

# Prime Rental Opportunity: Commercial Property in Vancouver, WA



[loopnet.com](https://www.loopnet.com)

Exterior view of the property at 10910 NE Fourth Plain Blvd, showcasing its charming facade and corner location.

**Address:** 10910 NE Fourth Plain Blvd, Vancouver, WA 98662

**Available for Lease:** \$5,800 per Month (Triple Net - Tenant responsible for taxes, insurance, and maintenance)

## Property Overview

Seize this turnkey commercial space in the thriving Orchards area of Vancouver! Originally built in 1950 and fully renovated in 2024, this property merges historic character with modern upgrades, offering a versatile canvas for your business. Positioned on a high-traffic corner directly across from the iconic Burgerville, it promises exceptional visibility and foot traffic to drive your success.



[zillow.com](https://www.zillow.com)

Additional exterior perspective highlighting the property's accessibility and surrounding environment.

### Key Features & Highlights

- **Size & Layout:** 1,376 sq ft of flexible interior space on a 7,405 sq ft lot (0.17 acres). Ideal for single or multi-tenant setups, with potential for up to 3 stories and a typical floor size of ~771 sq ft.
- **Zoning & Uses:** General Commercial (GC) zoning supports a wide range of operations, including retail, offices, medical/clinical services, service businesses, or live-work arrangements.
- **Recent Renovations:** Completely refreshed with high-end finishes, smoke detectors for safety, weekly professional landscaping, and aesthetic enhancements like water fountains and palm trees for standout curb appeal.
- **Location Perks:** On a major arterial with heavy daily traffic, close to shopping centers, residential areas, downtown Vancouver, and easy access to Portland via major highways.
- **Investment Appeal:** Strong market potential in Vancouver's growing economy. Previously valued at ~\$410,000, this space offers excellent rental value for tenants seeking a prime spot.



[showcase.com](http://showcase.com)

Side view emphasizing the building's structure and potential for signage.

## Endless Opportunities

Envision your venture here: a bustling retail store, professional office suite, cozy cafe with drive-thru potential, or innovative service center. The flexible design and strategic location make it perfect for entrepreneurs aiming to capitalize on Vancouver's vibrant community and economic growth. With immediate availability, you can start operations without delay!

## Lease Details

- **Rent:** \$5,800/month
- **Lease Type:** Triple Net (NNN) – Tenant covers property taxes, insurance, and maintenance.
- **Term:** Negotiable – Flexible options for short- or long-term leases.
- **Availability:** Vacant and ready for immediate occupancy.

## Contact Information

For inquiries, tours, or to secure this space:

- **Owner:** Hamir Holdings
- **Phone:** 3650-355-4465
- **Email:** [karim@cowlitzgroup.com](mailto:karim@cowlitzgroup.com)

Don't miss out on this gem in Vancouver's commercial scene – contact today to schedule a viewing!