

FOR LEASE

Fourth Plain Market Center

Vancouver, Washington



Location:

5800 NE Fourth Plain Rd in Vancouver, Washington

Available Space:

Up to 10,000 SF and pad with drive-thru

Comments:

- Anchored by Grocery Outlet and Dutch Bros
- Fort Vancouver High School is nearby with 1,504 students and an open campus
- Opportunity to get in on ground floor of new construction



Rates:

Call for details

Traffic Count:

Fourth Plain Rd – 17,377 ADT (07)

Demographics:

	1 Mile	3 Mile	5 Mile
Est. Population 2010	16,245	104,647	228,890
Projected Population 2015	18,039	113,518	250,416
2010 Average HH Income	\$44,108	\$61,679	\$66,194
Employees	8,200	57,350	125,362

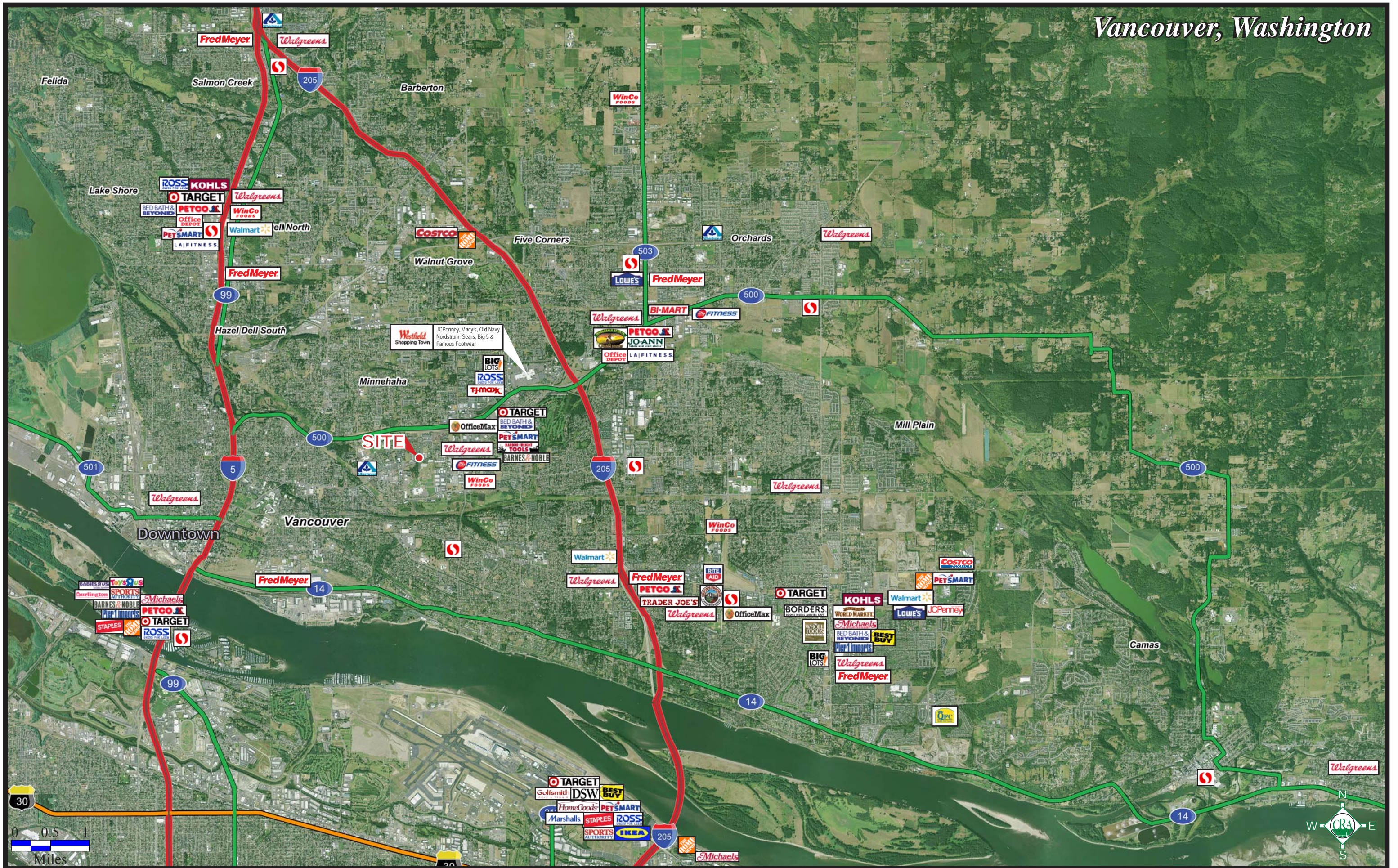
Source: Regis - SitesUSA



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Vancouver, Washington



FOURTH PLAIN MARKET CENTER



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.64301/-122.6128

NE 57th & Fourth Plain Rd

Vancouver, WA

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	16,245	104,647	228,890
	2015 Projected Population	18,039	113,518	250,416
	2000 Census Population	13,822	88,347	190,424
	1990 Census Population	9,717	70,959	147,152
	Historical Annual Growth 1990 to 2010	3.4%	2.4%	2.8%
	Projected Annual Growth 2010 to 2015	2.2%	1.7%	1.9%
HOUSEHOLDS	2010 Est. Households	5,950	40,657	85,341
	2015 Proj. Households	6,395	42,450	89,755
	2000 Census Households	5,235	35,592	73,445
	1990 Census Households	4,027	29,151	57,353
	Historical Annual Growth 1990 to 2010	2.4%	2.0%	2.4%
	Projected Annual Growth 2010 to 2015	1.5%	0.9%	1.0%
AGE	2010 Est. Population 0 to 9 Years	15.9%	13.5%	13.7%
	2010 Est. Population 10 to 19 Years	13.9%	12.7%	13.4%
	2010 Est. Population 20 to 29 Years	17.0%	14.7%	13.9%
	2010 Est. Population 30 to 44 Years	19.5%	19.5%	20.3%
	2010 Est. Population 45 to 59 Years	17.1%	19.5%	20.3%
	2010 Est. Population 60 to 74 Years	12.0%	13.5%	12.9%
	2010 Est. Population 75 Years Plus	4.5%	6.6%	5.5%
	2010 Est. Median Age	31.8	36.3	35.9
MARITAL STATUS & SEX	2010 Est. Male Population	49.7%	49.2%	49.8%
	2010 Est. Female Population	50.3%	50.8%	50.2%
	2010 Est. Never Married	29.3%	25.8%	25.1%
	2010 Est. Now Married	44.5%	47.8%	50.3%
	2010 Est. Separated or Divorced	20.0%	19.9%	19.0%
	2010 Est. Widowed	6.2%	6.4%	5.5%
INCOME	2010 Est. HH Income \$200,000 or More	0.7%	2.4%	2.5%
	2010 Est. HH Income \$150,000 to \$199,999	1.2%	2.5%	2.6%
	2010 Est. HH Income \$100,000 to \$149,999	6.2%	9.5%	11.3%
	2010 Est. HH Income \$75,000 to \$99,999	7.9%	11.4%	12.9%
	2010 Est. HH Income \$50,000 to \$74,999	15.1%	19.4%	21.1%
	2010 Est. HH Income \$35,000 to \$49,999	16.6%	16.4%	16.2%
	2010 Est. HH Income \$25,000 to \$34,999	16.1%	12.6%	11.1%
	2010 Est. HH Income \$15,000 to \$24,999	15.9%	12.1%	10.6%
	2010 Est. HH Income \$0 to \$14,999	20.3%	13.7%	11.6%
	2010 Est. Average Household Income	\$44,108	\$61,679	\$66,194
	2010 Est. Median HH Income	\$35,930	\$48,002	\$52,419
	2010 Est. Per Capita Income	\$16,204	\$24,438	\$25,112
	2010 Est. Number of Businesses	549	4,666	10,078
	2010 Est. Total Number of Employees	8,200	57,350	125,362

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Vancouver, WA

	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	72.8%	81.3%	82.6%
	2010 Est. Black Population	4.6%	3.6%	3.5%
	2010 Est. Asian & Pacific Islander	5.7%	4.5%	4.5%
	2010 Est. American Indian & Alaska Native	1.4%	1.2%	1.1%
	2010 Est. Other Races Population	15.5%	9.3%	8.3%
HISPANIC	2010 Est. Hispanic Population	2,992	11,412	22,412
	2010 Est. Hispanic Population Percent	18.4%	10.9%	9.8%
	2015 Proj. Hispanic Population Percent	20.3%	12.4%	11.2%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	9,966	69,451	151,060
	2010 Est. Elementary (0 to 8)	7.6%	4.4%	3.7%
	2010 Est. Some High School (9 to 11)	10.1%	8.3%	7.8%
	2010 Est. High School Graduate (12)	30.6%	28.3%	27.4%
	2010 Est. Some College (13 to 16)	25.3%	26.9%	28.0%
	2010 Est. Associate Degree Only	9.2%	9.5%	9.6%
	2010 Est. Bachelor Degree Only	11.9%	14.9%	15.7%
	2010 Est. Graduate Degree	5.3%	7.6%	7.8%
HOUSING	2010 Est. Total Housing Units	6,335	43,488	91,179
	2010 Est. Owner Occupied Percent	32.9%	48.2%	54.6%
	2010 Est. Renter Occupied Percent	61.1%	45.3%	39.0%
	2010 Est. Vacant Housing Percent	6.1%	6.5%	6.4%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.8%	2.1%	2.6%
	2000 Homes Built 1995 to 1998	11.2%	10.0%	11.4%
	2000 Homes Built 1990 to 1994	11.7%	9.6%	12.1%
	2000 Homes Built 1980 to 1989	14.7%	12.5%	14.5%
	2000 Homes Built 1970 to 1979	30.1%	23.8%	26.7%
	2000 Homes Built 1960 to 1969	14.3%	15.7%	12.4%
	2000 Homes Built 1950 to 1959	8.3%	11.6%	8.6%
	2000 Homes Built Before 1949	7.9%	14.8%	11.7%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.2%
	2000 Home Value \$500,000 to \$999,999	0.6%	1.0%	0.6%
	2000 Home Value \$400,000 to \$499,999	0.1%	1.6%	1.2%
	2000 Home Value \$300,000 to \$399,999	1.3%	2.2%	2.1%
	2000 Home Value \$200,000 to \$299,999	4.4%	7.4%	9.6%
	2000 Home Value \$150,000 to \$199,999	18.1%	22.0%	26.0%
	2000 Home Value \$100,000 to \$149,999	55.1%	50.6%	49.5%
	2000 Home Value \$50,000 to \$99,999	19.1%	14.3%	10.0%
	2000 Home Value \$25,000 to \$49,999	0.8%	0.6%	0.5%
	2000 Home Value \$0 to \$24,999	0.5%	0.2%	0.2%
	2000 Median Home Value	\$127,758	\$142,588	\$147,962
	2000 Median Rent	\$553	\$591	\$602

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Vancouver, WA				
LABOR FORCE	2010 Est. Labor: Population Age 16+	12,377	82,744	179,548
	2010 Est. Civilian Employed	54.3%	55.8%	57.6%
	2010 Est. Civilian Unemployed	12.0%	9.8%	10.0%
	2010 Est. in Armed Forces	0.1%	0.2%	0.2%
	2010 Est. not in Labor Force	33.6%	34.2%	32.2%
	2010 Labor Force: Males	49.1%	48.6%	49.4%
	2010 Labor Force: Females	50.9%	51.4%	50.6%
OCCUPATION	2000 Occupation: Population Age 16+	5,975	40,846	90,556
	2000 Mgmt, Business, & Financial Operations	6.4%	9.6%	11.6%
	2000 Professional & Related	11.4%	15.6%	16.7%
	2000 Service	18.8%	16.3%	14.9%
	2000 Sales and Office	24.5%	27.4%	27.6%
	2000 Farming, Fishing, and Forestry	0.7%	0.5%	0.5%
	2000 Construction, Extraction, & Maintenance	11.8%	11.5%	10.9%
	2000 Production, Transport, & Material Moving	26.5%	19.1%	18.0%
	2000 Percent White Collar Workers	42.3%	52.6%	55.8%
	2000 Percent Blue Collar Workers	57.7%	47.4%	44.2%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	70.9%	75.9%	77.1%
	2000 Drive to Work in Carpool	17.4%	13.6%	12.8%
	2000 Travel to Work by Public Transportation	5.4%	4.0%	3.6%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	3.8%	2.5%	2.1%
	2000 Other Means	0.3%	0.6%	0.6%
	2000 Work at Home	2.2%	3.1%	3.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	31.4%	32.0%	28.8%
	2000 Travel to Work in 15 to 29 Minutes	45.5%	43.4%	44.8%
	2000 Travel to Work in 30 to 59 Minutes	18.2%	19.8%	21.7%
	2000 Travel to Work in 60 Minutes or More	4.9%	4.8%	4.7%
	2000 Average Travel Time to Work	20.6	21.2	21.5
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$239 M	\$2.03 B	\$4.48 B
	2010 Est. Apparel	\$11.5 M	\$97.2 M	\$214 M
	2010 Est. Contributions & Gifts	\$13.8 M	\$125 M	\$277 M
	2010 Est. Education & Reading	\$6.13 M	\$54.2 M	\$120 M
	2010 Est. Entertainment	\$13.1 M	\$113 M	\$250 M
	2010 Est. Food, Beverages & Tobacco	\$39.7 M	\$329 M	\$722 M
	2010 Est. Furnishings & Equipment	\$9.94 M	\$87.9 M	\$196 M
	2010 Est. Health Care & Insurance	\$17.7 M	\$147 M	\$322 M
	2010 Est. Household Operations & Shelter & Utilities	\$71.4 M	\$607 M	\$1.34 B
	2010 Est. Miscellaneous Expenses	\$4.12 M	\$34.4 M	\$75.5 M
	2010 Est. Personal Care	\$3.51 M	\$29.6 M	\$65.1 M
	2010 Est. Transportation	\$48.1 M	\$408 M	\$905 M

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