

For Lease

# 205 COMMERCE CENTER

I-205 and Mill Plain Boulevard | Vancouver, WA



Busy retail center located at NE Chkalov Drive and SE Mill Plain Boulevard, just east of I-205.

## Features:

- Situated at one of Vancouver's busiest intersections
- Co-tenants include Starbucks, Pizza Hut, Baskin Robbins
- Traffic Counts: 67,345 VPD at Mill Plain Boulevard and Chkalov Drive, 2011)
- Parking 5/1,000

## Available:

### Building 1

11504 SE Mill Plain Boulevard  
Suite 1K 900 SF

### Building 2

11516 SE Mill Plain Boulevard  
Suite 2B: 1,733 SF  
Suite 2E: 1,833 SF  
Suite 2F: 1,499 SF  
Suite 2K: 960 SF  
Suite 2M: 1,122 SF\*  
Suite 2C: 755 SF\*

\*(Suites M and C are combined).

### Building 3

11600 SE Mill Plain Boulevard  
Suite 3P 1,762 SF

## Lease Rate

# \$15.00-\$19.00/SF NNN

**NAI** Norris, Beggs  
& Simpson

Commercial Real Estate Services, Worldwide.

*The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.*

Contact Information

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tel 360 852 9622

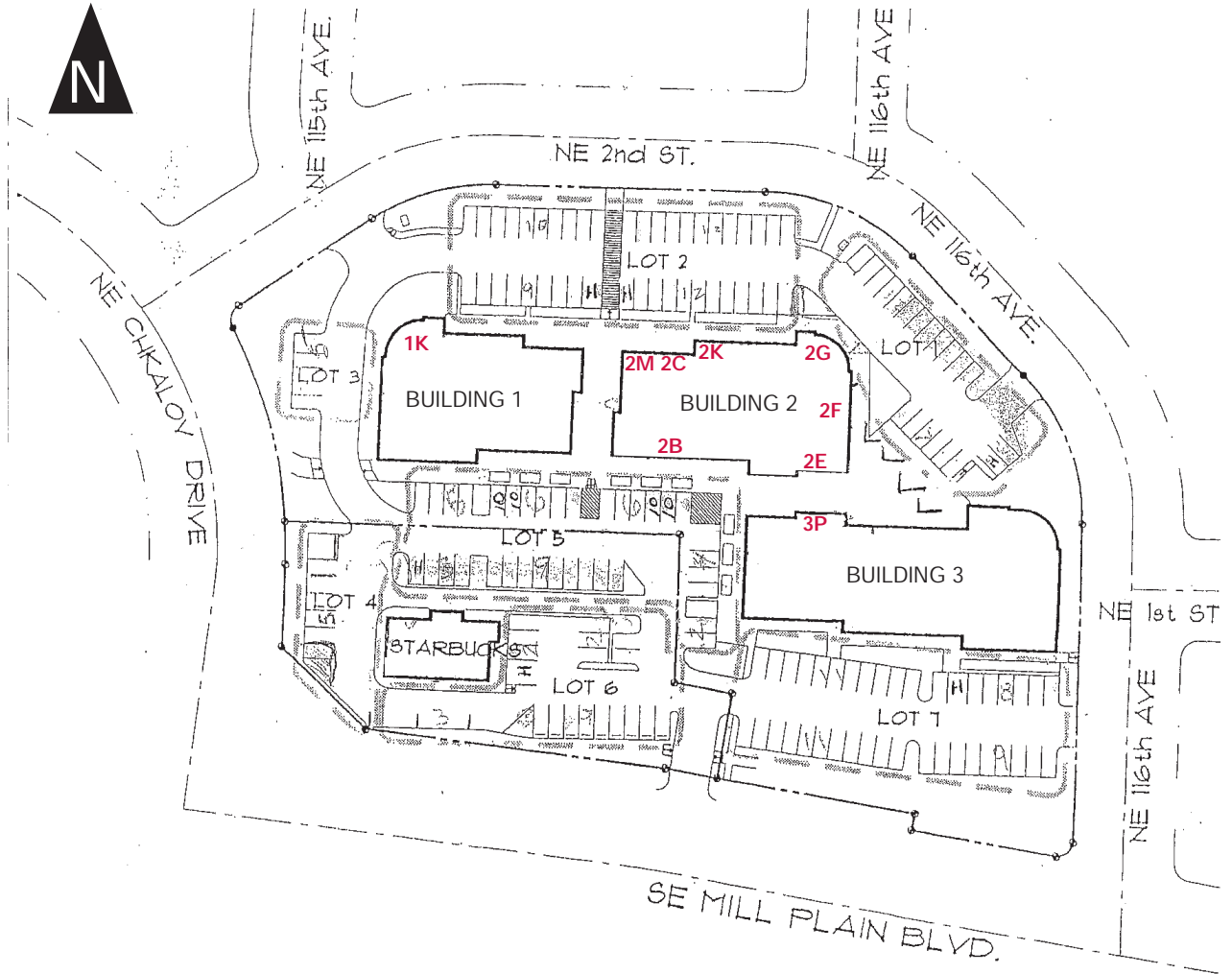
[plindloff@nai-nbs.com](mailto:plindloff@nai-nbs.com)

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## SITE PLAN



| Description                 | 1 Mile<br>Radius 1 | 3 Mile<br>Radius 2 | 5 Mile<br>Radius 3 |
|-----------------------------|--------------------|--------------------|--------------------|
| <b>Population</b>           |                    |                    |                    |
| 2016 Projection             | 15,982             | 111,706            | 250,628            |
| 2011 Estimate               | 14,879             | 103,542            | 231,345            |
| 2000 Census                 | 12,843             | 86,790             | 189,770            |
| Growth 1990 - 2000          | 24.32%             | 43.96%             | 48.81%             |
| <b>Households</b>           |                    |                    |                    |
| 2016 Projection             | 6,976              | 43,062             | 93,441             |
| 2011 Estimate               | 6,459              | 40,033             | 86,732             |
| 2000 Census                 | 5,395              | 33,247             | 71,309             |
| Growth 1990 - 2000          | 36.38%             | 48.78%             | 45.67%             |
| 2011 Est. Average HH Income | \$57,885           | \$62,415           | \$61,091           |
| 2011 Est. Median HH Income  | \$48,137           | \$52,521           | \$50,926           |



Commercial Real Estate Services, Worldwide.

700 Washington Street, Suite 608, Vancouver, Washington 98660 | 360.852.9600 main | www.nai-nbs.com

### Contact Information

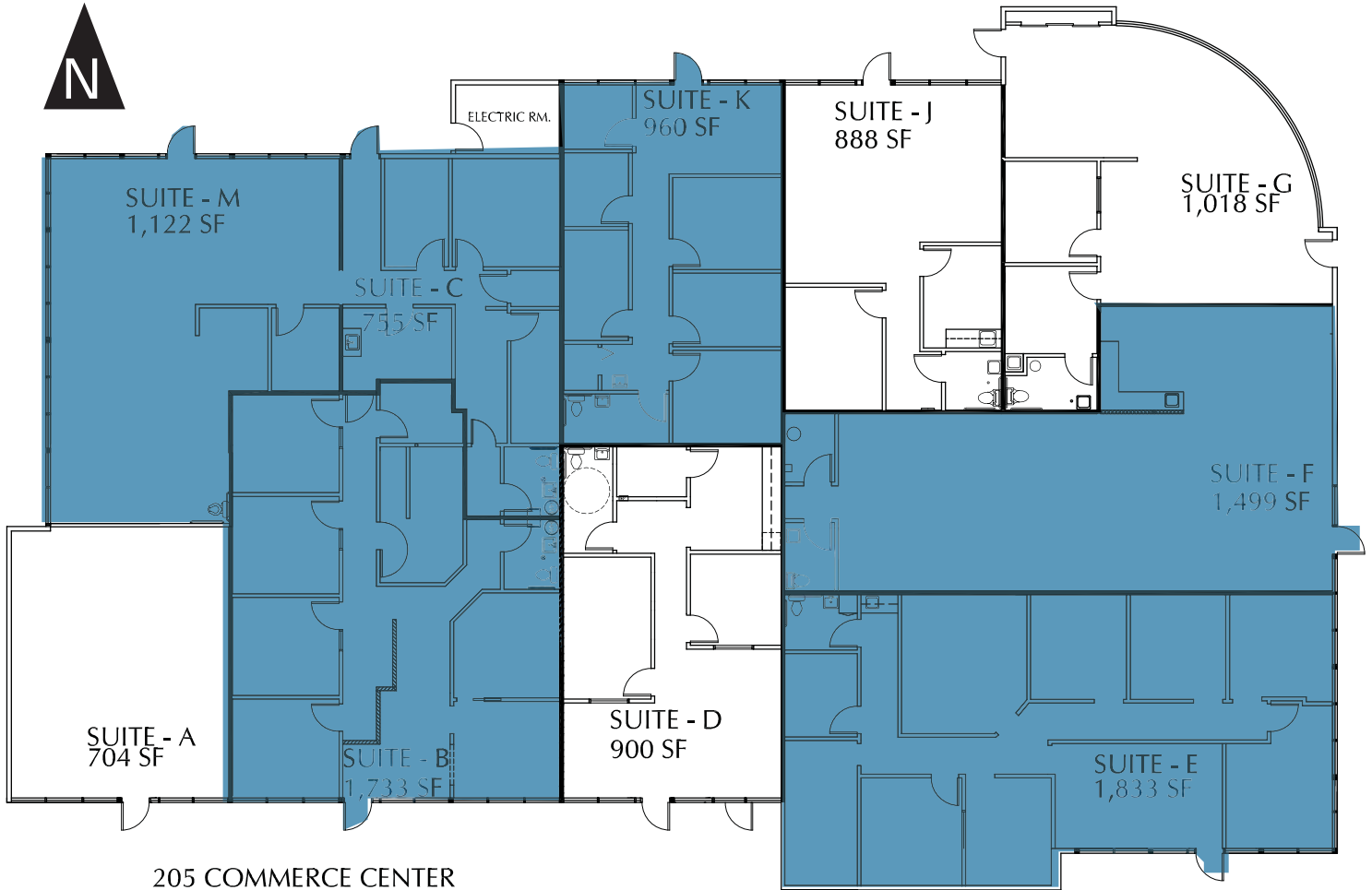
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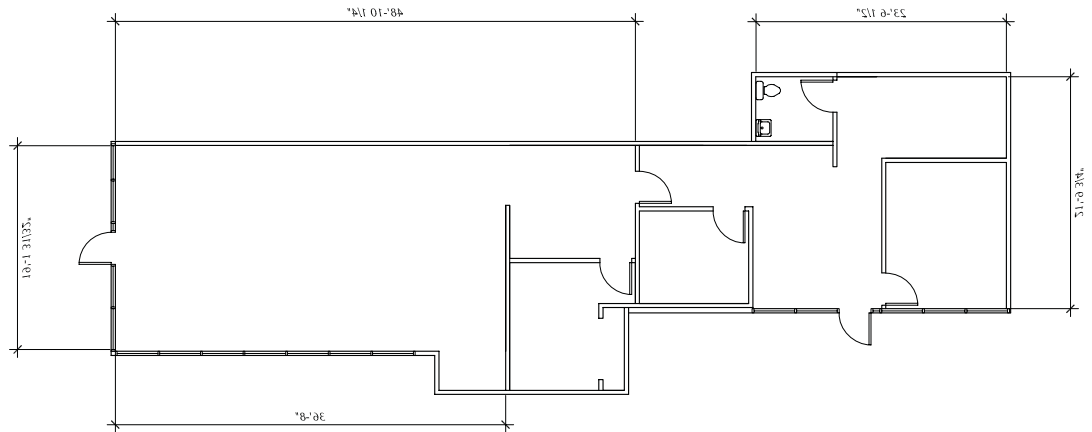
Available spaces shown in blue

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205 COMMERCE CENTER  
BUILDING 2 - AVAILABLE SPACES  
SCALE = 1/8" = 1'-0"



Bldg. 3 - Suite P - Floor Plan - 1,762 SF



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