# FOR SALE | OPTION FOR LEASE | Company | Compa

5600 SQFT RESTAURANT BUILDING 1401 NE 78TH ST | VANCOUVER, WA \$1,450,000 FOR LEASE AT \$6,500/MO

# **PROPERTY INFORMATION**

- 5,600 Sq. Ft. Commercial Bld.
- Dragon King Restaurant formerly
- Serves I-5 Interchange
- Generous Onsite Parking.
- Highly Trafficked 78th St.
- Great Buffet Style Site.

1.45 Acres GC



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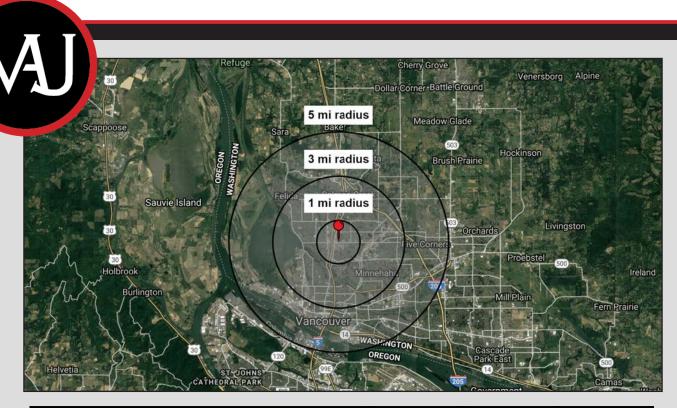
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1401 NE 78th St	4 ! !!					
Vancouver, WA 98665	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2018) Projected Population (2023) Census Population (2010) Census Population (2000)	14,056 15,262 12,587 11,212		100,138 109,156 90,265 80,028		200,612 218,422 178,174 151,205	
Projected Annual Growth (2018-2023) Historical Annual Growth (2010-2018) Historical Annual Growth (2000-2010)	1,206 1,469 1,375	1.7% 1.5% 1.2%	9,018 9,873 10,237	1.8% 1.4% 1.3%	17,810 22,438 26,969	1.8% 1.6% 1.8%
Estimated Population Density (2018) Trade Area Size	4,476 p 3.1 s		3,543 <i>psm</i> 28.3 <i>sq mi</i>		2,555 <i>psm</i> 78.5 <i>sq mi</i>	
Households Estimated Households (2018) Projected Households (2023) Census Households (2010) Census Households (2000)	5,852 6,265 5,279 4,628		38,718 41,621 35,221 31,152		78,676 84,553 70,473 59,009	
Projected Annual Growth (2018-2023) Historical Annual Change (2000-2018)	413 1,224	1.4% 1.5%	2,903 7,566	1.5% 1.3%	5,878 19,666	1.5% 1.9%
Average Household Income Estimated Average Household Income (2018) Projected Average Household Income (2023) Census Average Household Income (2010) Census Average Household Income (2000)	\$65,025 \$73,323 \$53,227 \$46,170		\$86,612 \$97,539 \$63,612 \$54,061		\$84,699 \$95,505 \$64,032 \$53,242	
Projected Annual Change (2018-2023) Historical Annual Change (2000-2018)	\$8,298 \$18,856	2.6% 2.3%	\$10,928 \$32,551	2.5% 3.3%	\$10,807 \$31,457	2.6% 3.3%

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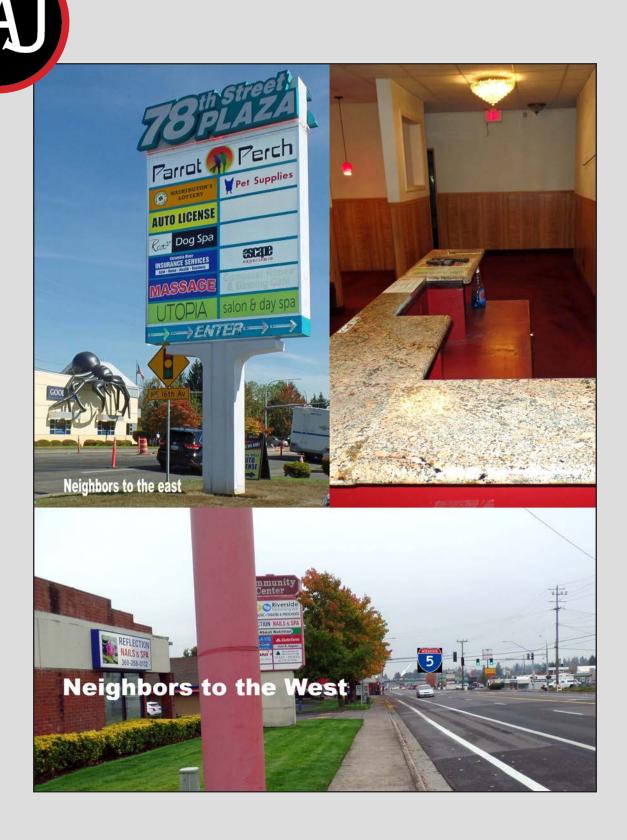


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