

# RETAIL SPACE AVAILABLE



## LOCATION

NE Fourth Plain Rd & NE 112th Avenue  
Vancouver, Washington 98661

## RETAIL SPACE AVAILABLE

1,306 - 5,227 square feet

## TRAFFIC COUNTS

NE Fourth Plain Rd: 27,369 ADT ('12)

SR 500: 42,544 ADT ('12)

## CENTER CO-TENANTS INCLUDE:



The information contained herein has been obtained from sources deemed to be reliable, nonetheless, a prospective purchaser or lessee should verify all information to his or her satisfaction.

ORCHARDS MARKET CENTER

**NEW & NEVILLE**  
REAL ESTATE SERVICES

**X TEAM**  
INTERNATIONAL  
EXTENSIVE EXPERIENCE  
EXCLUSIVELY RETAIL

# PROPERTY DETAILS



## Property Highlights

- Located at the intersection of SR-500 (42,544 ADT) & NE Fourth Plain Rd (27,3609 ADT)
- Freeway visibility and accessibility
- Strong, national anchors
- Dense, mature demographic area
- 1,306 to 5,227 square feet available

## Demographics

	3 Mile	5 Mile
Population	110,250	222,270
Projected Population (2019)	115,138	232,118
Est. Households	40,279	84,147
Median Age	34.1	35.8
Bachelor Degree +	19.3%	21.5%
Average HH Income	\$66,317	\$67,474
Median HH Income	\$60,702	\$58,874
Area Businesses	4,174	8,731
Daytime Population	45,616	83,071
Median Home Value (2010)	\$228,654	\$245,225

\*2012 data, unless specified

## Property Details

Orchards Market Center is located at the intersection of SR-500 (42,544 ADT) and NE Fourth Plain Rd (27,369 ADT), one of southwest Washington's highest volume intersections. This 178,141 square foot center has freeway visibility and accessibility from SR-500, strong national anchors, and a dense, mature demographic area.

Orchards Market Center is anchored by LA Fitness, Office Depot | Max, Sportsman's Warehouse, JoAnn Fabrics, and Big 5 Sporting Goods and is easily accessible from NE Fourth Plain Road. There are two access points into the center on NE Fourth Plain Road and three access points from NE 112th Avenue. Retail space currently available at Orchards Market Center ranges from 1,306 square feet to 5,227 square feet.

Orchards Market Center is located two miles east of the 919,230 square foot Westfield Vancouver Mall (Vancouver's only enclosed regional mall) and the adjacent 548,598 square foot Vancouver Plaza.

There are 110,250 residents living within a three-mile radius and 222,270 residents living within a five-mile radius with average household incomes of \$66,317 and \$67,474 respectively. The daytime population within five miles of the site is 83,071. SEH America, Fisher Investments, Hewlett Packard, PeaceHealth Medical System, and the Bonneville Power Administration all have a significant presence in Vancouver.



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# PROPERTY INFORMATION

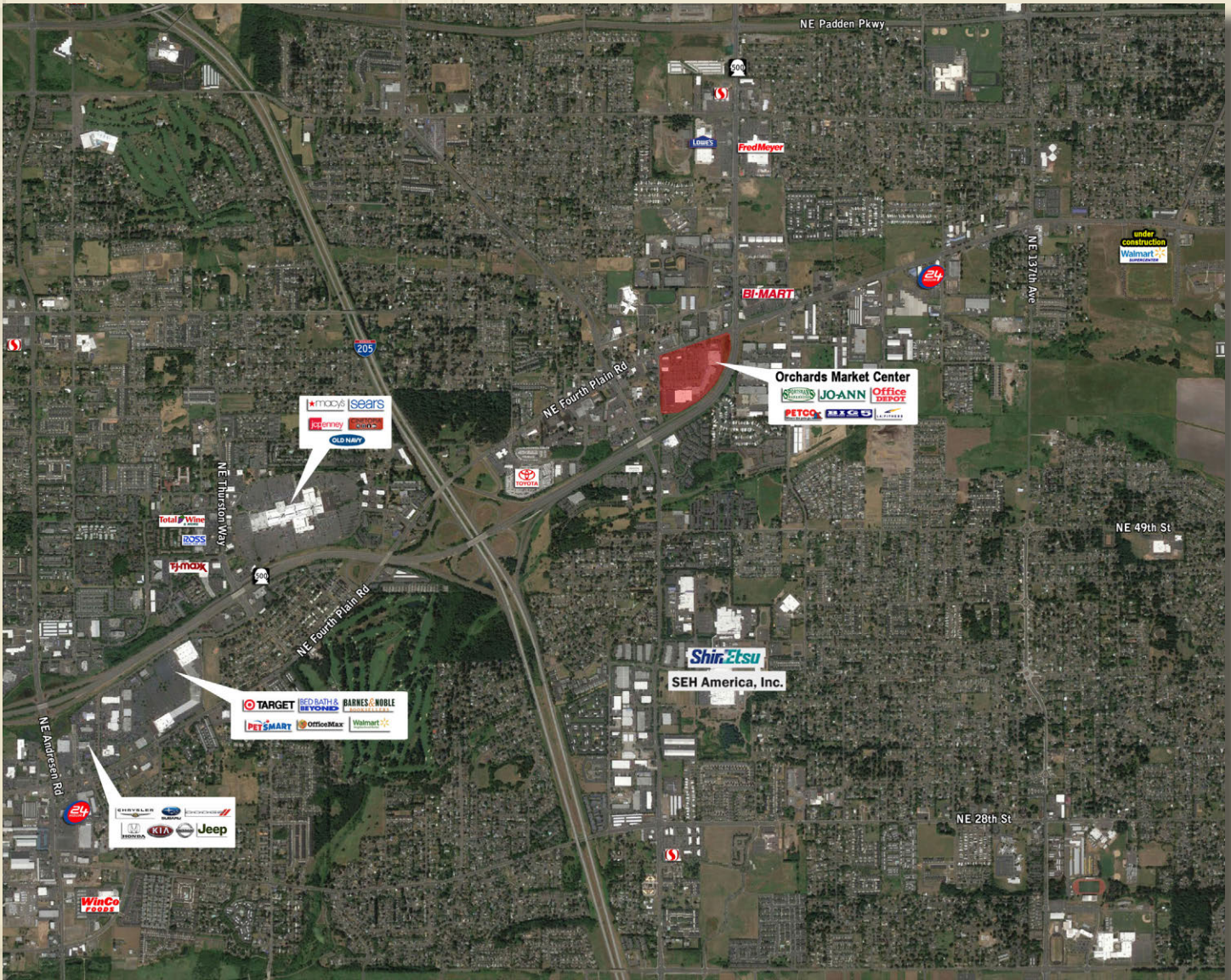


**Available Space**

Suite 402	1,307 SF
Suite 403	1,307 SF
Suite 404	1,307 SF
Suite 405	1,306 SF
<b>Total Combined:</b>	<b>5,227 SF</b>

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For More Information  
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E-FLYING RETAIL