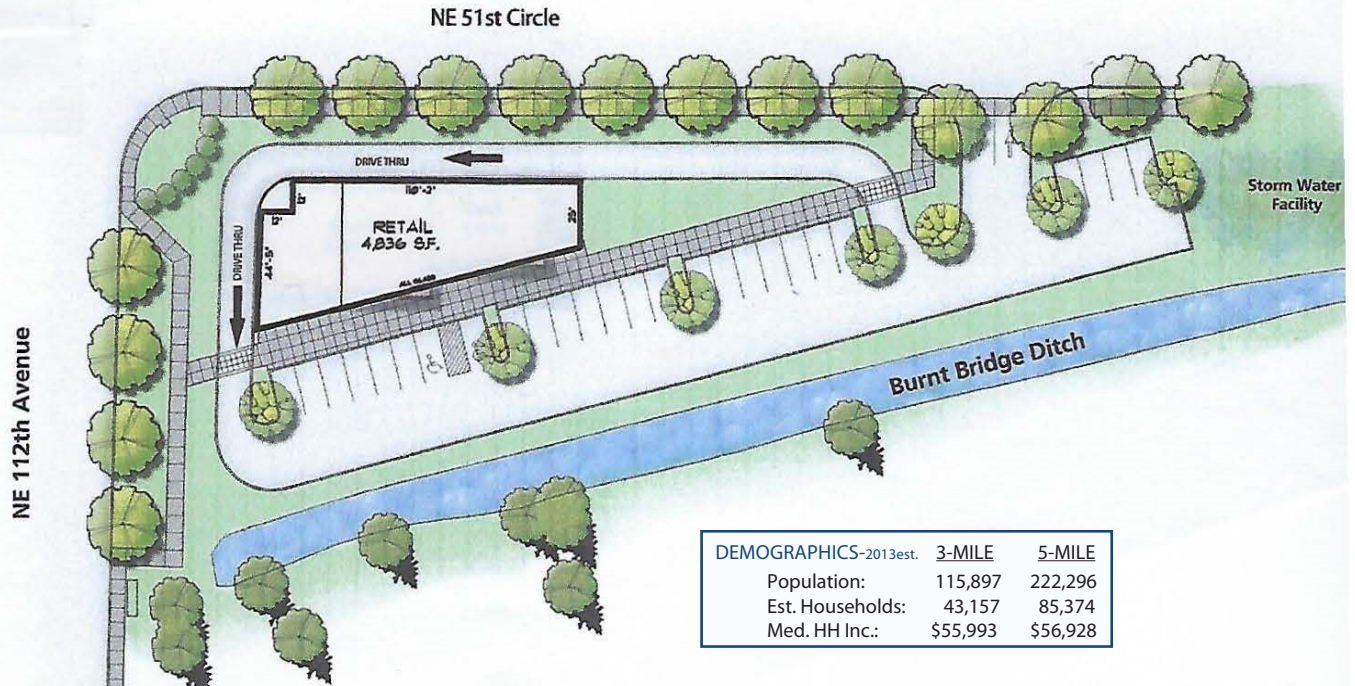
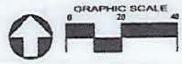


FOR LEASE ----- 5,000 sf Retail

APPROVED FOR DRIVE - THRU



- ▶ **LOCATION:** 1 Block from the major intersection of NE 112TH & SR500.
- ▶ **PROPERTY HIGHLIGHTS:**
Approved Retail with Drive Thru for coffee, fast food or bank.
Located within walking distance of the new 40,000 sf YMCA.
- ▶ The building is on the "going to work" side of 112th Ave about 850' from the SR 500 ON/OFF ramps with over 40,000 cpd.
- ▶ **Current Project Design:**
Currently designed with 5,000sf of retail and is available for lease.

Lease Rate of \$25.00-\$35 psf

For More Information
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SUMMARY DEMOGRAPHIC PROFILE

2000 - 2010 Census, 2011 Estimates & 2016 Projections

Calculated using Proportional Block Groups

Prepared For



Lat/Lon: 45.659191/-122.557805

March 2015

RS1

Ne 112th Ave & Ne 51st Cir Vancouver, WA		3.00 mi radius	5.00 mi radius
POPULATION	2011 Estimated Population	115,897	222,296
	2016 Projected Population	120,860	231,372
	2010 Census Population	114,666	220,151
	2000 Census Population	95,415	185,175
	Historical Annual Growth 2000 to 2011	2.0%	1.8%
	Projected Annual Growth 2011 to 2016	0.9%	0.8%
	2011 Median Age	35.6	35.8
HOUSEHOLDS	2011 Estimated Households	43,157	85,374
	2016 Projected Households	47,021	92,792
	2010 Census Households	42,216	83,654
	2000 Census Households	34,287	69,226
	Historical Annual Growth 2000 to 2011	1.2%	1.1%
Projected Annual Growth 2011 to 2016	1.8%	1.7%	
POPULATION BY RACE	2011 Estimated White	82.1%	81.9%
	2011 Estimated Black or African American	2.7%	2.7%
	2011 Estimated Asian & Pacific Islander	5.7%	5.9%
	2011 Estimated American Indian & Native Alaskan	0.9%	0.9%
	2011 Estimated Other Races	8.6%	8.5%
	2011 Estimated Hispanic	10.0%	10.1%
INCOME	2011 Estimated Average Household Income	\$ 63,857	\$ 66,949
	2011 Estimated Median Household Income	\$ 55,993	\$ 56,928
	2011 Estimated Per Capita Income	\$ 24,045	\$ 26,002
EDUCATION (AGE 25+)	2011 Elementary	2.6%	2.9%
	2011 Some High School	6.9%	6.6%
	2011 High School Graduate	29.1%	27.6%
	2011 Some College	29.7%	28.7%
	2011 Associates Degree Only	10.9%	10.7%
	2011 Bachelors Degree Only	13.5%	15.4%
	2011 Graduate Degree	7.3%	8.1%
BUSINESS	Number of Businesses	4,190	7,442
	Total Number of Employees	47,516	79,489
	Employee Population per Business	11.3	10.7
	Residential Population per Business	27.7	29.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.