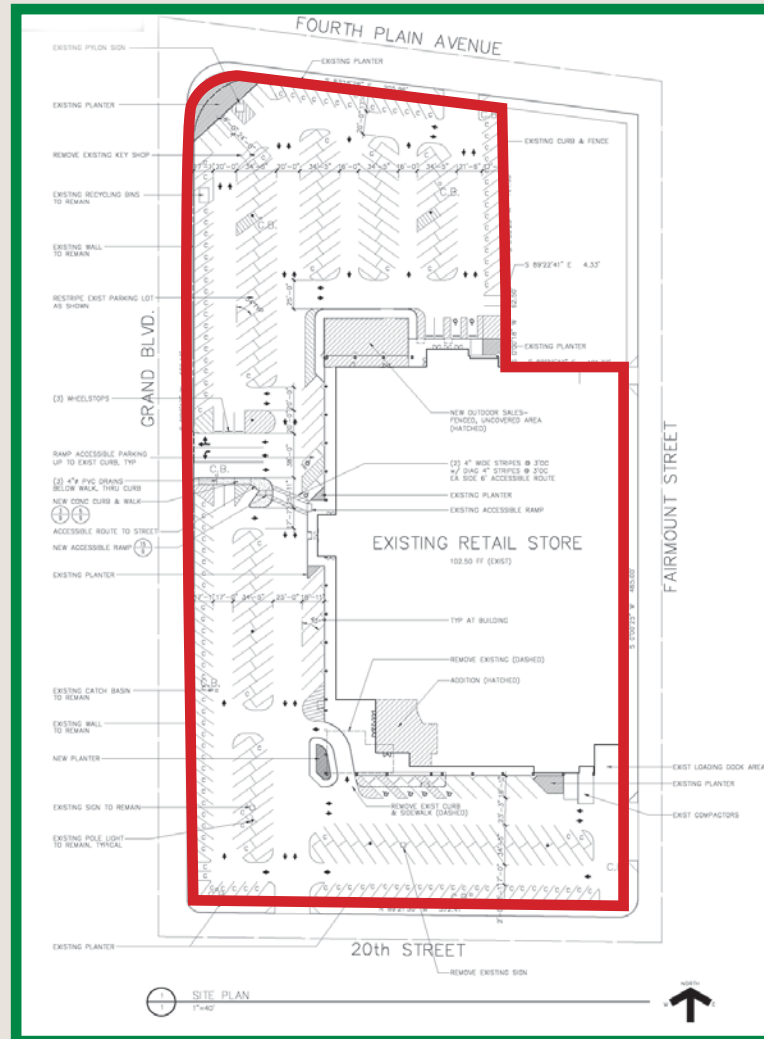


Available For Sale Fourth Plain Fred Meyer Building

Vancouver, Washington

Site Plan



Available For Sale Fourth Plain Fred Meyer Building

Vancouver, Washington



Location: 2201 Grand Blvd in Vancouver

Available Space: Building 83,612 SF (divisible) / 5.37 acre parcel / 334 parking spaces

Sale Price: \$6,950,000

Traffic Count:

Fourth Plain Blvd	17,614 ADT (09)
Grand Blvd	14,346 ADT (09)

Demographics:

	1 Mile	3 Miles	5 Miles
Population 2010	18,948	89,579	214,554
Population Forecast 2015	18,670	94,162	233,315
2010 Average HH Income	\$43,487	\$57,630	\$62,506
Employees	6,011	59,644	120,802

Source: Regis - SitesUSA



Alex MacLean
(503) 274-0211, Ext. 120
alex@cra-nw.com

Commercial Realty Advisors NW, LLC
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Portland, Oregon 97204
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TARGET

WAL*MART

COSTCO

THE HOME DEPOT

Fred Meyer

LOWE'S

Fred Meyer

Westfield Shopping Town

- Macy's
- Nordstrom
- JC Penny
- Mervyn's
- Sears

TARGET

SITE

Vancouver

WAL*MART

Fred Meyer

TARGET

WAL*MART

Fred Meyer

THE VILLAGE SUPERCENTER

- Target
- Ross
- Burlington Coat Factory
- Old Navy
- Starbucks
- Pier 1 Imports
- Home Depot

Fred Meyer

Fred Meyer

COSTCO

Felida

Salmon Creek

5.00 Miles

Barberton

Lake Shore

Hazel Dell North

3.00 Miles

Walnut Grove

Five Corners

Orchards

Hazel Dell South

Minnehaha

1.00 Mile

STATE HIGHWAY 500

STATE HIGHWAY 500

Columbia River

Portland Airport

Willamette River

NW SAINT HELENS RD

N LOMBARD ST

N LOMBARD ST

NE LOMBARD ST

NE LOMBARD ST

NE COLUMBIA BLVD

N DENVER AVE

INTERSTATE I-5

7th KING BLVD

NE 47TH AVE

NE FOURTH PLAIN RD

NE 58TH

Mill Plain

LEW