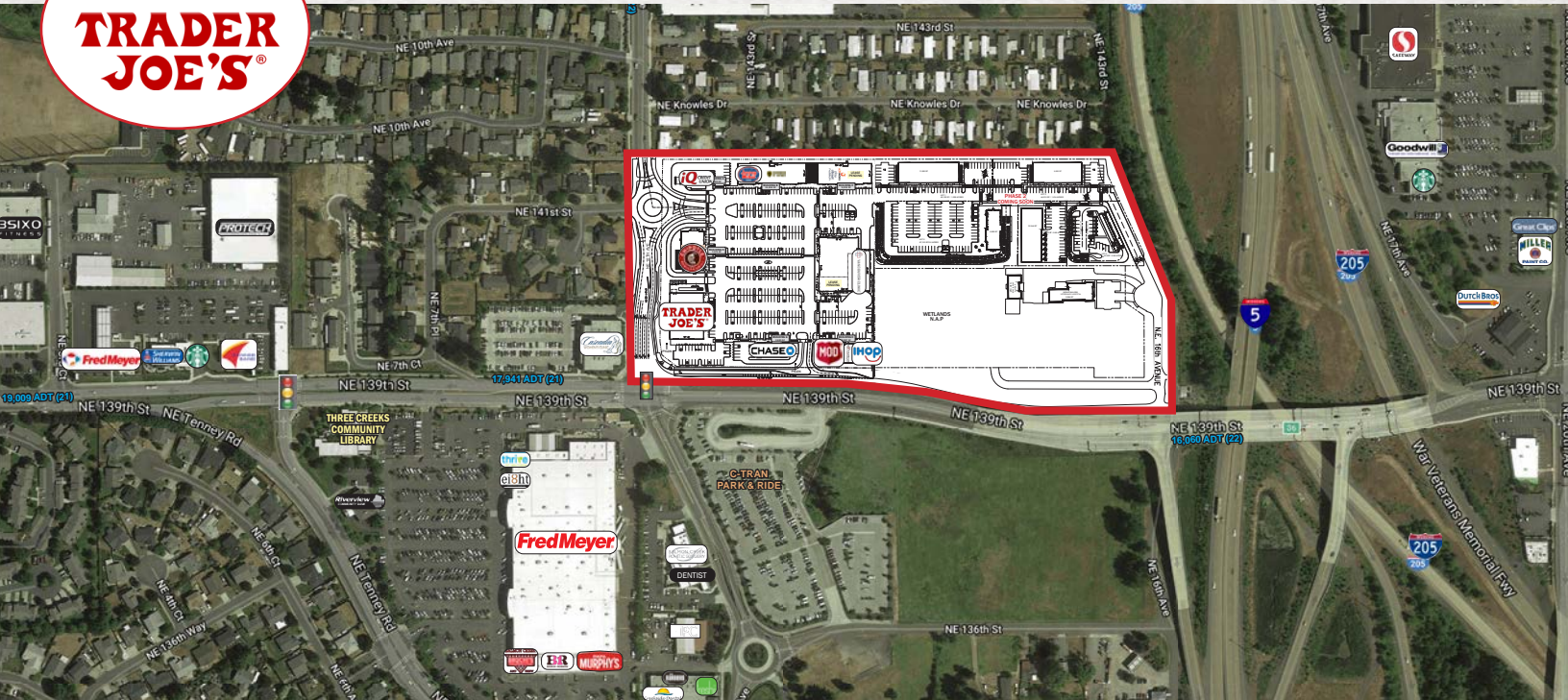


NOW LEASING > NEW SHOPPING CENTER

# SKYVIEW STATION

SALMON CREEK | VANCOUVER, WA



## LOCATION

Salmon Creek: NE 10th Ave & NE 139th St

## AVAILABLE SPACE

New restaurant/retail shop space  
Up to +/- 11,904 SF available

## RENTAL RATE

Please call for details

## HIGHLIGHTS

- New anchor, restaurant and retail shop space opportunities.
- Located off the new 139th Street freeway interchange at the merge of I-5 and I-205.
- Across from Fred Meyer in a high traffic retail area with surrounding residential.

## TRAFFIC COUNTS

NE 139th Street - 17,941 ADT ('21)  
I-5 @ I-205 - 105,761 ADT ('22)

## ANCHORED BY



## NEARBY



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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Kelli Maks 503.680.3765 | kelli@cra-nw.com  
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503.274.0211  
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RENDERINGS

SKYVIEW STATION  
NE 10TH AVE & NE 139TH ST  
SALMON CREEK | VANCOUVER, WA



# SKYVIEW STATION NE 10TH AVE & NE 139TH ST SALMON CREEK | VANCOUVER, WA



**WESTSIDE GOLF RANGE**

**SKYVIEW HIGH SCHOOL  
11 STUDENTS**

**SALMON CREEK INDOOR SPORTS**

**BANNER BANK**

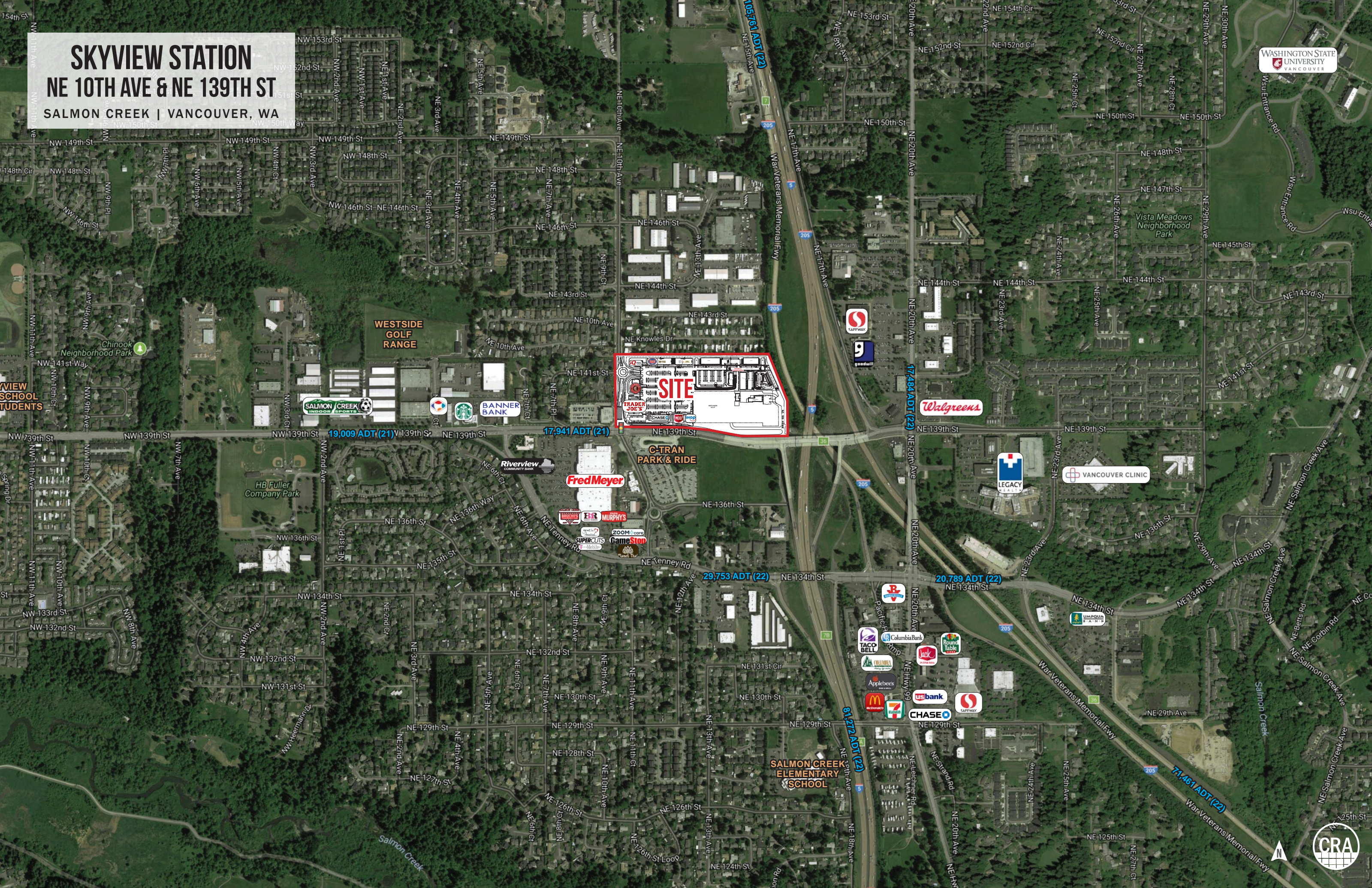
**Fred Meyer**

**C-TRAN PARK & RIDE**

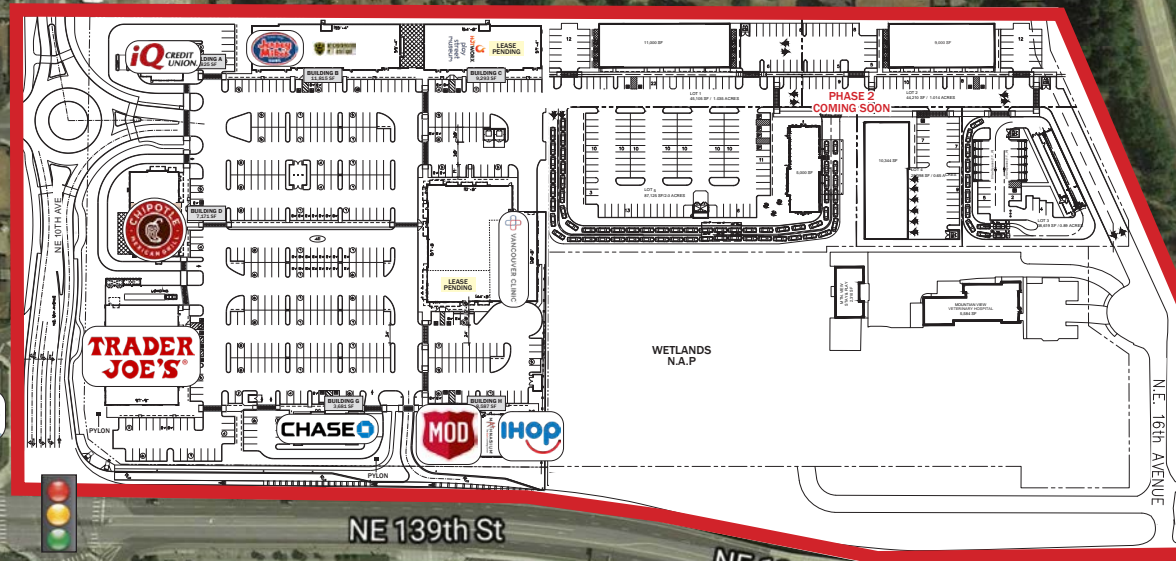
**Walgreens**

**VANCOUVER CLINIC**

**SALMON CREEK ELEMENTARY SCHOOL**

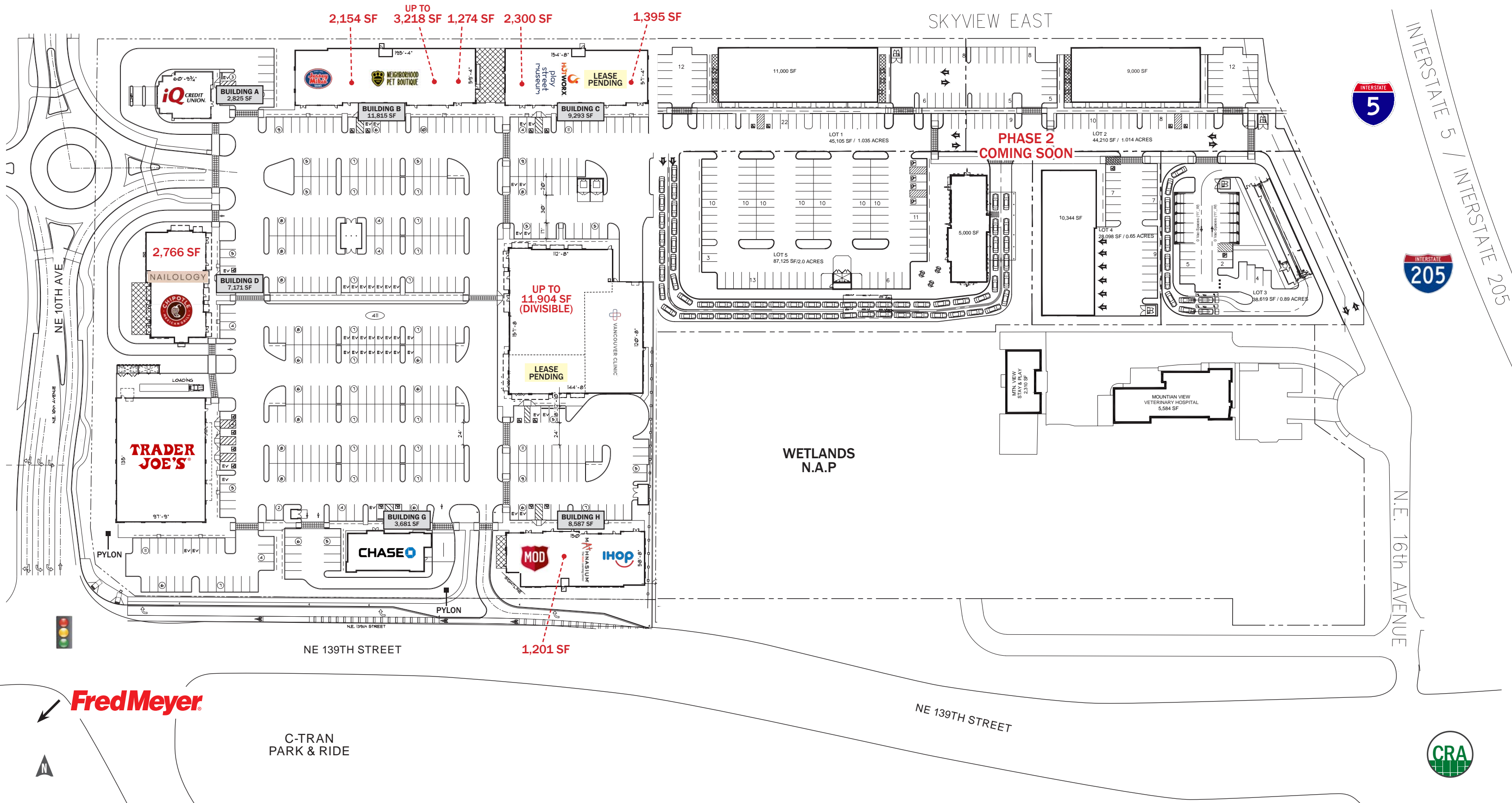


**SKYVIEW STATION**  
**NE 10TH AVE & NE 139TH ST**  
SALMON CREEK | VANCOUVER, WA



SITE PLAN

SKYVIEW STATION  
NE 10TH AVE & NE 139TH ST  
SALMON CREEK | VANCOUVER, WA



2,154 SF UP TO 3,218 SF 1,274 SF 2,300 SF 1,395 SF

SKYVIEW EAST

PHASE 2  
COMING SOON

UP TO  
11,904 SF  
(DIVISIBLE)

1,201 SF

Fred Meyer

C-TRAN  
PARK & RIDE



# SKYVIEW STATION

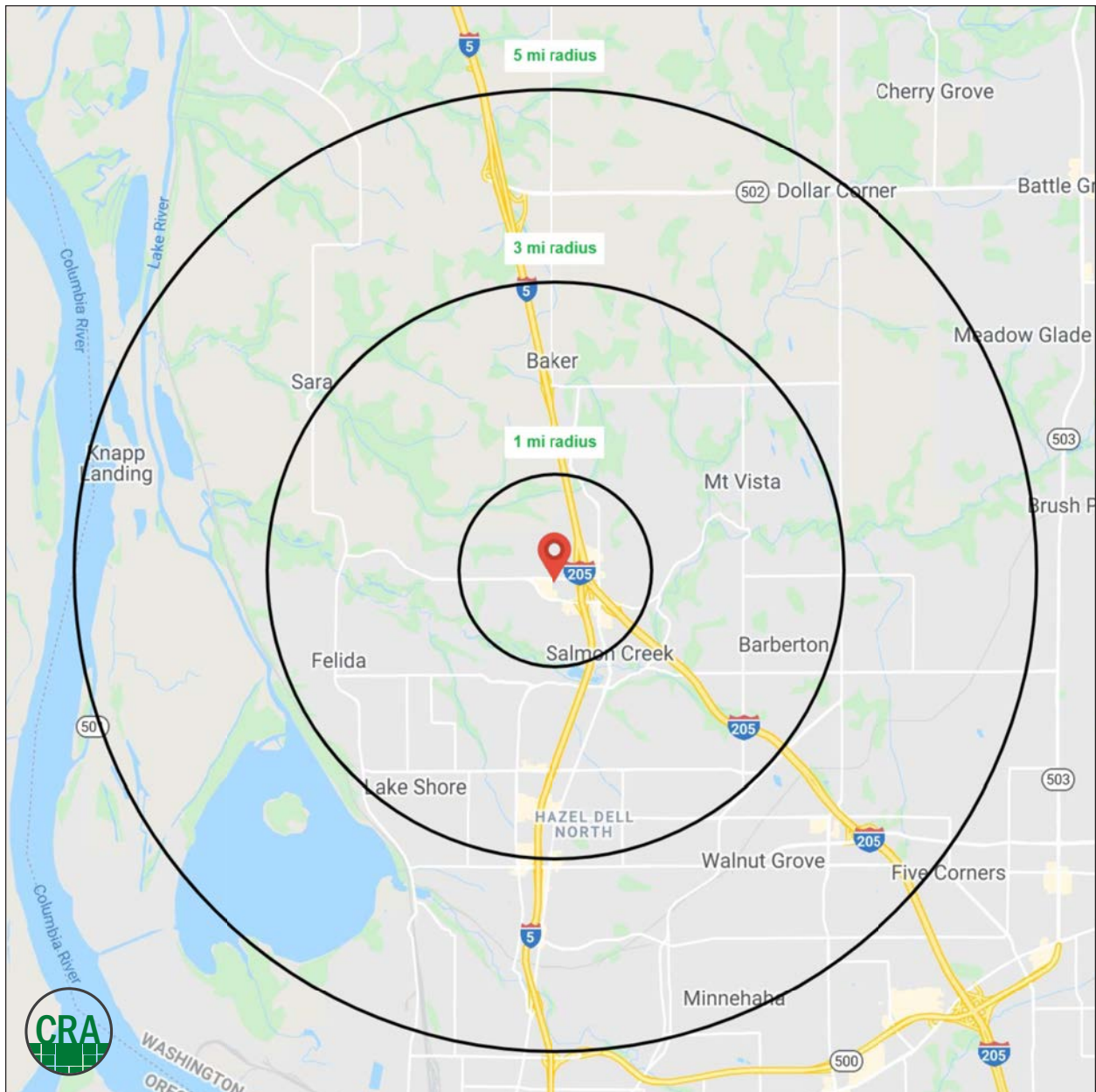
## NE 10TH AVE & NE 139TH ST

SALMON CREEK | VANCOUVER, WA

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	12,274	71,887	126,316
Average HH Income	\$147,552	\$147,267	\$140,900
Median HH Income	\$108,998	\$108,874	\$105,049
Median Home Value	\$454,636	\$477,533	\$472,293
Daytime Demographics 16+	9,138	36,717	68,352
Some College or Higher	77.4%	74.5%	72.5%

**\$147,552**  
Average Household Income  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.7225/-122.6602

Skyview Station Vancouver, WA 98685	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	12,274	71,887	126,316
2028 Projected Population	13,064	73,372	130,833
2020 Census Population	12,045	70,748	122,528
2010 Census Population	10,972	59,622	103,040
Projected Annual Growth 2023 to 2028	1.3%	0.4%	0.7%
Historical Annual Growth 2010 to 2023	0.9%	1.6%	1.7%
2023 Median Age	40.5	41.5	40.9
<b>Households</b>			
2023 Estimated Households	4,715	27,173	47,771
2028 Projected Households	5,006	27,578	49,183
2020 Census Households	4,625	26,466	45,946
2010 Census Households	4,176	22,177	38,625
Projected Annual Growth 2023 to 2028	1.2%	0.3%	0.6%
Historical Annual Growth 2010 to 2023	1.0%	1.7%	1.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	79.8%	79.5%	79.4%
2023 Estimated Black or African American	2.8%	2.4%	2.4%
2023 Estimated Asian or Pacific Islander	6.2%	5.8%	5.7%
2023 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
2023 Estimated Other Races	10.6%	11.6%	11.8%
2023 Estimated Hispanic	9.4%	10.3%	10.7%
<b>Income</b>			
2023 Estimated Average Household Income	\$147,552	\$147,267	\$140,900
2023 Estimated Median Household Income	\$108,998	\$108,874	\$105,049
2023 Estimated Per Capita Income	\$57,015	\$55,762	\$53,384
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.6%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.2%	3.0%	3.2%
2023 Estimated High School Graduate	17.9%	20.9%	22.6%
2023 Estimated Some College	21.2%	23.7%	24.8%
2023 Estimated Associates Degree Only	13.6%	9.9%	10.7%
2023 Estimated Bachelors Degree Only	23.8%	25.8%	23.2%
2023 Estimated Graduate Degree	18.7%	15.1%	13.9%
<b>Business</b>			
2023 Estimated Total Businesses	730	2,535	4,969
2023 Estimated Total Employees	5,458	14,812	30,306
2023 Estimated Employee Population per Business	7.5	5.8	6.1
2023 Estimated Residential Population per Business	16.8	28.4	25.4

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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503.274.0211

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