



900 Washington Street, Suite 850 • Vancouver, WA 98660  
(360) 750-5595 • fax (360) 750-5594 • www.fg-cre.com

# For Lease



## Salmon Creek Center

14313 NE 20<sup>th</sup> Avenue  
Vancouver, WA 98686

**SALMON CREEK CENTER** is a retail strip center built in 1997 with a remodel completed Fall, 2017.

**LOCATION:** Located in the rapidly growing Salmon Creek area near Legacy Salmon Creek Hospital and WSU Vancouver. Retail services, shopping and dining are close by. Great access to both I-5 and I-205.

**AVAILABILITY:**

Suite 109\* – 1,200 SF

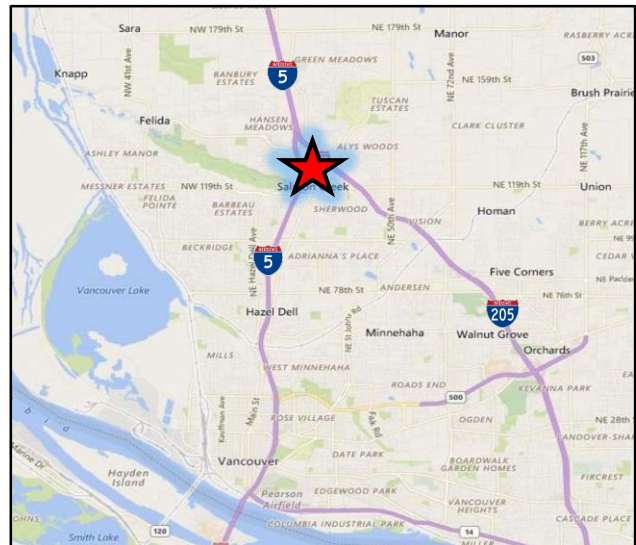
Suite 110\* – 1,200 SF

\* Suites 109 and 110 can be combined for 2,400 SF

Suite A104 – 4,800 SF

**LEASE RATE:** \$21.00/SF NNN

**SIGNAGE:** Building & Pylon

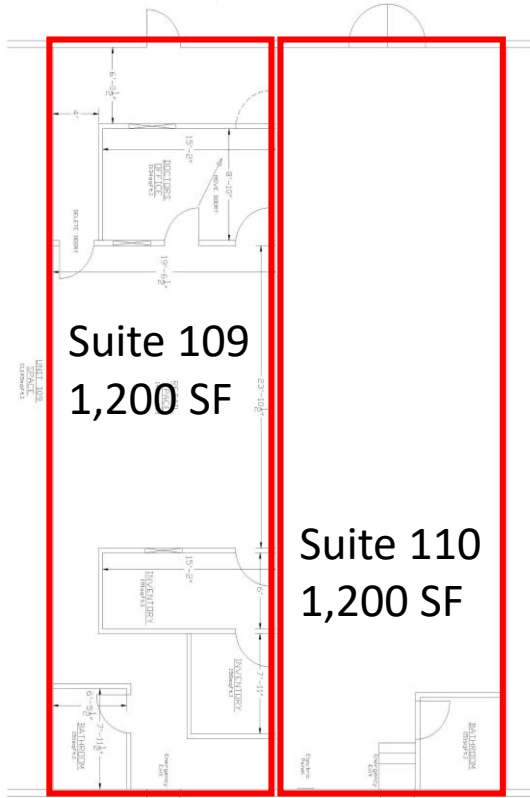


**FOR MORE INFO:**

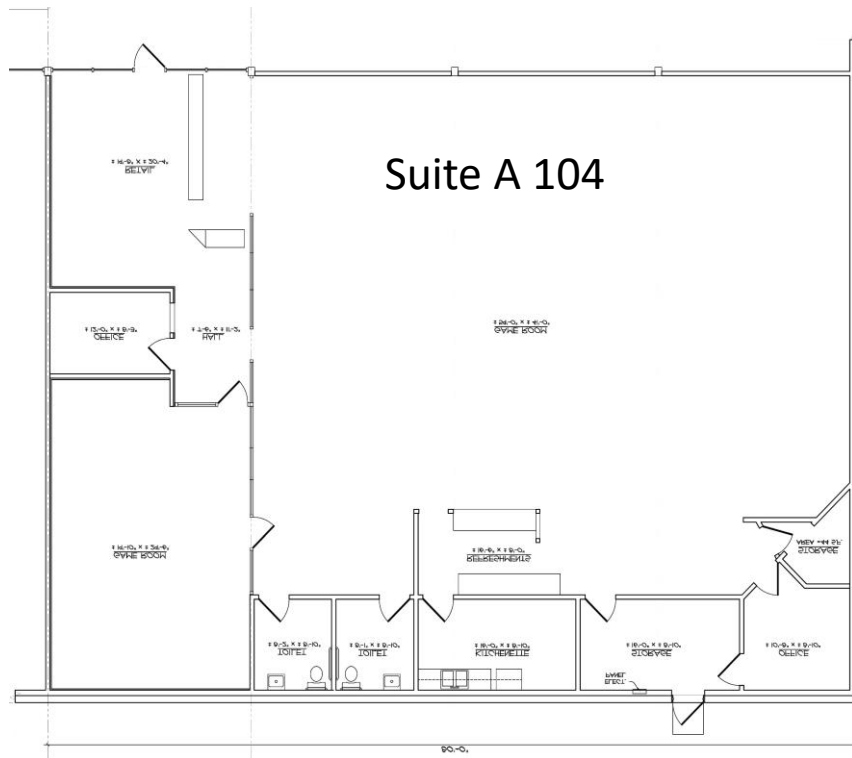
**Brett Irons | 360.597.0574 biron@fg-cre.com**

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Can be combined

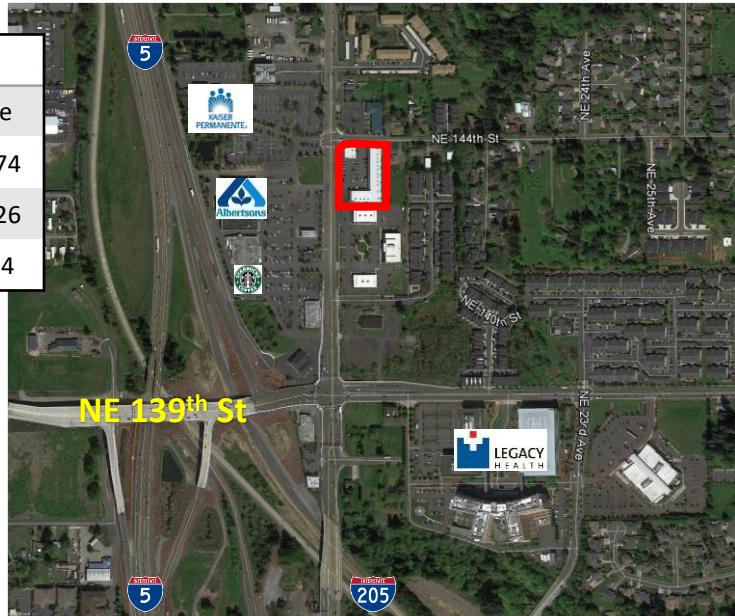


### 2017 Demographics

	1-Mile	3-Mile	5-Mile
Est. Population	9,615	62,410	123,374
Avg. Household Income	\$98,741	\$93,562	\$90,426
Daytime Employment	8,776	17,843	36,274

### Traffic Counts

NE 20<sup>th</sup> & NE 144<sup>th</sup> St – 14,960  
 NE 134<sup>th</sup> & NE 20<sup>th</sup> – 29,310  
 I-5 @ I-205 – 59,208



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.

[www.fg-cre.com](http://www.fg-cre.com)