



FOR SALE OR LEASE



CLASS A RETAIL SPACE

Street Level Retail Space in Mixed-Use Building

± 3,937 SF | Condo Retail Purchase Available | \$37/SF NNN

1205 Main Street, Vancouver, WA 98660

- Cold shell delivery with TI allowance available
- Accommodations for restaurant or other retail tenants include grease trap, hood shaft, power, water, and secure parking garage
- High visibility with excellent foot and vehicle traffic
- Large display windows ideal for retail exposure
- Building slated for LEED Gold & Earth Advantage Gold Certification

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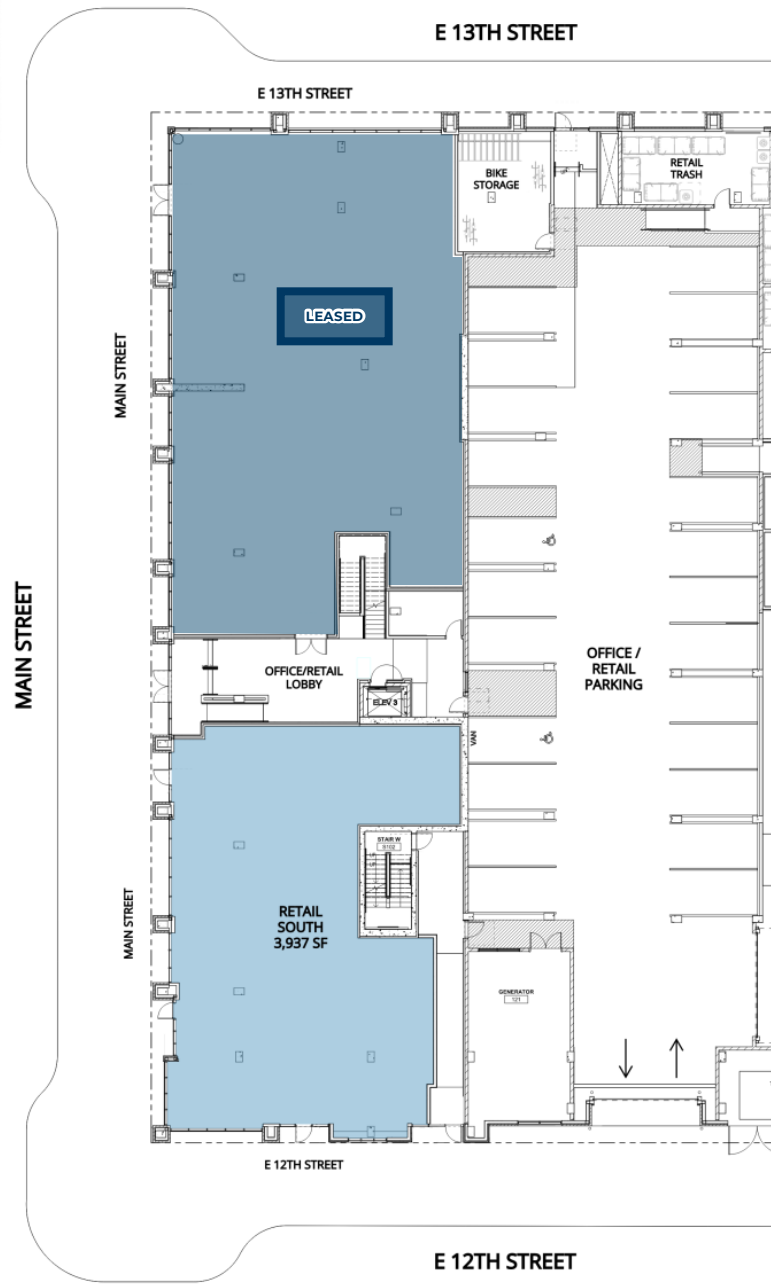
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PROPERTY SUMMARY



PROPERTY DETAILS

Address	1205 Main Street Vancouver, WA 98660
Class	A
Use Type	Retail
Availability	Q4 2026
Suite SF	3,937
Lease Rate	\$37/SF NNN
Lease Term	120 Months
Parking	Street & Garage

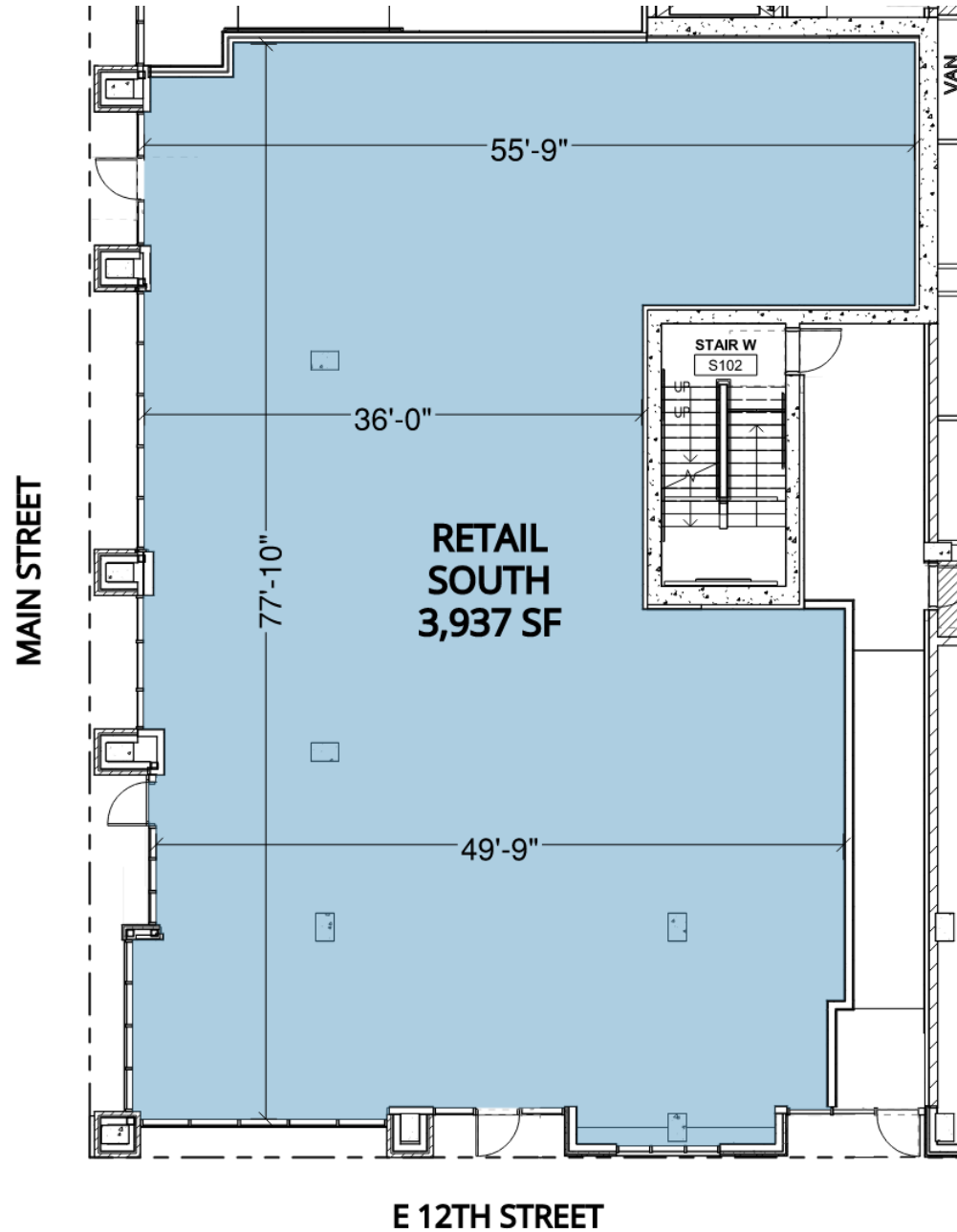
Location Features

- Located on a hard corner of Vancouver’s newly refreshed Main Street
- 16’ sidewalks with space for outdoor seating
- Up to 4 dedicated ground level garage parking, with additional storefront street parking
- Excellent freeway access to I-5



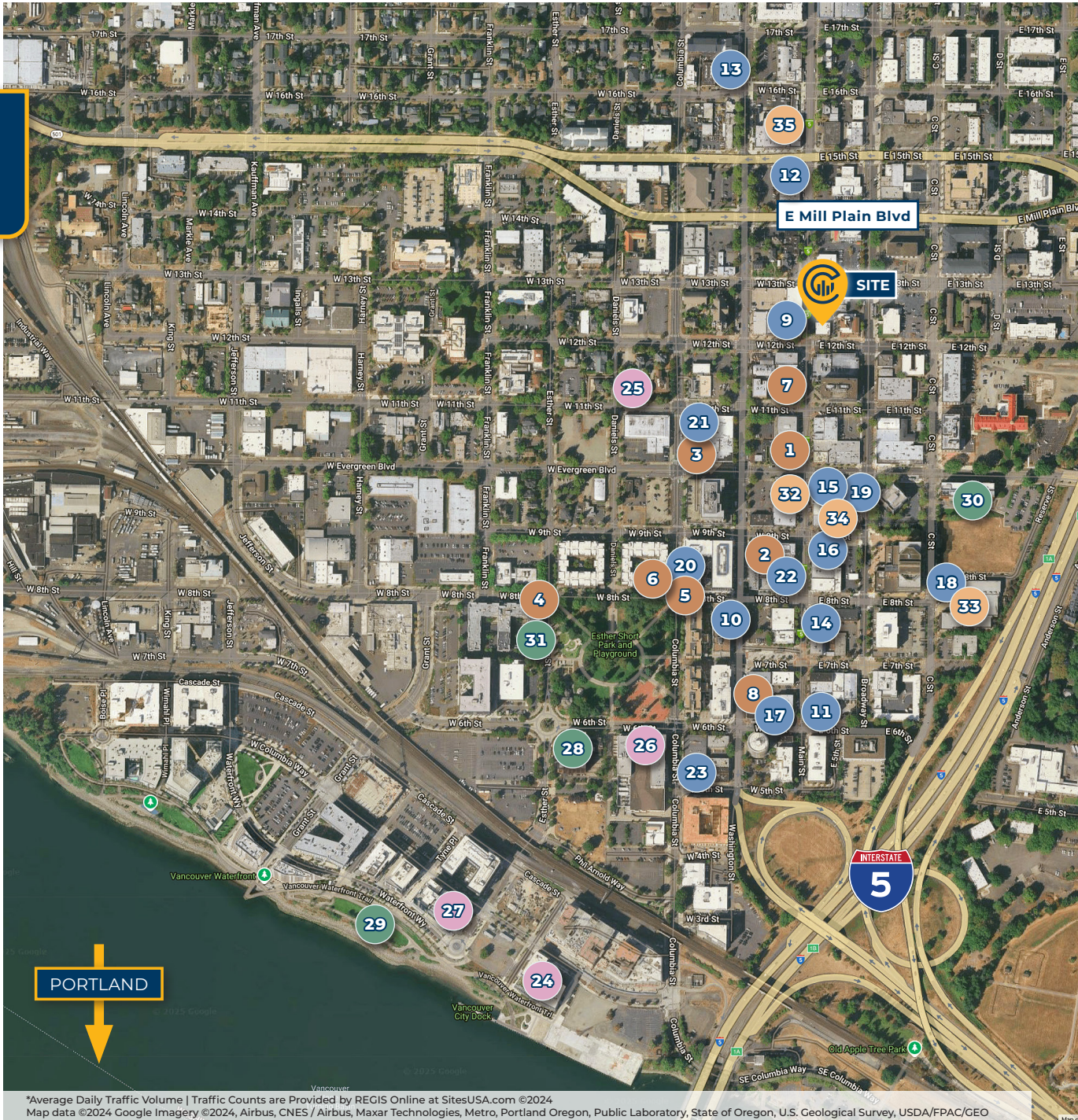
FLOOR PLAN

FLOOR PLAN





LOCAL AERIAL MAP



AMENITIES

Coffee

1. Carino Coffeehouse
2. Compass Coffee
3. Java House
4. Kafix Roasters
5. Loro Coffee
6. Starbucks
7. Syrup Trap
8. Terrain Coffee Project

Restaurants & Bars

9. Amaro's Table
10. Breakside Brewery
11. Brewed Cafe & Pub
12. Brickhouse Bar & Grill
13. Chipotle
14. City Sandwich
15. Elements
16. Joe Brown's Cafe
17. Little Conejo
18. Nom Nom
19. Pacific House
20. Ranch Pizza
21. Thai Orchid
22. The Mighty Bowl
23. The Smokin' Oak

Hotels

24. AC Hotel
25. Briar Rose Inn
26. Hilton Vancouver
27. Hotel Indigo

Landmarks

28. Vancouver City Hall
29. The Waterfront
30. Vancouver Community Library
31. Vancouver Farmers Market

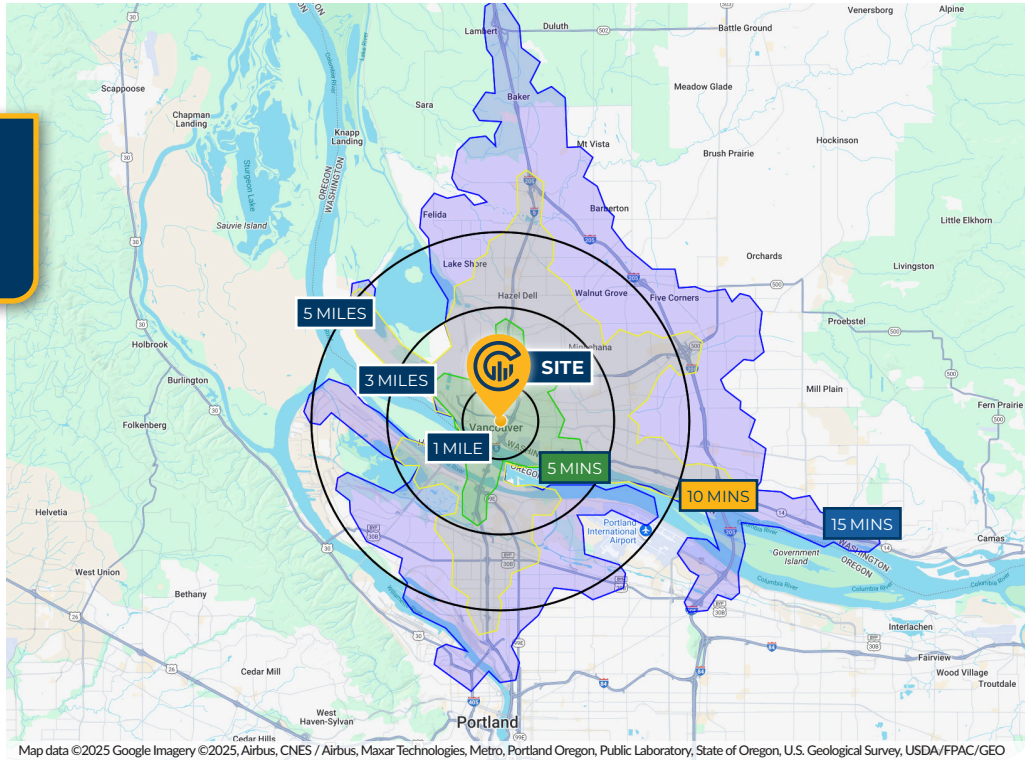
Shopping

32. Divine Consign Furniture
33. Regal City Center
34. Wild Fern Boutique
35. New Seasons Market

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	12,195	69,124	236,100
2030 Projected Population	14,440	71,027	239,800
2020 Census Population	10,019	65,632	230,857
2010 Census Population	8,602	58,140	203,444
Projected Annual Growth 2025 to 2030	5.2%	1.3%	0.7%
Historical Annual Growth 2010 to 2025	5.5%	1.8%	1.5%
Households & Income			
2025 Estimated Households	7,304	32,077	100,254
2025 Est. Average HH Income	\$118,646	\$110,179	\$118,391
2025 Est. Median HH Income	\$75,436	\$79,791	\$90,593
2025 Est. Per Capita Income	\$71,500	\$51,335	\$50,482
Businesses			
2025 Est. Total Businesses	1,967	4,350	12,565
2025 Est. Total Employees	16,067	39,892	108,621
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1			



Neighborhood Scores:



86

Walk Score®
"Very Walkable"



88

Bike Score®
"Very Bikeable"

Ratings provided by <https://www.walkscore.com>

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CAMAS RETAIL / OFFICE SPACE