



FOR SALE



606 SE 117TH AVE

Single-Story Office/Medical Building
± 4,630 SF | \$1,385,000

606 SE 117th Ave, Vancouver, WA 98683

- Prime East Vancouver location
- Minutes to Mill Plain Blvd and I-205
- Flexible office or medical single-story layout
- Ample on-site parking plus street parking
- Well maintained by original owner

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PROPERTY SUMMARY



**FOR
SALE**

PROPERTY DETAILS

Address	606 SE 117th Ave, Vancouver, WA 98683
Available Space	± 4,630 SF
Lot Size	6,553 SF (0.38 AC)
Floors	1
Parking	18 surface spaces
Zoning	Community Commercial (CC)
Tax Lot	114782402
Year Built	2003
SALE PRICE	\$1,385,000

Location Features

606 SE 117th Ave offers a highly functional, flexible commercial space in a convenient east-Vancouver location with quick access to Mill Plain Blvd and I-205. The building features efficient floor plates, ample on-site parking, and a practical layout suited for a wide range of professional, medical, or service-oriented users. Surrounded by established businesses and strong residential density, the property delivers excellent visibility, easy customer access, and a dependable location for long-term operations.

Nearby Highlights

- Fred Meyer
- Trader Joes
- MOD Pizza
- Peace Health
- Kiser Permanente
- AMC Classic Theaters
- Residence Inn by Marriott



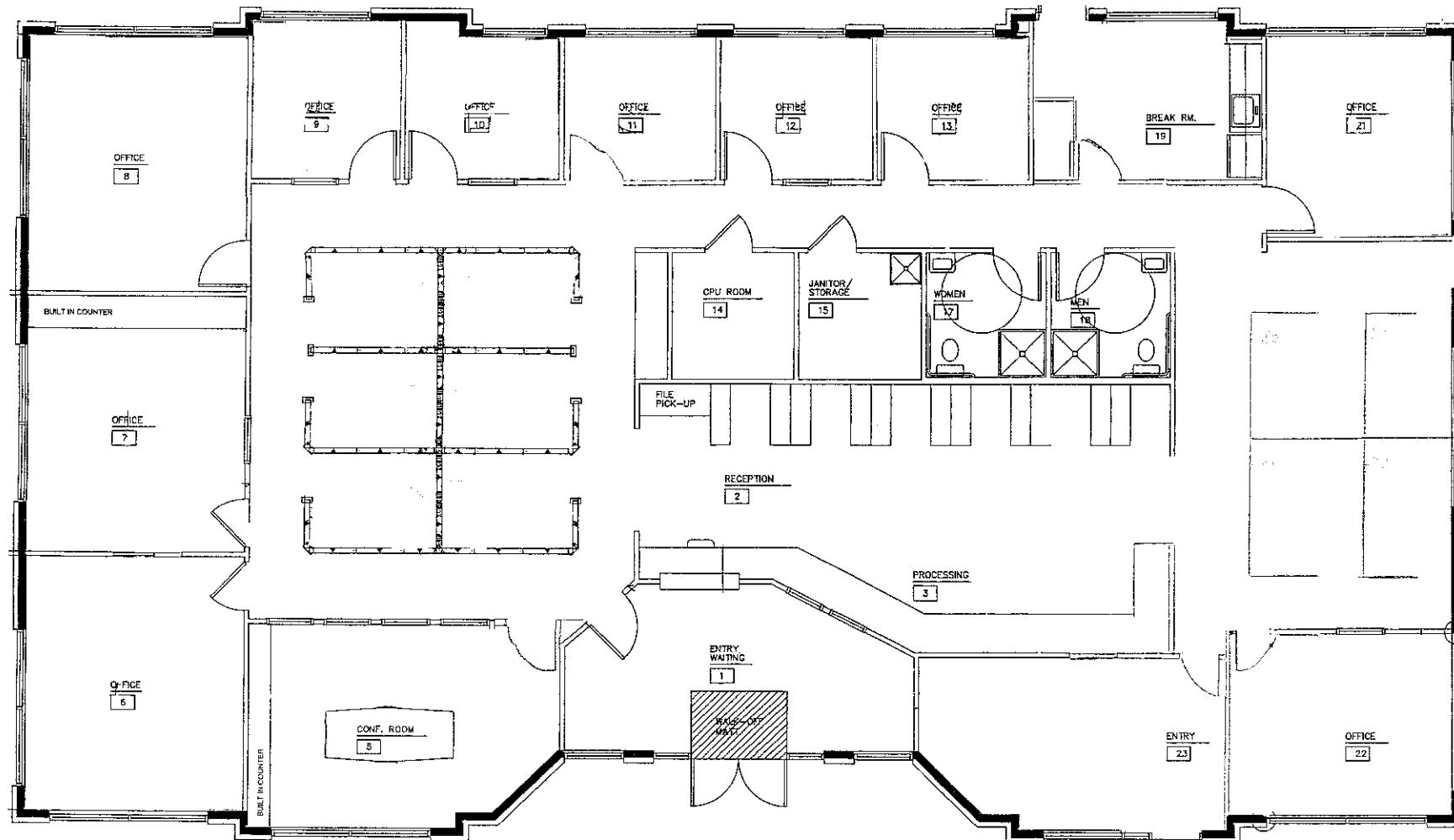
INTERIOR PHOTOS





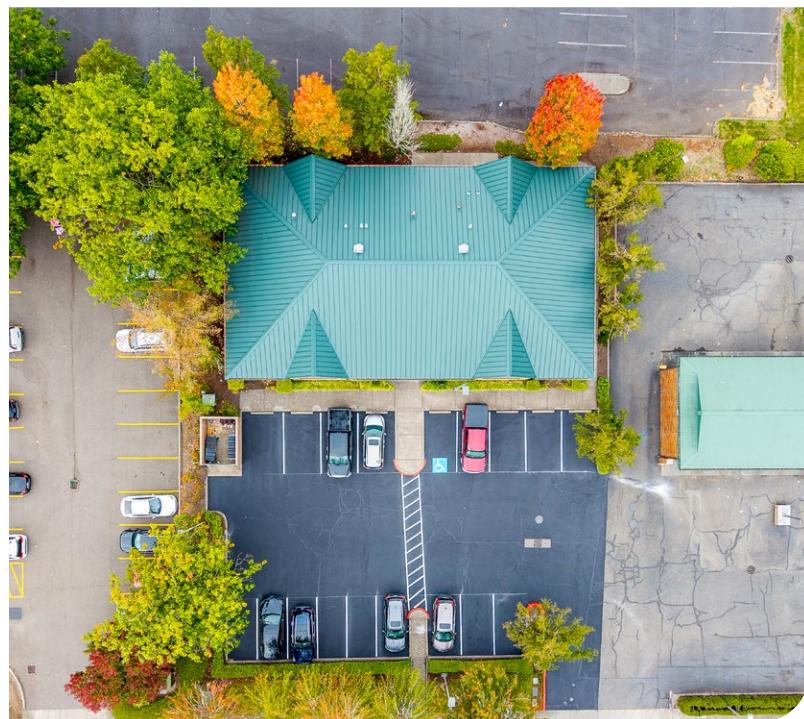
FLOOR PLAN

FLOOR PLAN





EXTERIOR PHOTOS





AREA BUSINESSES





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at [Sites USDA/FC/REGIS](https://sites.usda.gov/FC/REGIS). Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USAID/FC/GEOD

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The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

LOCAL AERIAL MAP

606 SE 117th Ave, Vancouver, WA 7



SUBMARKET OVERVIEW



- » **196,442** Vancouver Population
- » **523,937** Clark County Population
- » **20 minutes** to downtown Portland
- » **1.5% Job Growth** (2024)
- » **1.7% Median SFR** sale price increase (2024)
- » **19,000+** new Clark County residents (2024)



7,000 ACRES Parks Clark County

- » Columbia River Gorge
- » Beacon Rock State Park
- » Pacific Coast
- » Mount St. Helens



\$0.00 TAX Parks Clark County

- » No Personal, Corporate or State Income Tax



POPULATION
523K
CLARK COUNTY



MEDIAN AGE
38.8
US MEDIAN 38.5



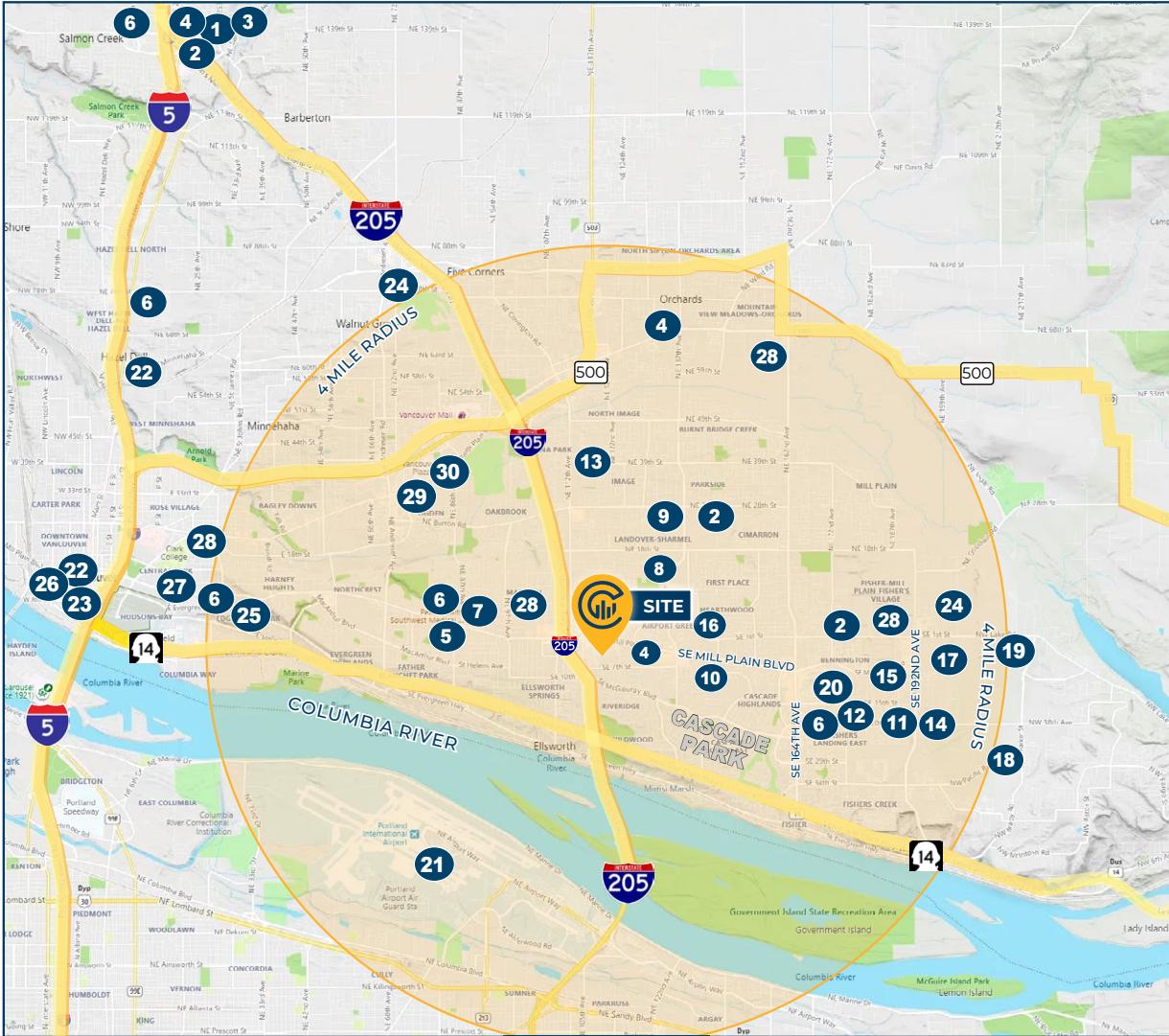
MEDIAN HH INCOME
\$94,948
US MEDIAN \$68,400



MEDIAN HOME PRICE
\$559.9K
HOME VALUES HAVE RISEN 5.8%
OVER THE LAST YEAR &
PREDICTED TO CONTINUE RISING



CLARK COUNTY TOP EMPLOYERS



1. Legacy Medical Group
2. Vancouver Clinic
3. Washington State University
4. Kaiser Permanente
5. Rebound
6. Fred Meyer
7. Peace Health
8. Park Tower Business Park
9. Evergreen Public Schools
10. Wells Fargo
11. Graphic Packaging International
12. Nautilus Inc.
13. SEH America (ShinEtsu)
14. Fisher Investments
15. Clark College Columbia Tech
16. Columbia Credit Union HQ
17. Banfield Pet Hospital
18. NLight
19. Wafertech
20. HP
21. Portland International Airport
22. Bonneville Power Administration
23. Zoom Info
24. Costco
25. Columbia Machine
26. City of Vancouver
27. Clark Public Utilities
28. Walmart Supercenter
29. Kyocera
30. Dick Hannah Dealership



PDX
Portland International Airport

rebound
ORTHOPEDICS & NEUROSURGERY



**Fred
Meyer**

**Banfield
PET HOSPITAL**



NAUTILUS

ShinEtsu



**KAISER
PERMANENTE**



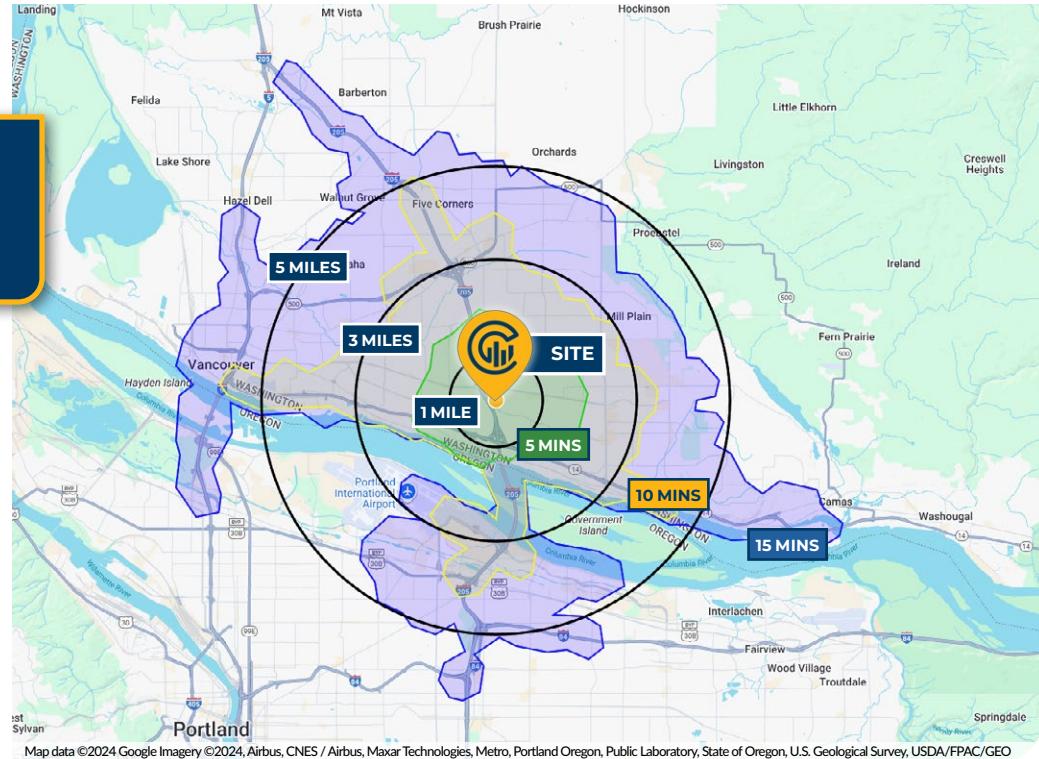
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**COSTCO
WHOLESALE**

PeaceHealth



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	16,371	110,469	255,011
2030 Projected Population	17,211	111,867	256,943
2020 Census Population	15,093	106,496	248,325
2010 Census Population	13,407	93,633	220,185
Projected Annual Growth 2025 to 2030	1.0%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	1.5%	1.2%	1.1%
Households & Income			
2025 Estimated Households	7,170	44,748	101,101
2025 Est. Average HH Income	\$102,714	\$114,485	\$116,323
2025 Est. Median HH Income	\$80,724	\$87,198	\$89,346
2025 Est. Per Capita Income	\$45,095	\$46,506	\$46,247
Businesses			
2025 Est. Total Businesses	1,115	4,467	11,448
2025 Est. Total Employees	8,413	40,792	114,524

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,
TIGER Geography - RS1

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