

# ORCHARDS MARKET CENTER

11505 NE Fourth Plain Blvd | Vancouver, WA 98662

FOR LEASE



AVAILABLE  
SUITE E

## RETAIL SPACE AVAILABLE FOR LEASE

### DETAILS

Call for rate + NNN

- Suite E: ± 8,060 SF (with loading dock)

### FEATURES

- High traffic center with great visibility located at major intersection:
  - State Route 500 (62,468 ADT) and
  - NE Fourth Plain Rd N (20,000 ADT)
- Freeway visibility and access
- National co-tenants include: LA Fitness, Office Depot, Sportsman Warehouse, Cycle Gear, Petco, Big 5, Aaron's, JoAnn, Starbucks, Wendy's, and Pita Pit
- Ample parking 2.00/1,000 SF
- Local ownership and professionally managed center



05.08.2024

For more information or a property tour, please contact:

**LUIS MARTIN DEL CAMPO**

503.416.8422

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**RAYMOND DUCHEK**

503.225.8492

RaymondD@norris-stevens.com



*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.*

## Norris & Stevens

12503 SE Mill Plain Boulevard • Suite 260

Vancouver, WA 98684

503.223.3171 • norris-stevens.com

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### TENANT OVERVIEW



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### SITE PLAN



STE	TENANT	GLA
E	AVAILABLE	8,060 SF
D-1	Play It Again Sports	4,000 SF
D-3	Once Upon a Child	4,956 SF
F-1	GNC	1,600 SF
F-2	Hair Salon – JUST LEASED	1,400 SF
F-3	Signature Nails & Spa	1,400 SF
F-4	Washington State Nat'l Guard	1,302 SF
F-5	Taqueria y Market Portland	4,803 SF
G-1	Straight Blast Gym	6,016 SF
G-2	C3 Church	6,000 SF
G-3	Cycle Gear	5,958 SF



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### DEMOGRAPHICS

DEMOGRAPHICS	3 MI	20 Min Drive
Population	140,173	511,642
Households	51,859	200,932
Median Age	35.9	38.6
Median HH Income	\$85,228	\$93,207
Daytime Employees	41,148	207,563



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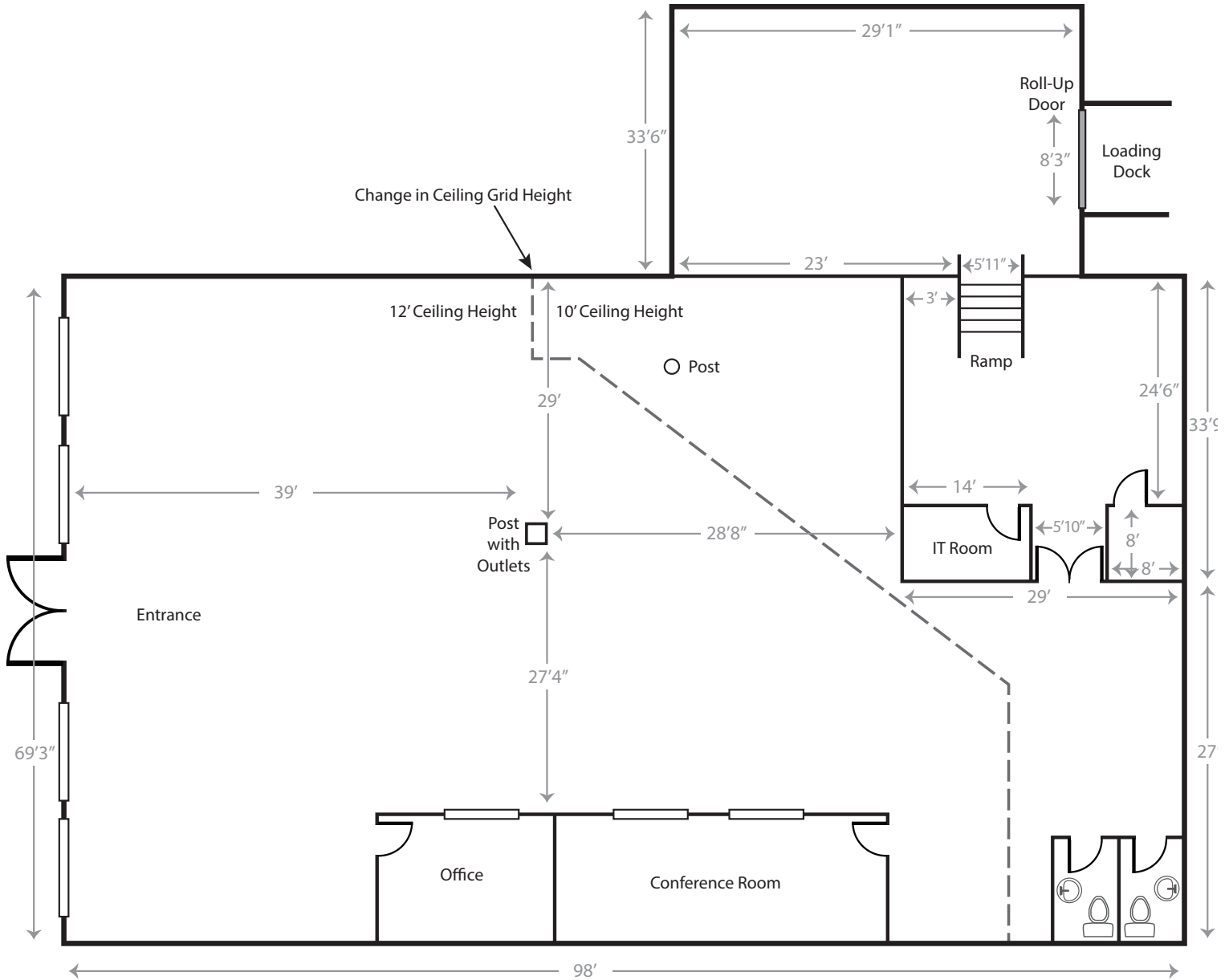
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LEASE OUTLINE DRAWING

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