

FOR LEASE

EASTSIDE SPECTRUM RETAIL/SERVICE SPACE

SE 164th Ave & SE 18th St, Vancouver, WA 98683



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



PROPERTY HIGHLIGHTS

- LOCATION: Excellent location on SE 164th Avenue and SE 18th Street with easy access from Hwy 14.
- NEIGHBORING RETAILERS:



- AVG. DAILY TRAFFIC COUNT: 64,456 +/- (North/South)
- ZONING: Community Commercial (CC)
- AVAILABILITY:
 - 2,759 SF endcap
- RENTAL RATE: \$26.00/SF/Year NNN



FOR MORE INFORMATION:

Deborah Ewing
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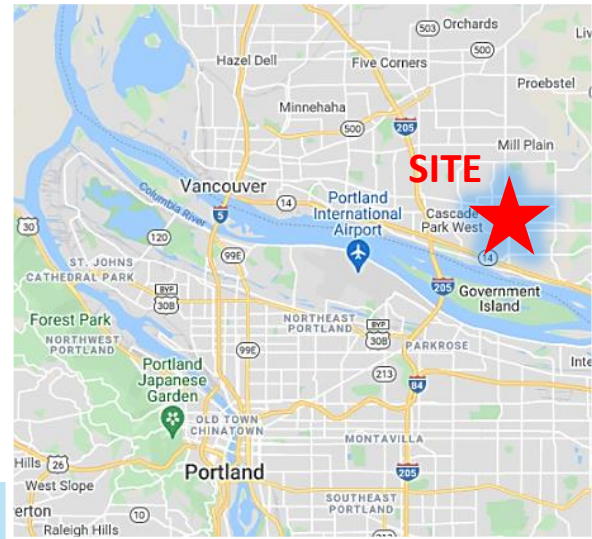


THE SITE

- This Center is located adjacent to Fred Meyer and south of the 42-acre Columbia Crossing, a 380,000 square foot retail development.
- The Center has great visibility and access from 164th Avenue, SE 20th Street and SE 15th Street.
- Eastside Spectrum is part of the Fisher's Landing Community, a 2,000-acre Master Planned community currently featuring over 4,000 single-family homes, 4,400 multi-family homes and 600 acres of retail, office and industrial development.

THE AREA

- The market has proven itself capable of supporting National retailers such as Target, Wal-Mart, Home Depot and Lowe's Home Improvement.
- SE 164th Avenue is a major arterial, connecting State Route 14 and SE Mill Plain Blvd. It has excellent freeway access with a major interchange at Mill Plain Blvd. / I-205 and State Route 14 / 164th Avenue.
- A few of Clark County's largest employers are located within the same trade area, including Hewlett-Packard, WaferTech, PeaceHealth, Nautilus, Fisher Investments and Banfield Pet Hospital Headquarters.



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AREA EMPLOYERS & BUSINESS PARKS

Columbia Tech Center	10,000
Hewlett-Packard	600
Sigma Design, Inc.	409
Cascade Business Park	550
WaferTech	1,400
PeaceHealth	300
Fisher Investments	3,500
Vancouver Innovation Center	1,100

AREA RETAILERS

1. SE 192nd Avenue & Mill Plain Blvd:

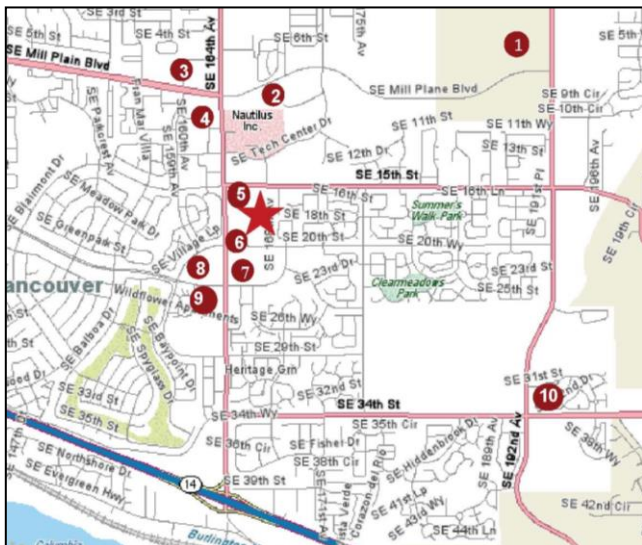
Wal-Mart, Home Depot, Lowe's
PetSmart, Chase, Riverview Bank,
Gentle Dental

- #### 2. Columbia Crossing (164th & Mill Plain):
- Kohl's, Ross Dress for Less,
Bed Bath & Beyond, Cost Plus World
Market, Michael's Crafts, Chipotle,
Panera Bread, Dress Barn, Sleep
Country, Peet's Coffee



NEIGHBORING RETAILERS

- Target, Old Spaghetti Factory, Red Robin
- Regal Cinema
- Black Bear Diner
- Walgreens, Gustav's, Big Al's, Burgerville
- Fred Meyer, Perfect Look, Baskin Robbins
- Fisher's Landing Marketplace:** New Seasons, Big Lots, Homestreet Bank, Shari's, Mud Bay
- Edward Jones, Subway, H&R Block, Farmer's Insurance
- Riverstone Marketplace:** QFC, Columbia Credit Union, Bank of America, Starbucks, Les Schwab, IQ Credit Union, Natural Grocers, Legacy GoHealth Urgent Care.



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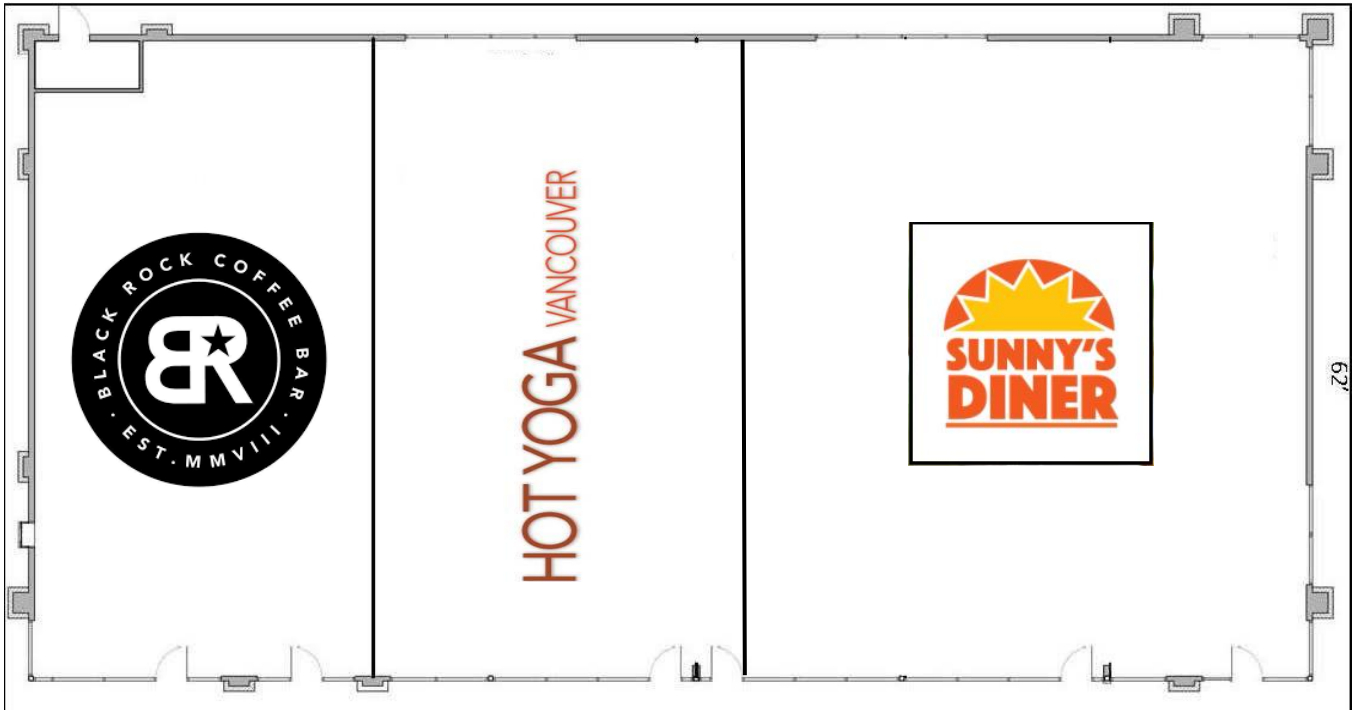
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EASTSIDE SPECTRUM ADDITION BUILDING 9



2022 Demographics

	1-Mile	3-Mile	5-Mile
Est. Population	19,953	88,920	195,702
Avg. Household Income	\$92,988	\$102,489	\$98,368
Area Businesses	971	3,134	8,356
Daytime Employment	8,374	28,812	83,022

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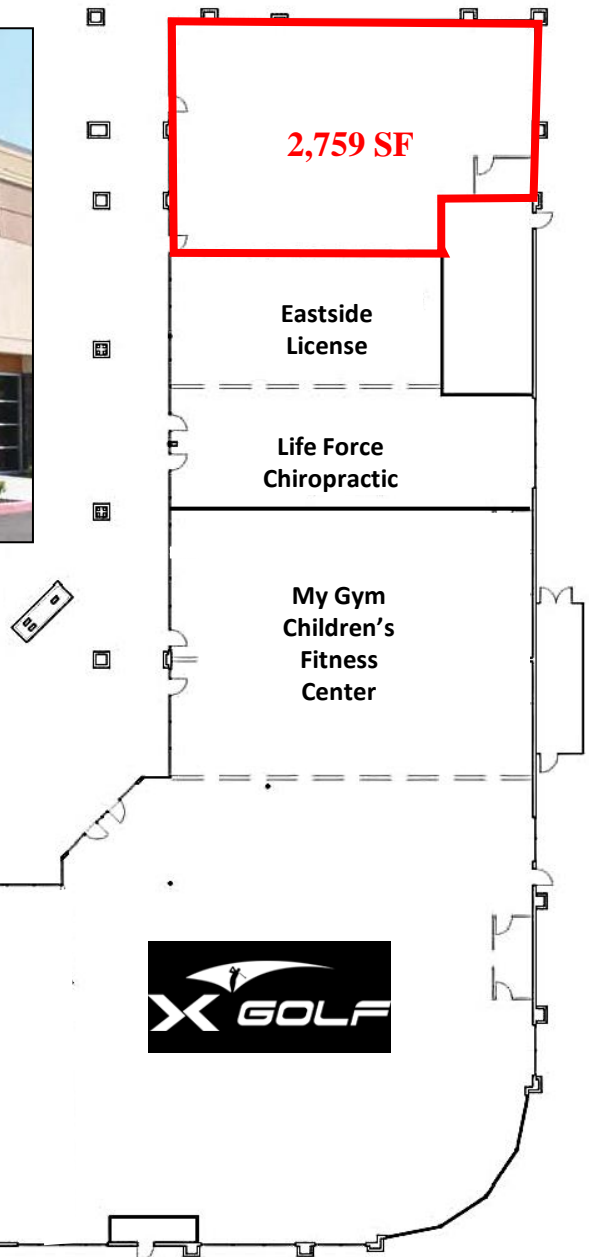
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EASTSIDE SPECTRUM ADDITION

BUILDING 10: **2,759 SF ENDCAP AVAILABLE**



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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.