

# 12<sup>TH</sup> & MAIN

## RETAIL SUITE FOR SALE OR LEASE

### Property Overview

Address	1205 Main Street Vancouver, WA 98660
Class	A
Space Type	Retail
Available	Q4 2026
Suite SF	3,937 SF
Sale Price	\$2,075,000
Lease Price	\$35/SF NNN
Lease Term	120-Months
Parking	Street + Garage



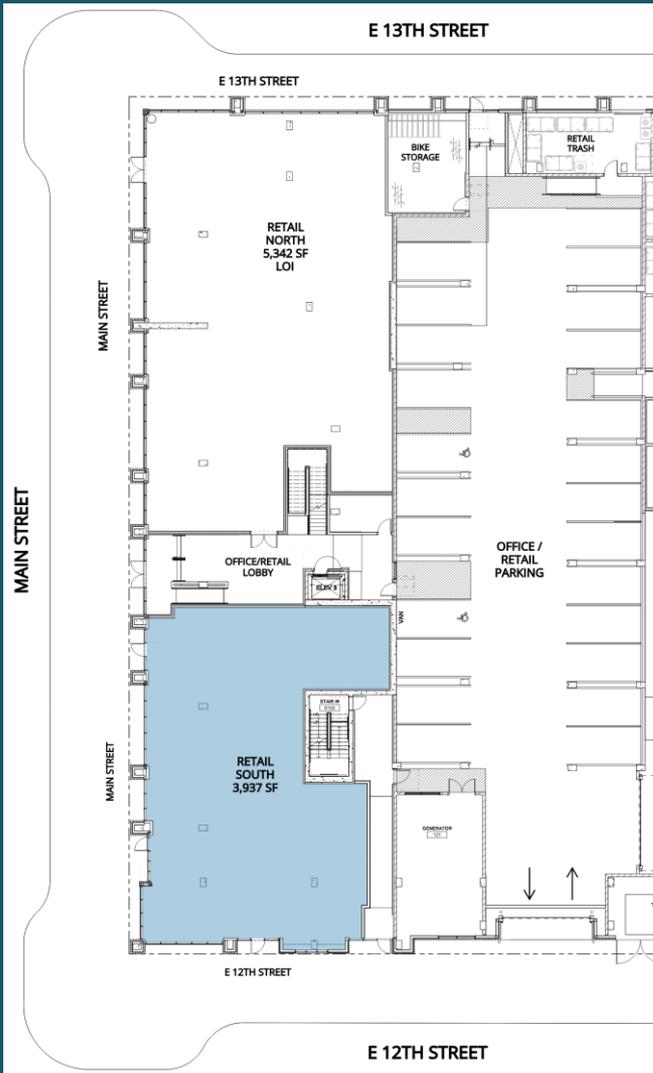
**VERY BIKEABLE**  
Biking is convenient for most trips



**VERY WALKABLE**  
Most errands can be accomplished on foot

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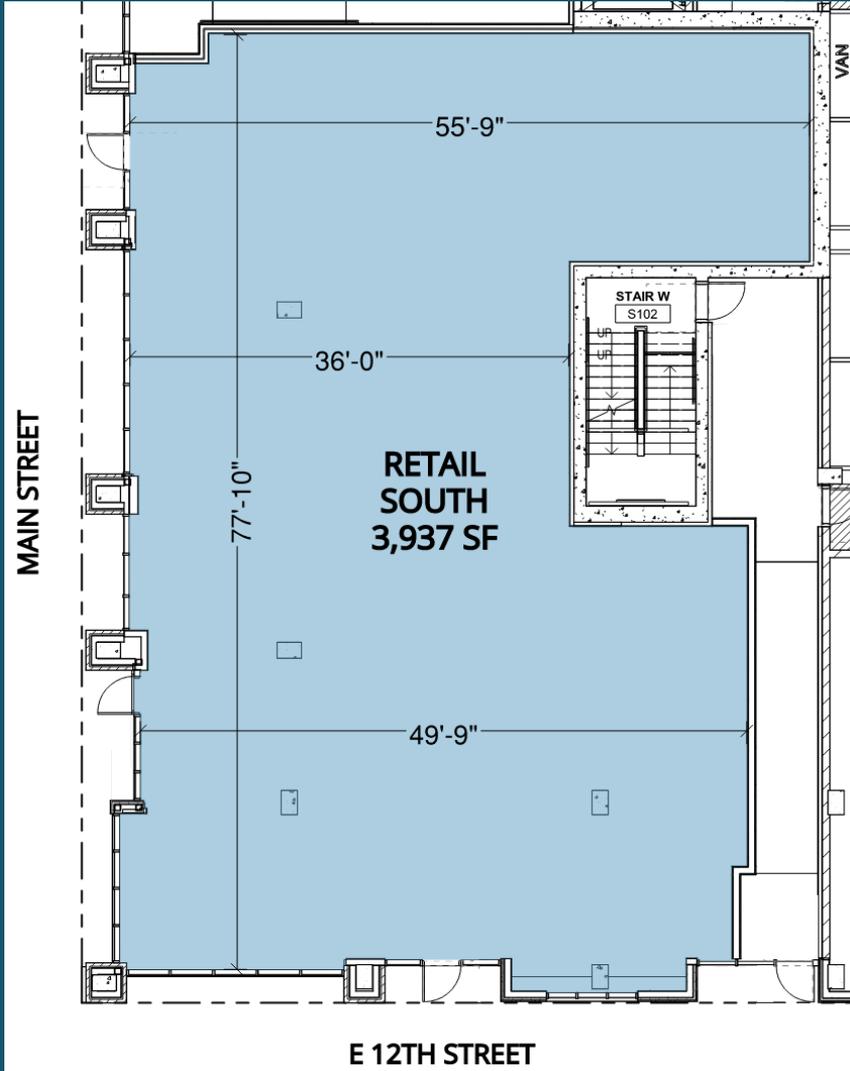
## Features

- 12<sup>th</sup> & Main is a Class A 198-unit mixed-use apartment building with ground floor retail
- Located on a hard corner of Vancouver's newly refreshed Main Street (renderings below)
- 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
- 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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## Delivery Condition Summary

Cold Shell - details below

TI Allowance

Available - Call for Details

## **Structure**

Ceiling Height	16'-0"
Walls/Ceiling	Open to Structure
Floor	Concrete Slab
Shell	Insulation, Mainline Fire Suppression Provided & Installed

## **Mechanical/Electrical/Plumbing**

Electrical	3PH, 400AMP, 480V
Water	1" Cold Water Service
Sanitary Sewer + Grease Trap	Yes
Grease Exhaust Shaft	18" Ø
HVAC	Designated Rooftop Space for HVAC Equipment

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Downtown Vancouver, WA, is a rapidly growing urban hub, and a vibrant mix of residents and businesses. With a population of approximately 200,000, the area attracts professionals, families, and visitors seeking high-quality shopping, dining, and entertainment experiences. The city's continued growth, bolstered by the Waterfront development and infrastructure investments, makes it an ideal location for businesses looking to establish a strong presence.

This new residential project will bring a steady influx of customers, while the area's walkability, public parks, and cultural attractions enhance foot traffic. Businesses will benefit from growing entrepreneurship and expansion.

Now is the perfect time to secure retail space in downtown Vancouver and take advantage of this prime market opportunity. Whether you're opening a boutique, restaurant, or service-based business, this dynamic community offers the visibility, accessibility, and customer base needed for success.

