



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

### **CHARLIE KLEIER, CCIM**

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## PROPERTY SUMMARY



### 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
<b>SALE PRICE</b>	<b>\$1,385,000</b>

### 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





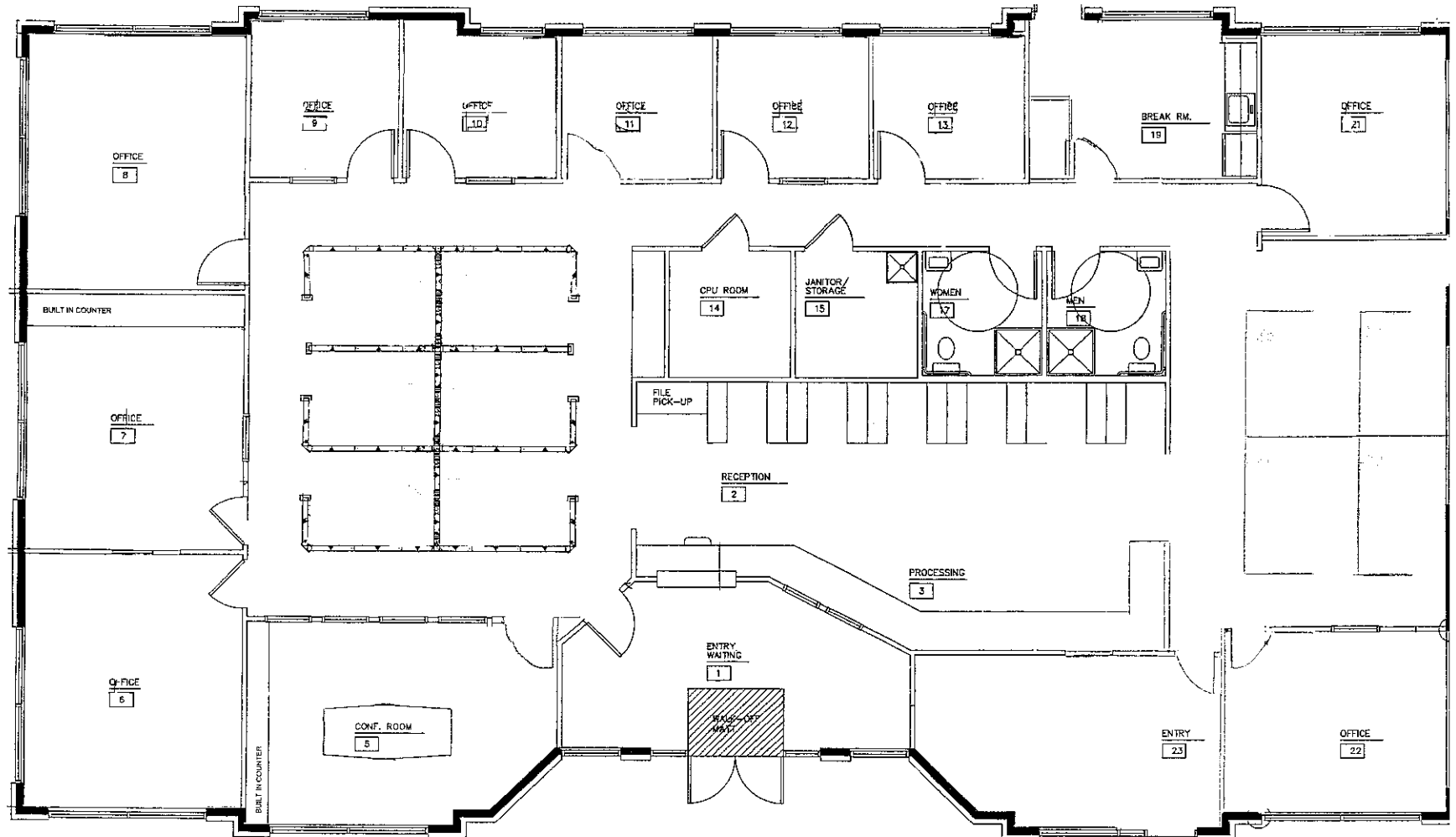
# INTERIOR PHOTOS





# FLOOR PLAN

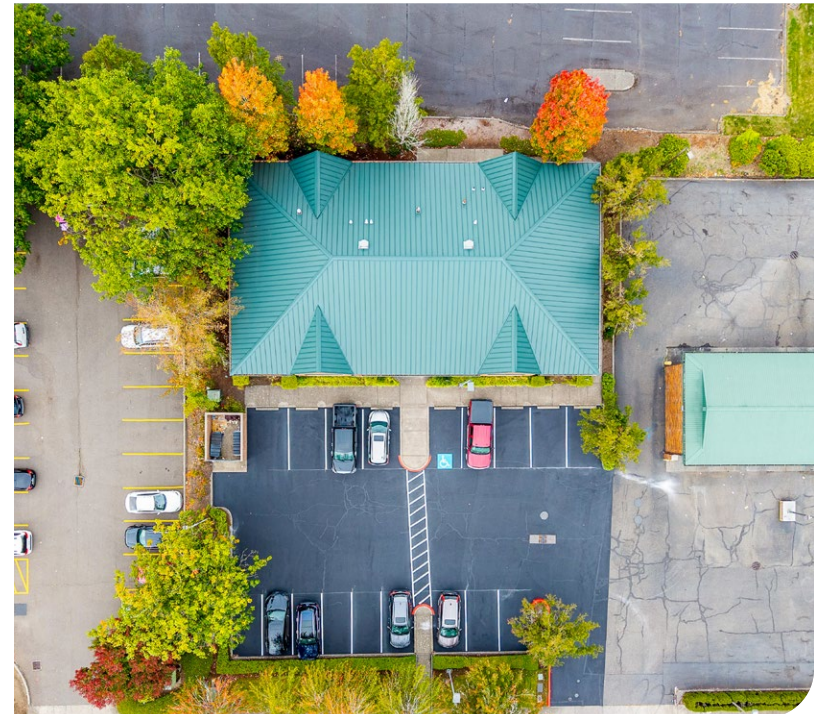
## FLOOR PLAN



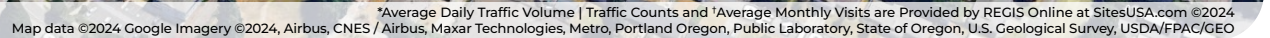




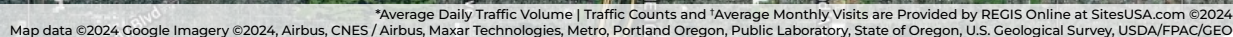
# EXTERIOR PHOTOS















## 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

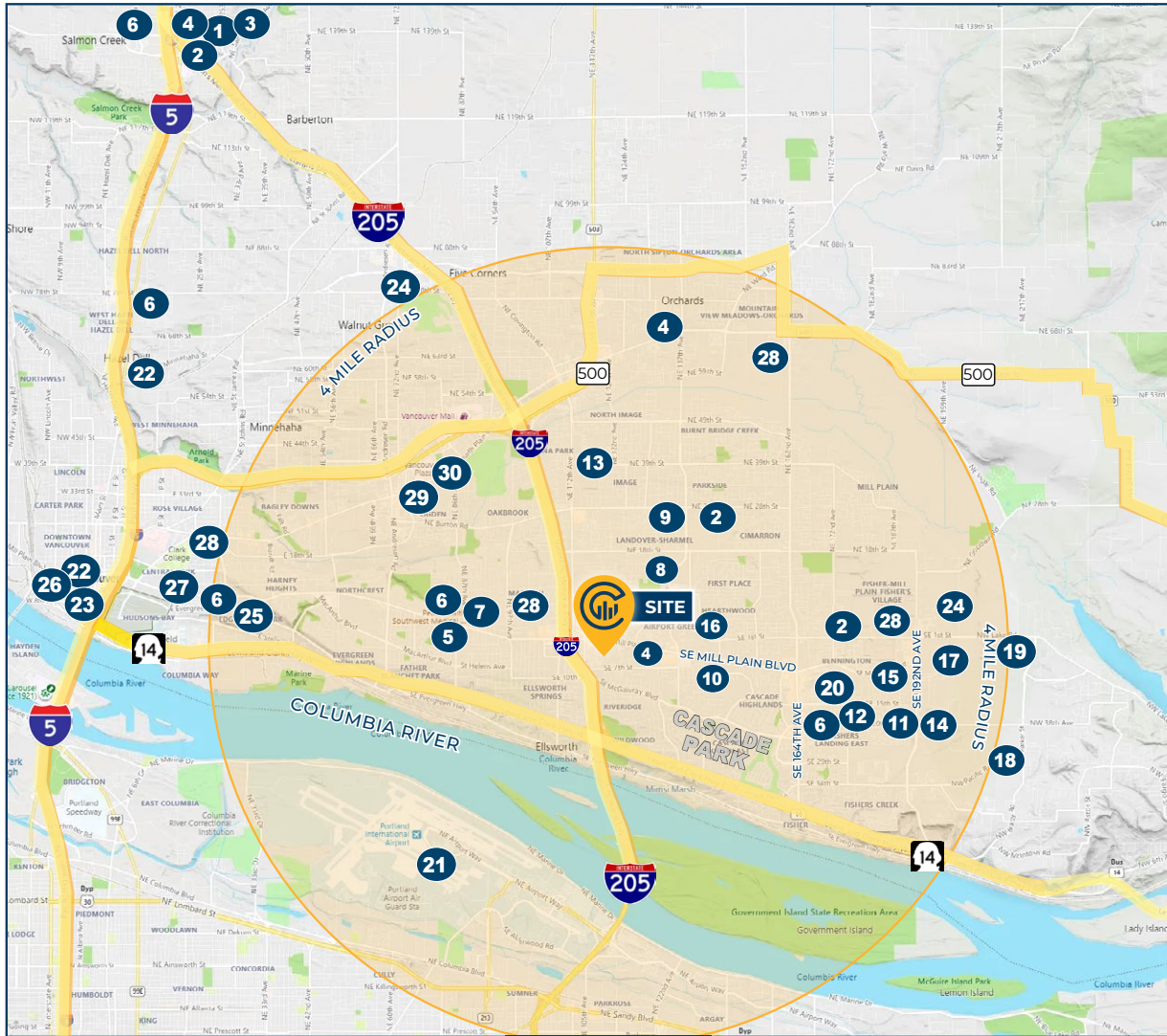


MEDIAN HOME PRICE  
**\$559.9K**  
HOME VALUES HAVE RISEN 5.8%  
OVER THE LAST YEAR &  
PREDICTED TO CONTINUE RISING





# CLARK COUNTY TOP EMPLOYERS



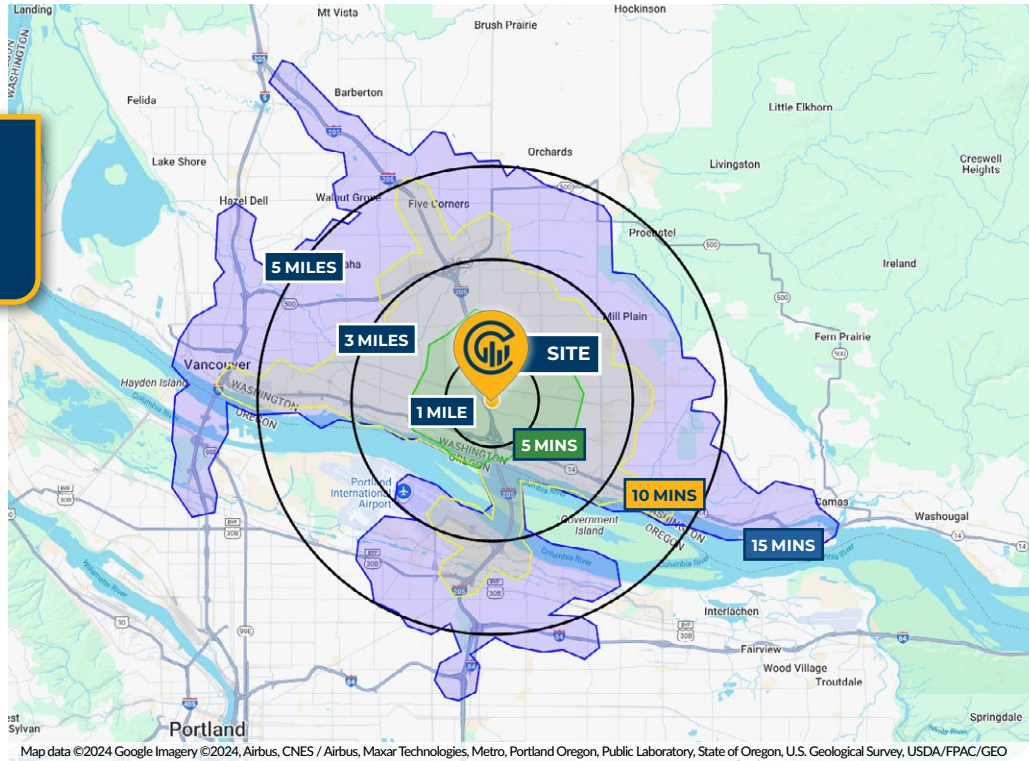
1. Legacy Medical Group
2. Vancouver Clinic
3. Washington State University
4. Kaiser Permanente
5. Rebound
6. Fred Meyer
7. Peace Health
8. Park Tower Business Park
9. Evergreen Public Schools
10. Wells Fargo
11. Graphic Packaging International
12. Nautilus Inc.
13. SEH America (ShinEtsu)
14. Fisher 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







# 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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