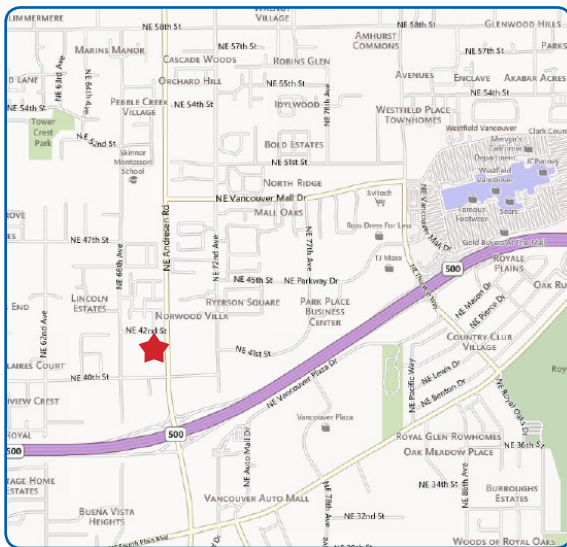


Central Vancouver Retail/Office Pads

Andresen & 42nd Street | Vancouver, WA



Available For Sale/Lease



Property Location: Andresen & 42nd Street
Vancouver, WA

Space Available: 5,000 SF - 10,000 SF

Lease Rate: \$22.00 - \$27.00/SF NNN

Property Description: Sites are available for sale or build to suit. Please call for details. Ideal owner/user professional office/retail.

Traffic Counts: Andresen Rd. -21,565 ADT (12)
SR-500 -61,134 ADT (12)

Demographics:	1mile	3mile	5mile
Projected Population	18,584	115,865	253,193
Estimated Population	17,435	109,752	241,430
2013 Avg. HH Income	\$49,158	\$57,967	\$64,499
Employees	12,788	48,768	113,416

Steve Mack

Direct: 360-823-5131

Fax: 360-823-5138

SteveM@CBCWorldwideNW.com

Michael A. Jenkins

Direct: 360-823-5102

Fax: 360-823-1102

MikeJ@CBCWorldwideNW.com



**COLDWELL
BANKER
COMMERCIAL**

JENKINS & ASSOCIATES

www.CBCWorldwideNW.com

300 W 15th Street, Suite 201 | Vancouver, WA
360-699-4494

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

Demographics

4201 NE 66th Ave, Vancouver, Washington, 98661,
Rings: 1, 3, 5 mile radii

Latitude: 45.652290261
Longitude: -122.6045800

	1 mile	3 miles	5 miles
Population			
2000 Population	13,228	92,184	205,828
2010 Population	16,888	106,805	236,375
2013 Population	17,435	109,752	241,430
2018 Population	18,548	115,865	253,193
2000-2010 Annual Rate	2.47%	1.48%	1.39%
2010-2013 Annual Rate	0.99%	0.84%	0.65%
2013-2018 Annual Rate	1.24%	1.09%	0.96%
2013 Male Population	47.3%	48.8%	49.2%
2013 Female Population	52.7%	51.2%	50.8%
2013 Median Age	33.0	35.5	36.3

In the identified area, the current year population is 241,430. In 2010, the Census count in the area was 236,375. The rate of change since 2010 was 0.65% annually. The five-year projection for the population in the area is 253,193 representing a change of 0.96% annually from 2013 to 2018. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 36.3, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	77.4%	80.2%	81.4%
2013 Black Alone	4.4%	3.2%	2.9%
2013 American Indian/Alaska Native Alone	0.8%	1.0%	1.0%
2013 Asian Alone	4.6%	4.2%	4.2%
2013 Pacific Islander Alone	1.3%	1.0%	0.9%
2013 Other Race	5.8%	5.3%	4.6%
2013 Two or More Races	5.7%	5.0%	5.0%
2013 Hispanic Origin (Any Race)	13.1%	12.1%	11.0%

Persons of Hispanic origin represent 11.0% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.5 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	5,048	36,162	78,714
2010 Households	7,103	42,757	92,153
2013 Total Households	7,349	44,053	94,447
2018 Total Households	7,824	46,626	99,363
2000-2010 Annual Rate	3.47%	1.69%	1.59%
2010-2013 Annual Rate	1.05%	0.92%	0.76%
2013-2018 Annual Rate	1.26%	1.14%	1.02%
2013 Average Household Size	2.37	2.47	2.53

The household count in this area has changed from 92,153 in 2010 to 94,447 in the current year, a change of 0.76% annually. The five-year projection of households is 99,363, a change of 1.02% annually from the current year total. Average household size is currently 2.53, compared to 2.53 in the year 2010. The number of families in the current year is 60,315 in the specified area.

Demographics

4201 NE 66th Ave, Vancouver, Washington, 98661,
Rings: 1, 3, 5 mile radii

Latitude: 45.652290261
Longitude: -122.6045800

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$39,244	\$44,527	\$50,187
2018 Median Household Income	\$43,737	\$50,876	\$57,064
2013-2018 Annual Rate	2.19%	2.70%	2.60%
Average Household Income			
2013 Average Household Income	\$49,158	\$57,967	\$64,499
2018 Average Household Income	\$55,088	\$66,471	\$74,500
2013-2018 Annual Rate	2.30%	2.78%	2.92%
Per Capita Income			
2013 Per Capita Income	\$20,698	\$23,402	\$25,452
2018 Per Capita Income	\$23,213	\$26,875	\$29,441
2013-2018 Annual Rate	2.32%	2.81%	2.95%

Households by Income

Current median household income is \$50,187 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$57,064 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$64,499 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$74,500 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$25,452 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$29,441 in five years, compared to \$32,073 for all U.S. households

Housing

2000 Total Housing Units	5,339	38,265	83,492
2000 Owner Occupied Housing Units	1,923	18,911	46,087
2000 Renter Occupied Housing Units	3,125	17,251	32,627
2000 Vacant Housing Units	291	2,103	4,778
2010 Total Housing Units	7,657	45,648	98,011
2010 Owner Occupied Housing Units	2,380	21,431	52,269
2010 Renter Occupied Housing Units	4,723	21,326	39,884
2010 Vacant Housing Units	554	2,891	5,858
2013 Total Housing Units	7,802	46,606	100,054
2013 Owner Occupied Housing Units	2,416	21,712	52,755
2013 Renter Occupied Housing Units	4,933	22,341	41,692
2013 Vacant Housing Units	453	2,553	5,607
2018 Total Housing Units	8,233	49,132	105,097
2018 Owner Occupied Housing Units	2,607	23,084	55,712
2018 Renter Occupied Housing Units	5,218	23,542	43,652
2018 Vacant Housing Units	409	2,506	5,734

Currently, 52.7% of the 100,054 housing units in the area are owner occupied; 41.7%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 98,011 housing units in the area - 53.3% owner occupied, 40.7% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 0.92%. Median home value in the area is \$201,504, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 2.57% annually to \$228,780.