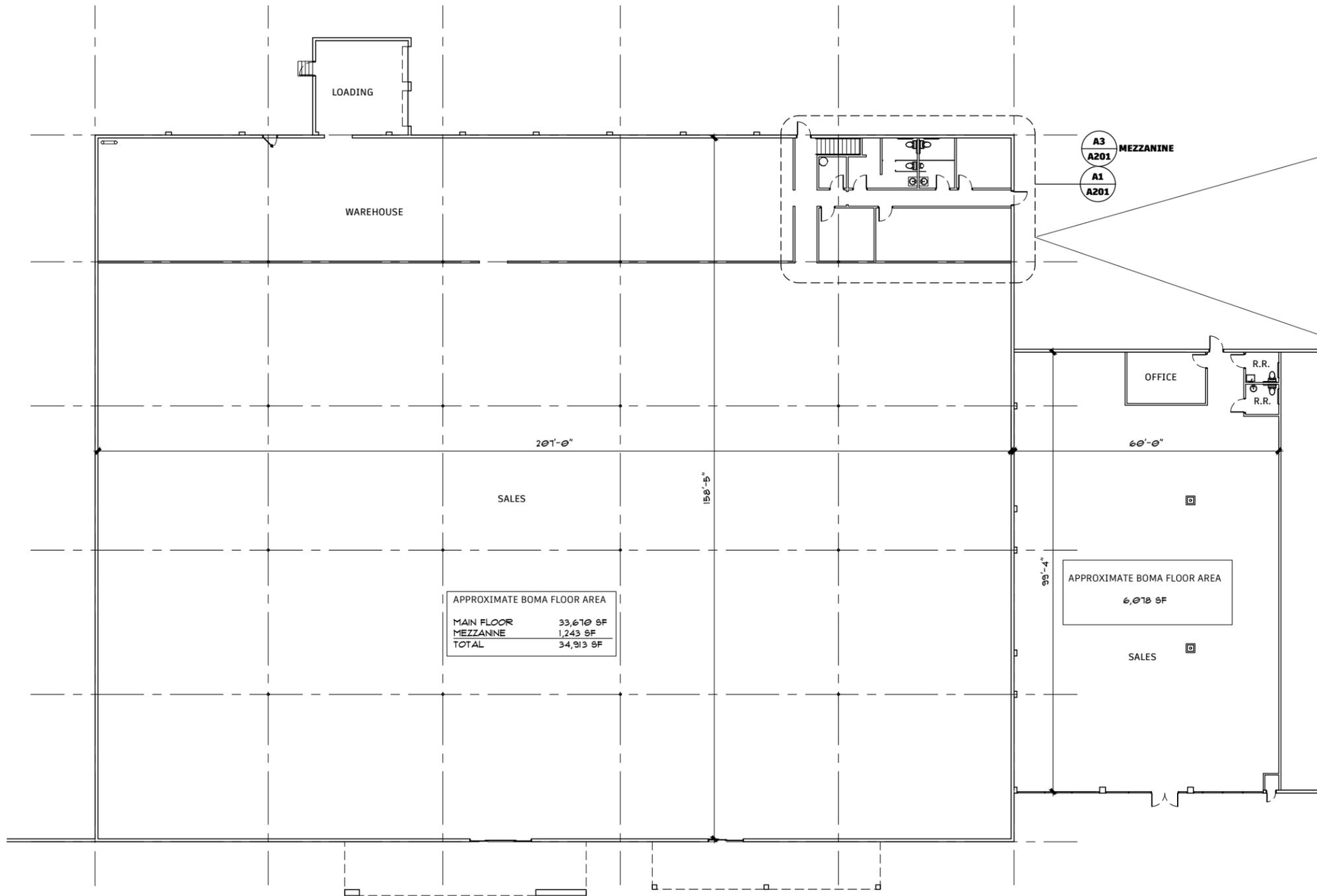


NE FOURTH PLAIN BLVD

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FLOOR PLAN



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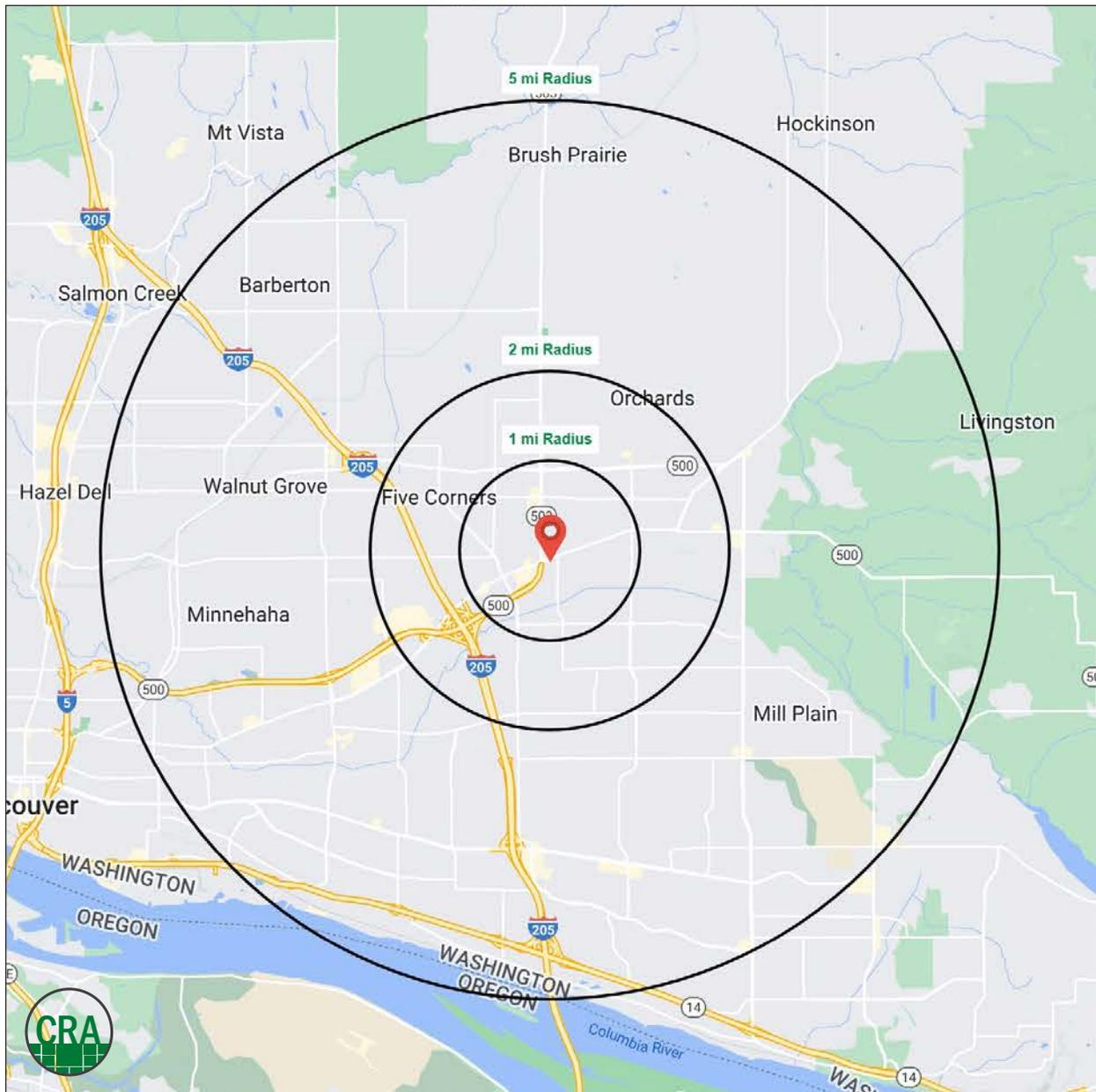
VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	5 MILE
Estimated Population 2025	14,560	57,752	263,156
Estimated Population 2030	14,405	57,856	270,005
Estimated Households	5,460	21,129	101,090
Average HH Income	\$94,705	\$110,758	\$121,202
Median Home Value	\$408,514	\$447,811	\$506,834
Median Age	34	35.6	36.9
Total Employees	5,457	15,752	75,514

\$110,758
Average Household Income
2 MILE RADIUS

34
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6688/-122.5508

Evergreen Station Vancouver, WA 98682	1 mi radius	2 mi radius	5 mi radius
Population			
2025 Estimated Population	14,560	57,752	263,156
2030 Projected Population	14,405	57,856	270,005
2020 Census Population	13,299	55,994	248,248
2010 Census Population	12,019	49,828	207,553
Projected Annual Growth 2025 to 2030	-0.2%	-	0.5%
Historical Annual Growth 2010 to 2025	1.4%	1.1%	1.8%
2025 Median Age	34.0	35.7	36.9
Households			
2025 Estimated Households	5,460	21,129	101,090
2030 Projected Households	5,474	21,470	105,138
2020 Census Households	4,936	20,025	93,018
2010 Census Households	4,434	17,693	77,808
Projected Annual Growth 2025 to 2030	-	0.3%	0.8%
Historical Annual Growth 2010 to 2025	1.5%	1.3%	2.0%
Race and Ethnicity			
2025 Estimated White	68.9%	72.8%	72.3%
2025 Estimated Black or African American	3.6%	3.2%	3.7%
2025 Estimated Asian or Pacific Islander	7.4%	7.6%	7.9%
2025 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
2025 Estimated Other Races	19.3%	15.6%	15.3%
2025 Estimated Hispanic	19.4%	15.3%	14.8%
Income			
2025 Estimated Average Household Income	\$94,705	\$110,758	\$121,202
2025 Estimated Median Household Income	\$78,736	\$89,798	\$93,544
2025 Estimated Per Capita Income	\$35,560	\$40,625	\$46,660
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	6.2%	3.5%	3.2%
2025 Estimated Some High School (Grade Level 9 to 11)	8.1%	6.8%	5.5%
2025 Estimated High School Graduate	30.3%	29.8%	26.0%
2025 Estimated Some College	25.1%	25.4%	24.6%
2025 Estimated Associates Degree Only	11.4%	11.3%	10.7%
2025 Estimated Bachelors Degree Only	12.7%	16.1%	19.3%
2025 Estimated Graduate Degree	6.2%	7.1%	10.7%
Business			
2025 Estimated Total Businesses	640	2,055	8,805
2025 Estimated Total Employees	5,457	15,752	75,514
2025 Estimated Employee Population per Business	8.5	7.7	8.6
2025 Estimated Residential Population per Business	22.8	28.1	29.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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