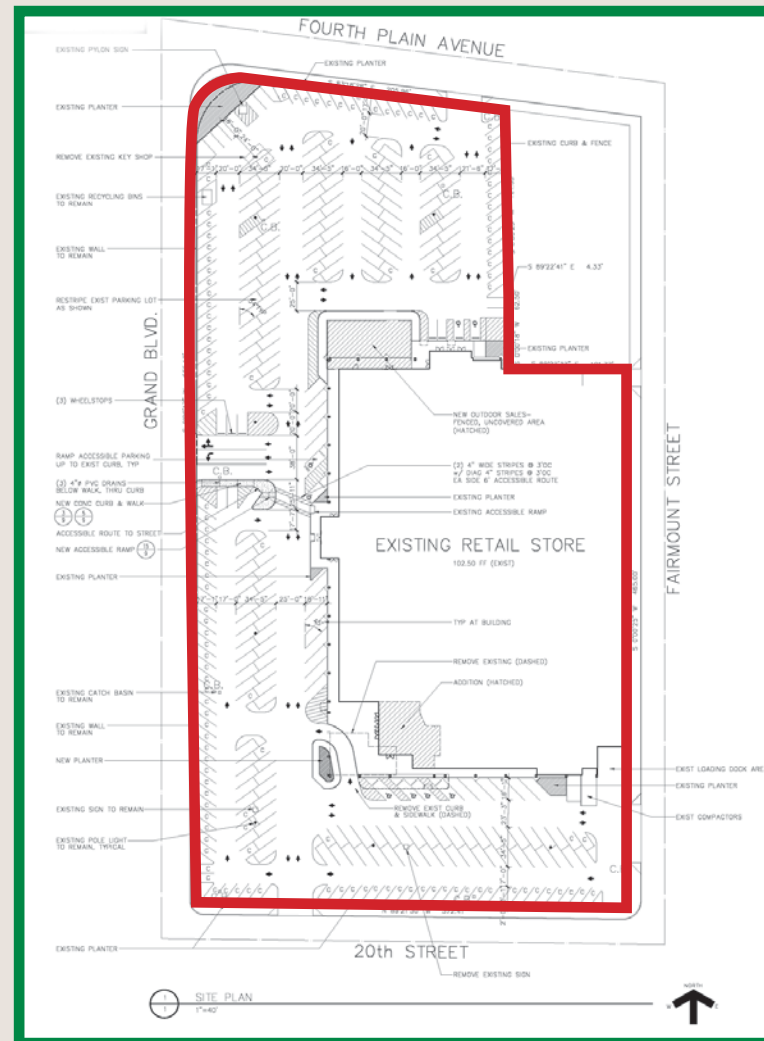


Available For Lease Fourth Plain Fred Meyer Building

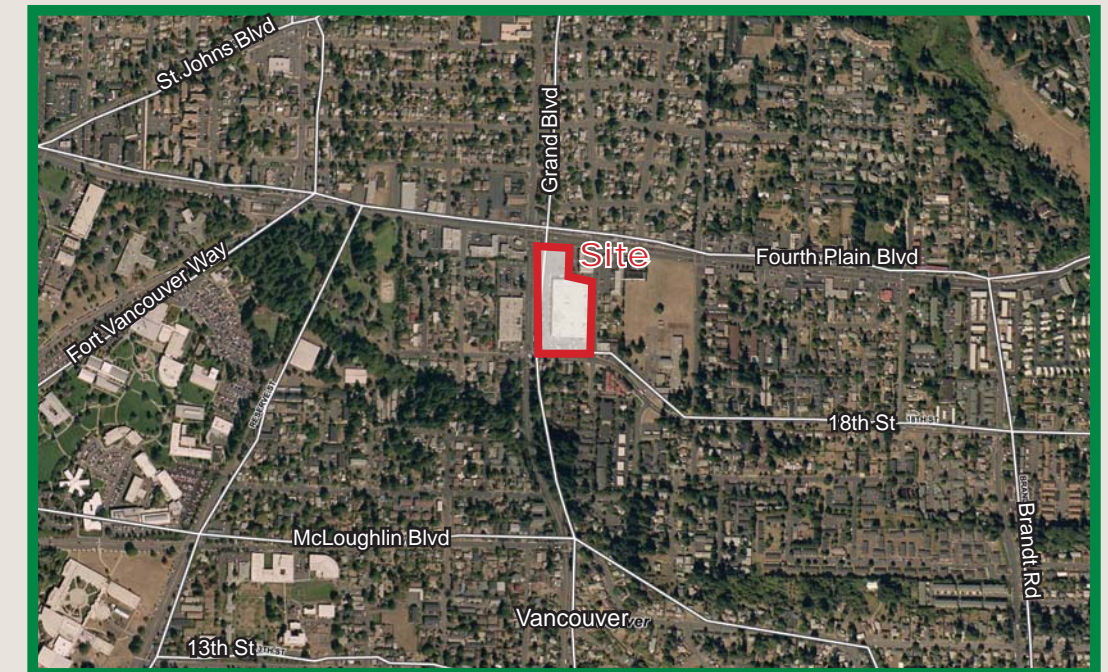
Vancouver, Washington

Site Plan



Available For Lease 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
Lease Rate: \$10.00/SF/YR, \$1.63 NNN
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
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 alex@cra-nw.com

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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 HOME DEPOT 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

Mill Plain

Columbia River

Portland Airport

Willamette River

N LOMBARD ST

N LOMBARD ST

NE LOMBARD ST

NE LOMBARD ST

NE COLUMBIA BLVD

STATE HIGHWAY 501

NW LOWER RIVER RD

W FOURTH PLAIN BLVD

E FOURTH PLAIN BLVD

STATE HIGHWAY 500

STATE HIGHWAY 500

NE FOURTH PLAIN RD

NE 58TH

NW SAINT HELENS RD

NW SAINT HELENS RD

NW SAINT HELENS RD

N DENVER AVE

THE KING BLVD

NE 17TH AVE

LEW