

FOR LEASE

MILL PLAIN SQUARE

8606 Mill Plain Square | Vancouver, WA 98664



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



PROPERTY HIGHLIGHTS

- Phase 1 of a reconstruction project complete
- Fully renovated restaurant and retail space now available
- Available:
 - 5,000 SF (divisible to 1,200 SF)
 - \$25.00/SF NNN
- ¼ mile from PeaceHealth Medical Center
- Nearby retailers



FOR MORE INFORMATION:

Scott Higgins | 360.597.0577 | shiggins@fg-cre.com
KC Fuller | 360.597.0569 | kfuller@fg-cre.com



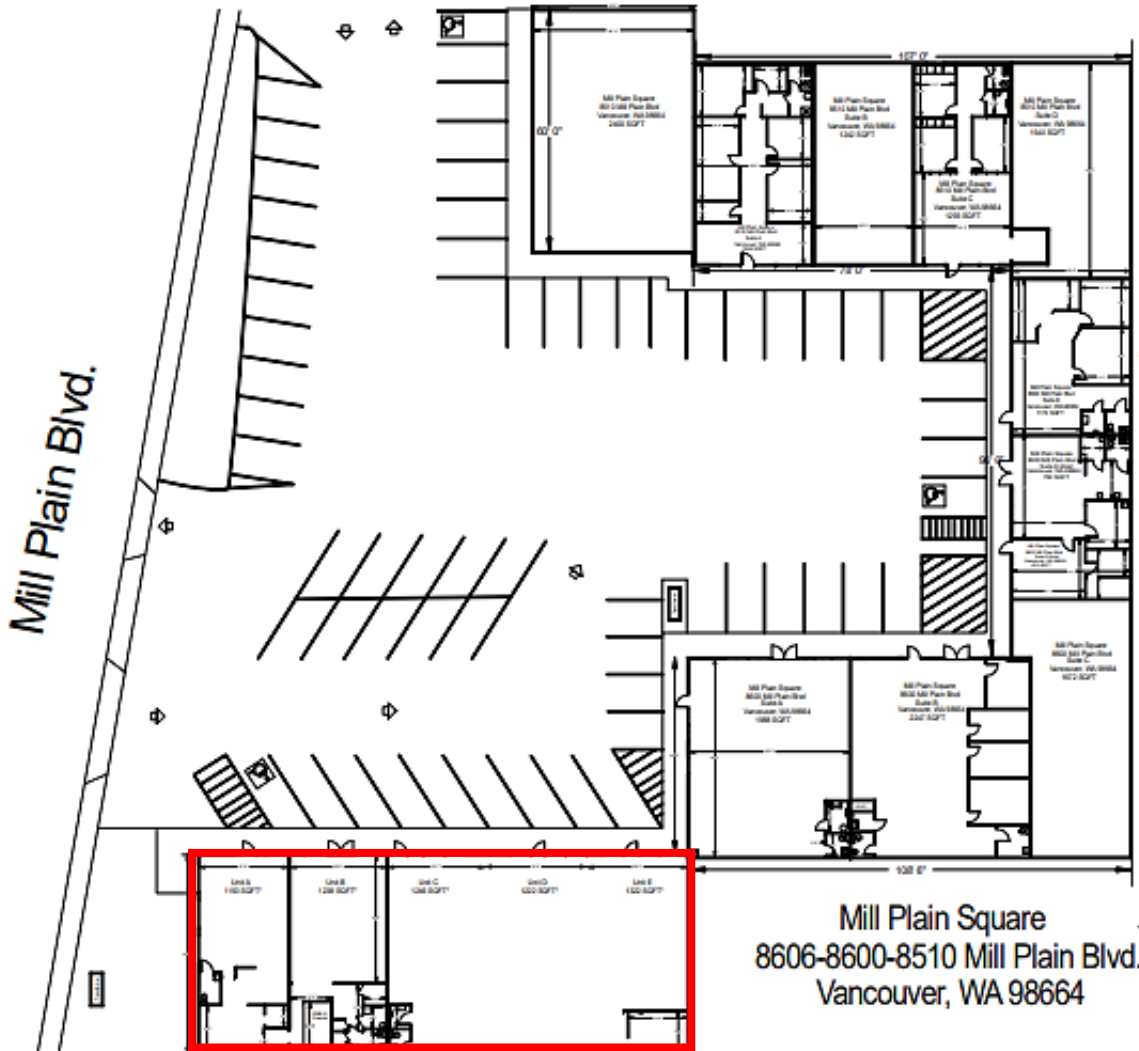
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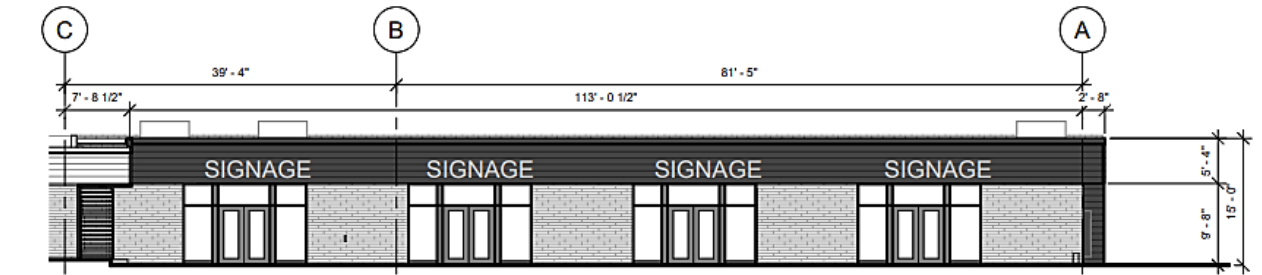


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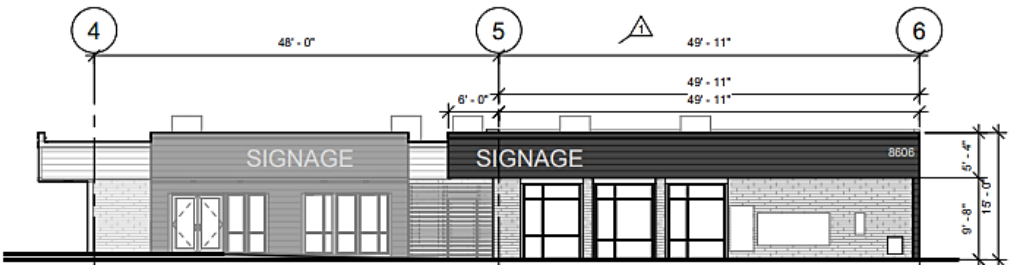


PARKING COUNT:
EXISTING = 56 SPACES
(2 FOR TRASH LOCATION, 38 TOTAL)
PROPOSED PLAN = 58 SPACES

NEW TRASH ENCLOSURE
8' DEEP X 12' WIDE, 7' TALL
CMU CONSTRUCTION, PLASTER FINISH,
PAINT CHARCOAL GREY, METAL ROOF



1 WEST ELEVATION OF 8606
X1.02 3/32" = 1'-0"



2 SOUTH ELEVATION OF 8606
X1.02 3/32" = 1'-0"

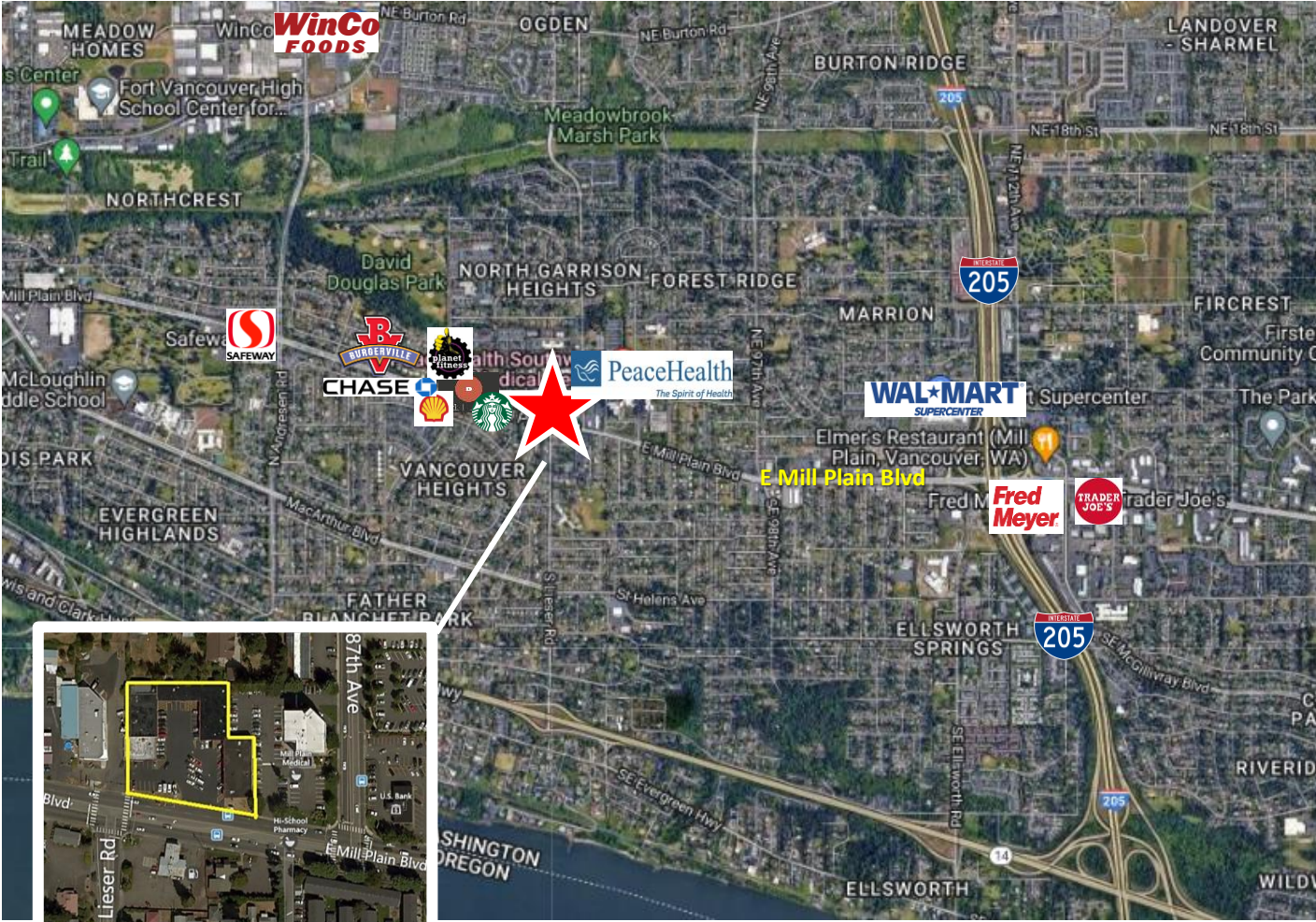
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2022 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	14,819	108,707	278,987
2027 Projected Population	16,077	119,334	302,259
Est. Average Household Income	\$91,031	\$79,848	\$86,355
Est. Total Businesses	1,239	5,386	14,110
Est. Total Employees	9,097	48,183	127,612

Average Daily Traffic

- E Mill Plain Blvd @ N Lieser Rd W – 24,290
- E Mill Plain Blvd @ N Lieser Rd E – 21,046
- NE 87th Ave @ E Mill Plain Blvd S – 12,041
- E Mill Plain Blvd @ NE 88th Ave E – 24,930

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.