

Vancouver Mall

Vancouver Plaza

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Living Hope

WinCo
FOODS

The Addison Apartments

Starbucks

Ridgeline View

Domino's
Pizza

ampm

Available
Unit 1,360 SF

CALL FOR LEASE DETAILS

Harris K. Niazi
Commercial Real Estate Broker
Keller Williams Realty Portland Central
License: WA # 138710
Direct phone (248) 770 9974
Email niazi.harris@kw.com

kw PORTLAND
CENTRAL
KELLERWILLIAMS REALTY

H | S | T
COMMERCIAL GROUP

FOR LEASE: 5,500 SF Strip w/ 4 Units (1,360SF Unit Available)

Lease Rate: Call for Details

• Highlights:

- Approximately 1,360 SF Unit.
- Strip Anchored by Domino's Pizza.
- Ample parking Available
- Close proximity to **WinCo Foods** and surrounded by retail, residential, and industrial developments.
- Excellent traffic exposure with high traffic counts on Andresen Rd and E 18th St.
- Outstanding visibility from E 18th St and the traffic light

•Zoning:

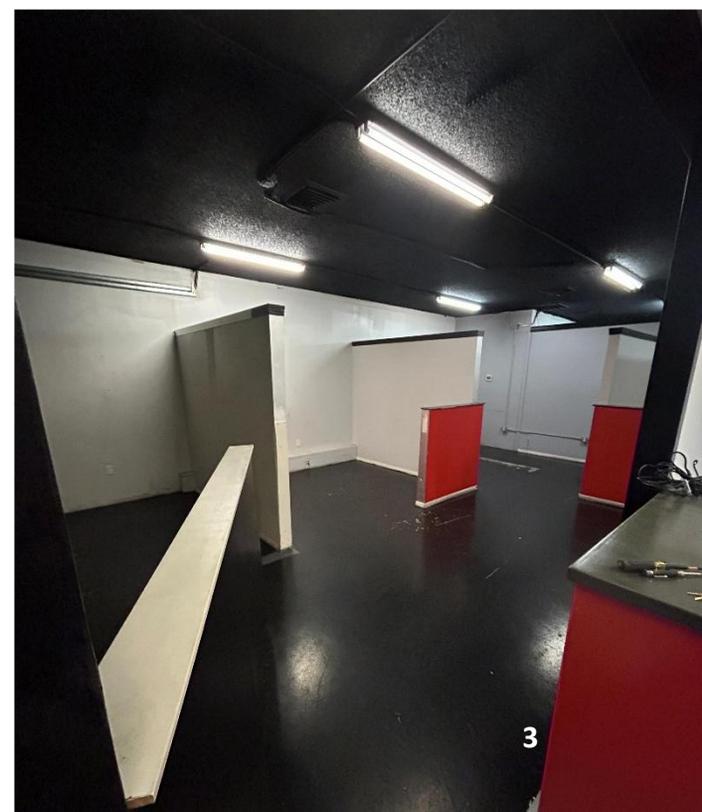
CG (Commercial General) - Permitting a wide variety of uses.

•Convenient Accessibility:

Easy access to major highways, including **SR-500, I-205, and I-5.**

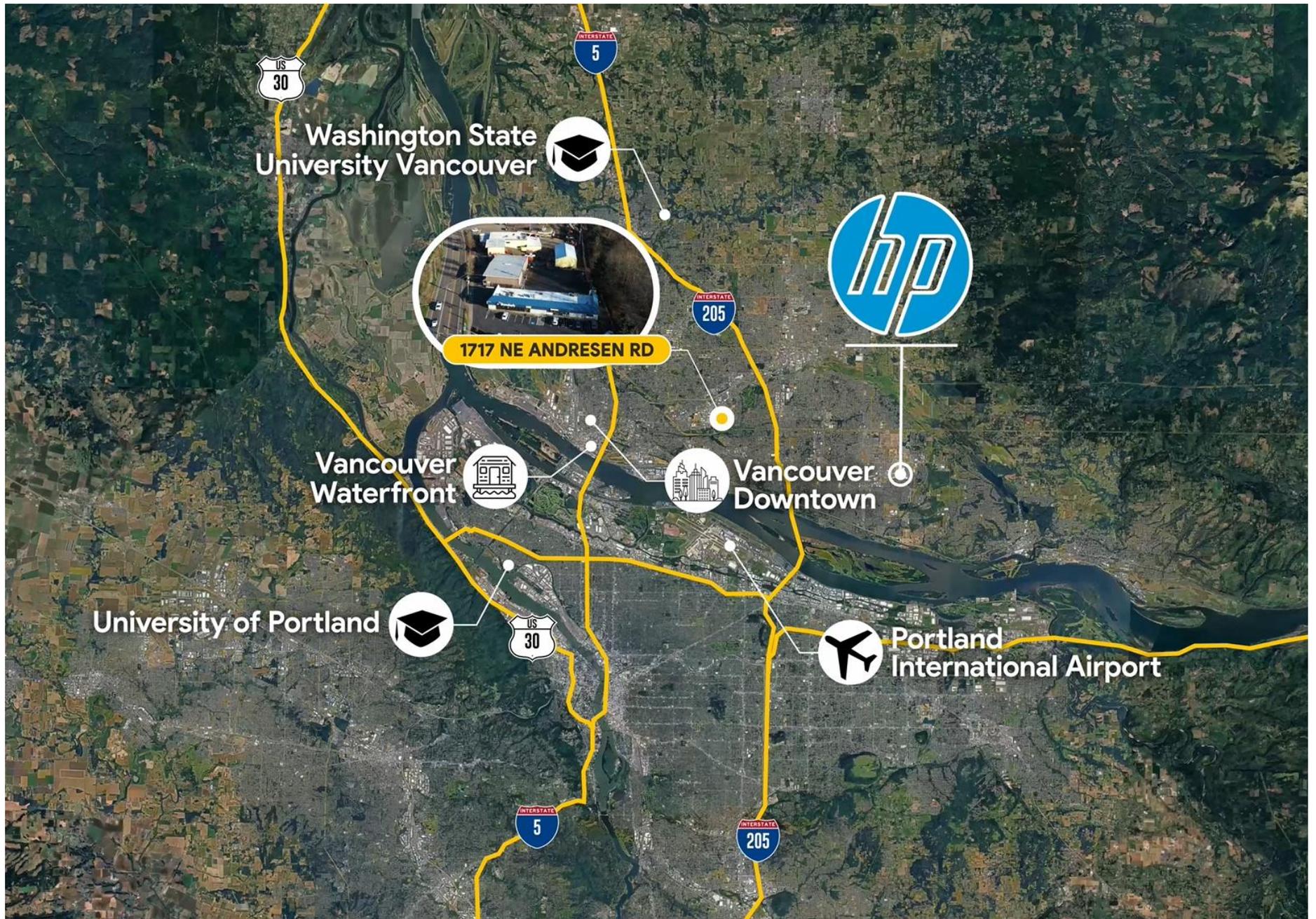
For more details or to schedule a viewing, please contact us today!

AVAILABLE UNIT 1360 SF





PLAY AERIAL VIDEO



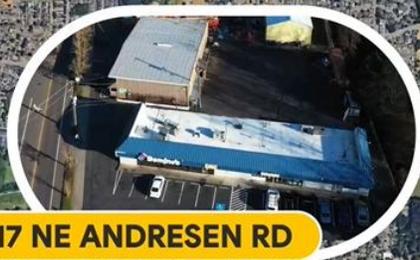


Vancouver Mall

FIVE GUYS BURGERS and FRIES		Buckle
	AMERICAN EAGLE OUTFITTERS	

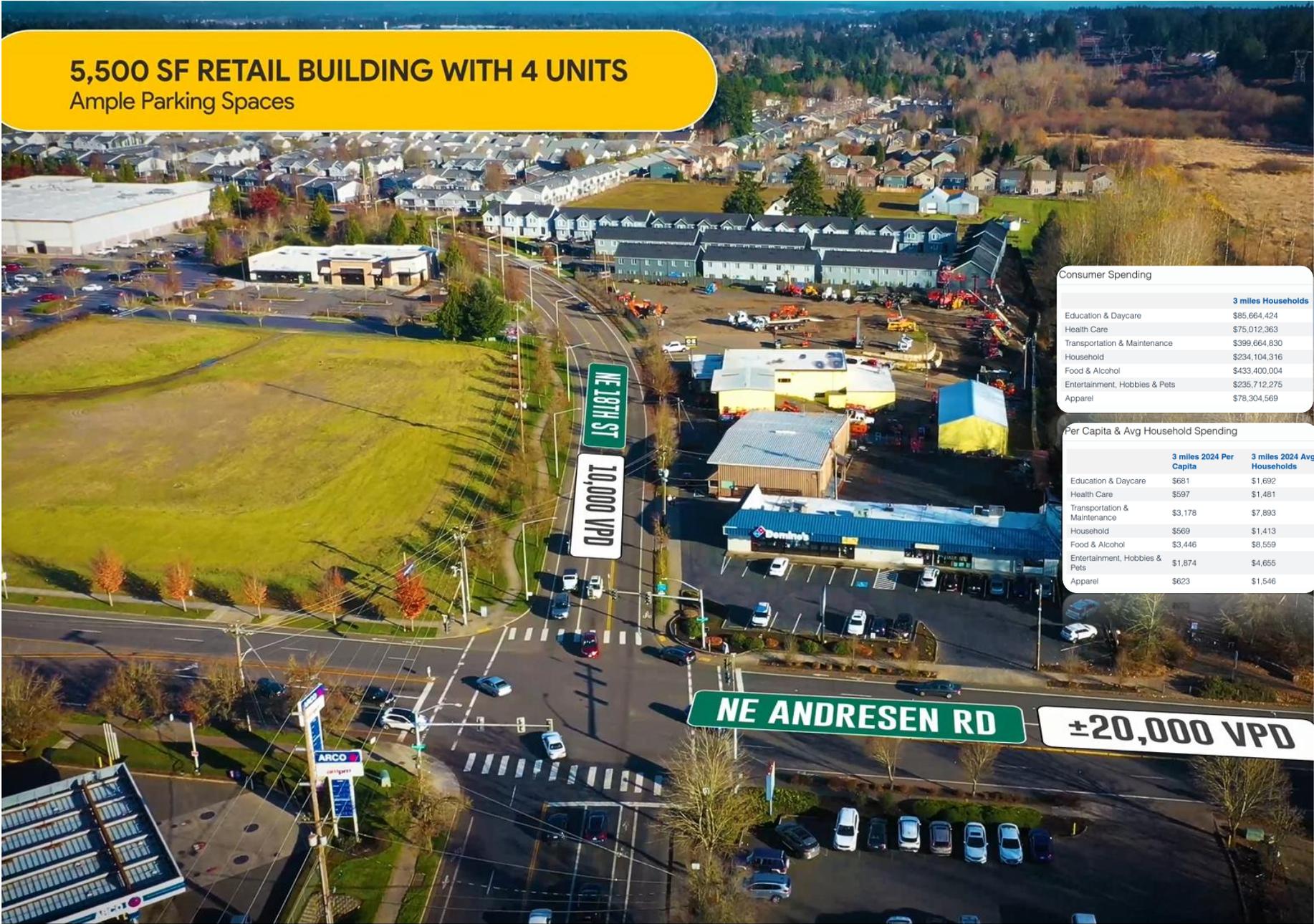
Vancouver Plaza

	AMORE PACIFIC	



1717 NE ANDRESEN RD

5,500 SF RETAIL BUILDING WITH 4 UNITS
Ample Parking Spaces

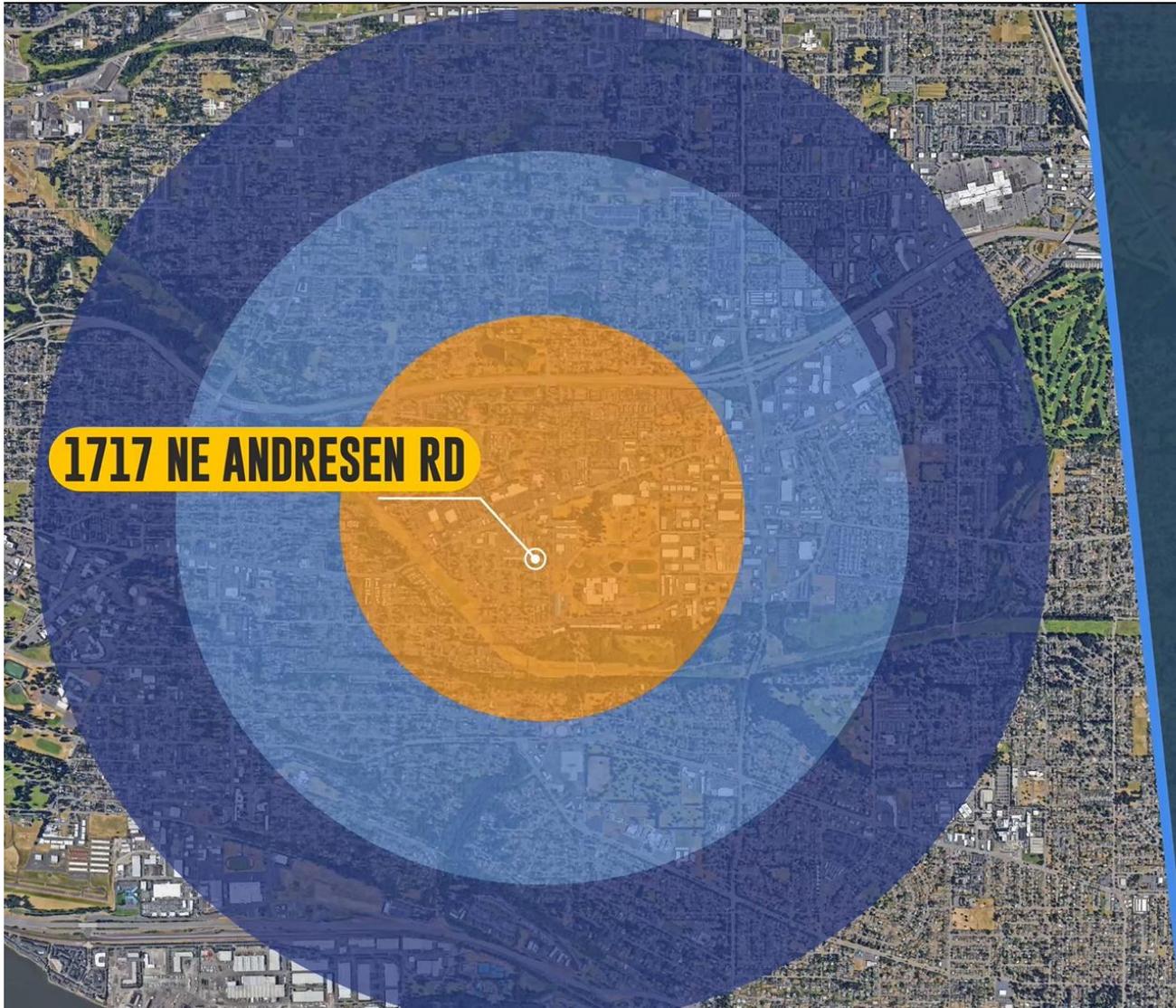


Consumer Spending

	3 miles Households
Education & Daycare	\$85,664,424
Health Care	\$75,012,363
Transportation & Maintenance	\$399,664,830
Household	\$234,104,316
Food & Alcohol	\$433,400,004
Entertainment, Hobbies & Pets	\$235,712,275
Apparel	\$78,304,569

Per Capita & Avg Household Spending

	3 miles 2024 Per Capita	3 miles 2024 Avg Households
Education & Daycare	\$681	\$1,692
Health Care	\$597	\$1,481
Transportation & Maintenance	\$3,178	\$7,893
Household	\$569	\$1,413
Food & Alcohol	\$3,446	\$8,559
Entertainment, Hobbies & Pets	\$1,874	\$4,655
Apparel	\$623	\$1,546



1717 NE ANDRESEN RD



DEMOGRAPHICS

**1
MILE**



15,473



\$75,236

**3
MILE**



125,754



\$82,472

**5
MILE**



281,107



\$89,056

Google Earth

Vancouver Mall

Vancouver Plaza



The Addison Apartments



Ridgeline View



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PLEASE CONSULT YOUR AGENT FOR MORE DETAILS.

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