

FOR LEASE

FIRST STREET COMMERCIAL CENTER

16904 SE First Street | Vancouver, WA 98684



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

Ideally located in high growth East Clark County, close to Walmart, Costco, Home Depot and Columbia Tech Center. Great access to 192nd and 164th corridors. High traffic and population dense area.

AVAILABLE:

- Suite 102: 1,300 SF
- \$22.00/SF, NNN (estimated to be \$7.75/RSF annually)
- USE: Turnkey dance studio. Easy conversion to Retail/Office/Medical.
- PARKING: 45 on-site parking spaces



FOR MORE INFORMATION:

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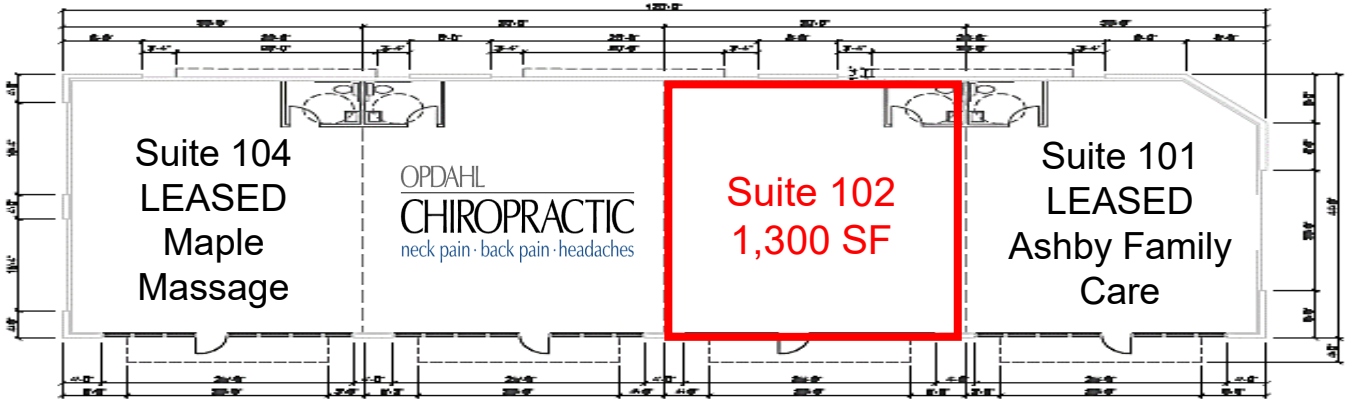
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2025 DEMOGRAPHICS

	2 Mile	3 Mile	5 Mile
Population	56,459	197,269	852,683
Average Household Income	\$120,575	\$116,767	\$111,253
Daytime Employment	19,902	76,244	356,092

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.