

FOR LEASE

NE 88th Street Square

Hazel Dell Area of Vancouver, Washington



Location:

NE 88th St & Highway 99
in Vancouver, Washington

Available Space:

1,140 SF – 10,584 SF

Lease Rate:

Call for details

Comments:

- High profile, new construction on Hwy 99 in Hazel Dell across from Walmart, just north of the I-5/NE 78th Street Interchange
- Located on a signalized corner
- Ownership opportunity available
- High traffic counts with 18,822 ADT on Hwy 99



Demographics:

	1 Mile	3 Mile	5 Mile
Est. Population 2010	13,993	82,680	172,677
2010 Average HH Income	\$61,124	\$74,322	\$68,627
Employees	5,720	25,448	77,960

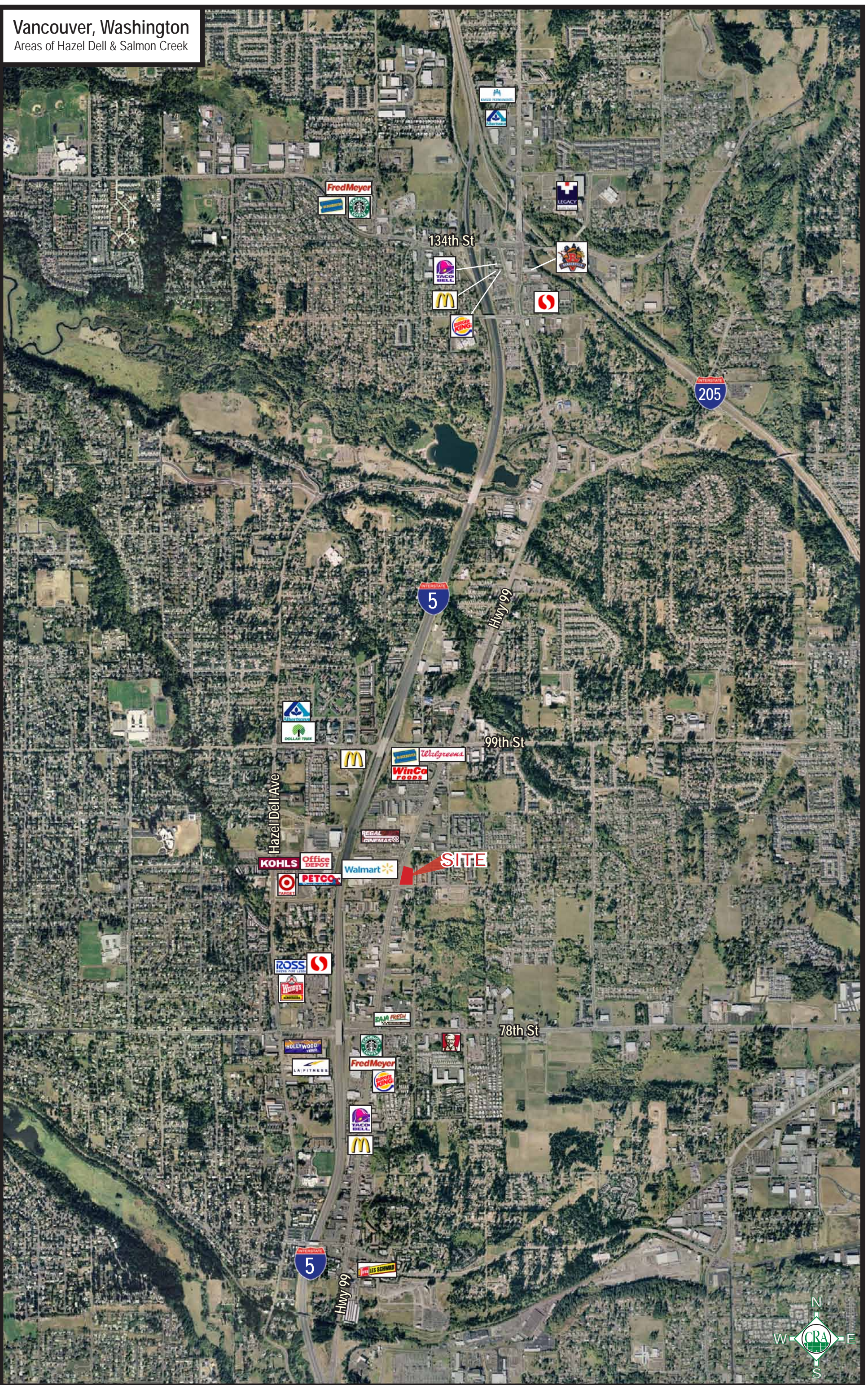
Source: Regis - SitesUSA

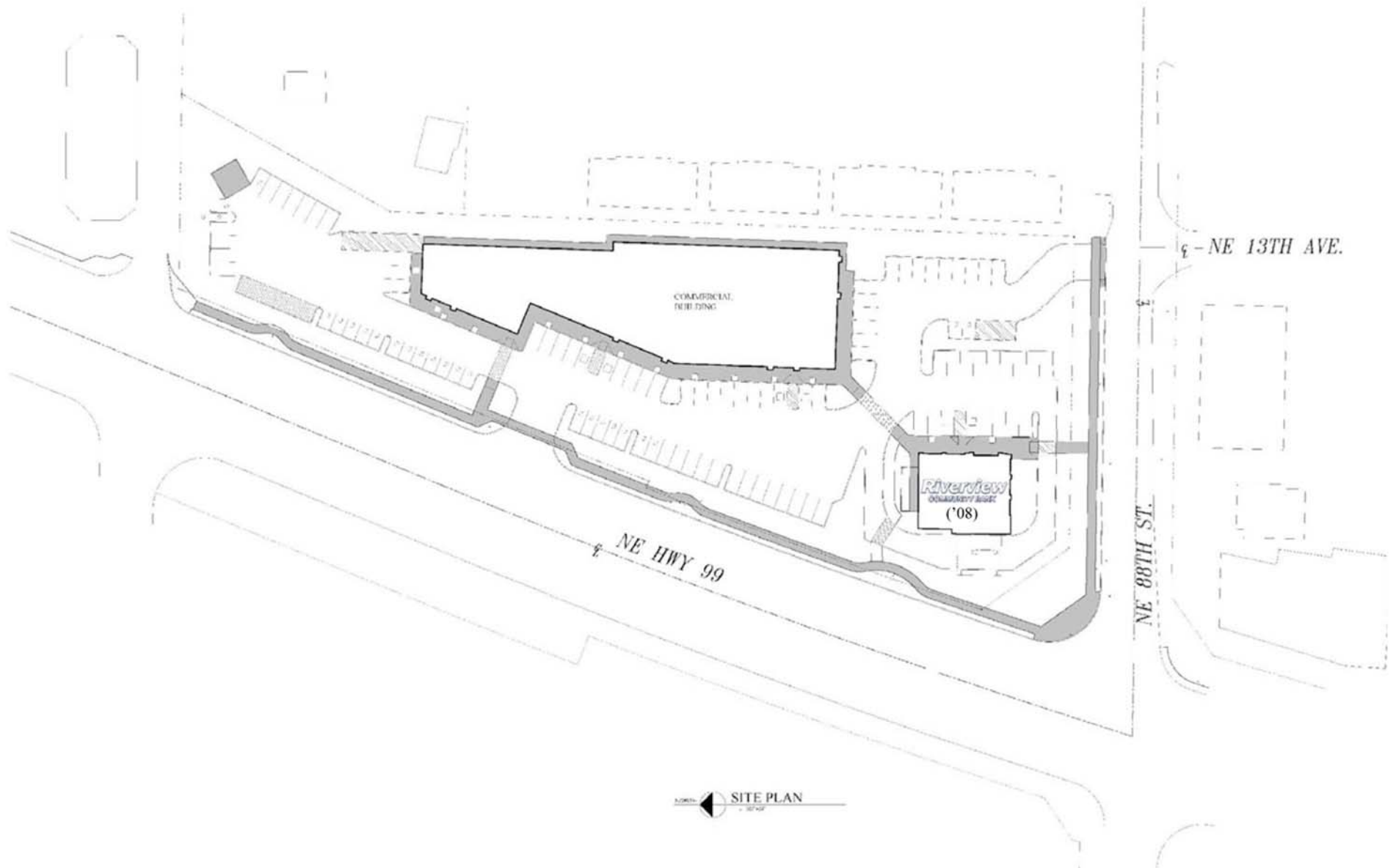


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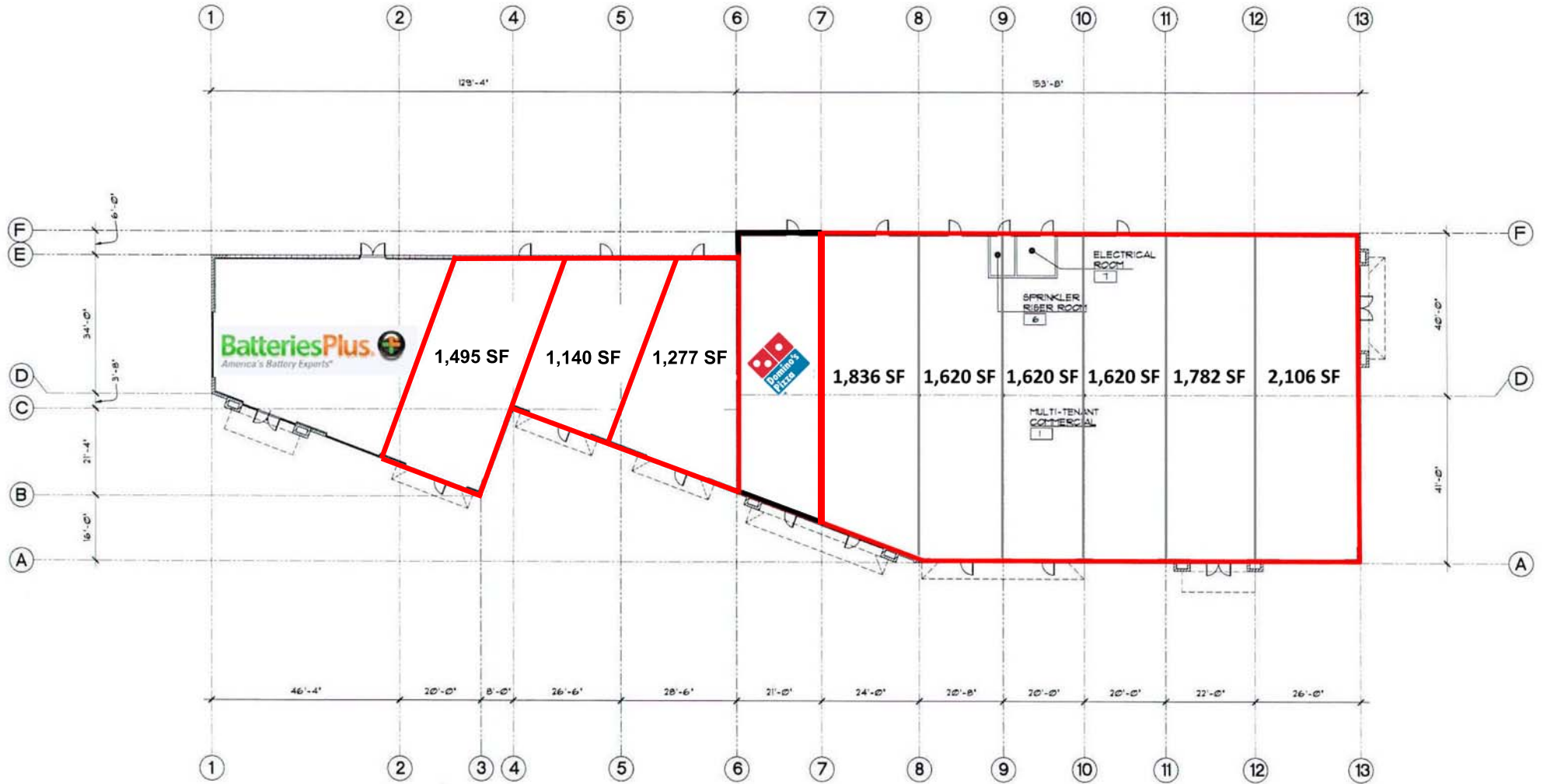
Commercial Realty Advisors NW, LLC
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Vancouver, Washington
Areas of Hazel Dell & Salmon Creek





▲ NORTH
SITE PLAN
10' = 1" (SCALE)



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FULL PROFILE

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



Lat/Lon: 45.68591/-122.6605

Ne 88th St & Hwy 99 Vancouver, WA

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	13,993	82,680	172,677
	2015 Projected Population	14,439	86,505	185,231
	2000 Census Population	11,791	70,026	140,659
	1990 Census Population	9,908	55,502	109,489
	Historical Annual Growth 1990 to 2010	2.1%	2.4%	2.9%
	Projected Annual Growth 2010 to 2015	0.6%	0.9%	1.5%
HOUSEHOLDS	2010 Est. Households	5,484	30,780	65,351
	2015 Proj. Households	5,512	31,403	68,673
	2000 Census Households	4,780	26,915	54,605
	1990 Census Households	3,998	21,501	43,276
	Historical Annual Growth 1990 to 2010	1.9%	2.2%	2.6%
	Projected Annual Growth 2010 to 2015	0.1%	0.4%	1.0%
AGE	2010 Est. Population 0 to 9 Years	13.6%	13.0%	13.2%
	2010 Est. Population 10 to 19 Years	13.4%	13.8%	13.2%
	2010 Est. Population 20 to 29 Years	15.3%	12.2%	13.5%
	2010 Est. Population 30 to 44 Years	20.0%	20.7%	20.6%
	2010 Est. Population 45 to 59 Years	19.2%	21.7%	21.0%
	2010 Est. Population 60 to 74 Years	12.7%	13.1%	12.9%
	2010 Est. Population 75 Years Plus	5.7%	5.5%	5.6%
	2010 Est. Median Age	35.2	37.2	36.6
MARITAL STATUS & SEX	2010 Est. Male Population	49.7%	49.6%	49.7%
	2010 Est. Female Population	50.3%	50.4%	50.3%
	2010 Est. Never Married	27.3%	23.4%	24.1%
	2010 Est. Now Married	47.1%	55.1%	52.1%
	2010 Est. Separated or Divorced	20.0%	16.4%	18.0%
	2010 Est. Widowed	5.5%	5.1%	5.8%
INCOME	2010 Est. HH Income \$200,000 or More	2.1%	2.9%	2.8%
	2010 Est. HH Income \$150,000 to \$199,999	1.9%	3.9%	3.5%
	2010 Est. HH Income \$100,000 to \$149,999	9.2%	15.4%	13.3%
	2010 Est. HH Income \$75,000 to \$99,999	12.3%	15.9%	13.1%
	2010 Est. HH Income \$50,000 to \$74,999	18.4%	20.2%	19.2%
	2010 Est. HH Income \$35,000 to \$49,999	16.2%	14.6%	14.9%
	2010 Est. HH Income \$25,000 to \$34,999	11.6%	8.9%	10.2%
	2010 Est. HH Income \$15,000 to \$24,999	13.7%	9.0%	10.5%
	2010 Est. HH Income \$0 to \$14,999	14.5%	9.3%	12.4%
	2010 Est. Average Household Income	\$61,124	\$74,322	\$68,627
	2010 Est. Median HH Income	\$45,388	\$61,275	\$55,621
	2010 Est. Per Capita Income	\$24,246	\$27,839	\$26,244
	2010 Est. Number of Businesses	731	2,975	7,303
	2010 Est. Total Number of Employees	5,720	25,448	77,960

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Ne 88th St & Hwy 99

Vancouver, WA

	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	86.9%	90.5%	88.9%
	2010 Est. Black Population	3.7%	2.5%	2.9%
	2010 Est. Asian & Pacific Islander	3.1%	3.1%	3.8%
	2010 Est. American Indian & Alaska Native	1.1%	1.0%	1.1%
	2010 Est. Other Races Population	5.2%	2.9%	3.3%
HISPANIC	2010 Est. Hispanic Population	2,393	7,054	16,481
	2010 Est. Hispanic Population Percent	17.1%	8.5%	9.5%
	2015 Proj. Hispanic Population Percent	20.4%	10.3%	11.0%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	9,123	55,725	116,014
	2010 Est. Elementary (0 to 8)	4.5%	3.0%	3.7%
	2010 Est. Some High School (9 to 11)	6.5%	6.0%	7.3%
	2010 Est. High School Graduate (12)	29.9%	26.0%	26.6%
	2010 Est. Some College (13 to 16)	29.1%	27.7%	26.8%
	2010 Est. Associate Degree Only	8.9%	9.9%	9.9%
	2010 Est. Bachelor Degree Only	13.2%	18.0%	16.8%
	2010 Est. Graduate Degree	7.9%	9.4%	8.8%
HOUSING	2010 Est. Total Housing Units	5,910	32,639	69,622
	2010 Est. Owner Occupied Percent	48.4%	65.6%	58.0%
	2010 Est. Renter Occupied Percent	44.4%	28.7%	35.8%
	2010 Est. Vacant Housing Percent	7.2%	5.7%	6.1%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.9%	2.2%	2.5%
	2000 Homes Built 1995 to 1998	6.5%	9.4%	10.2%
	2000 Homes Built 1990 to 1994	12.8%	13.1%	12.5%
	2000 Homes Built 1980 to 1989	24.1%	16.7%	14.9%
	2000 Homes Built 1970 to 1979	30.7%	25.3%	24.1%
	2000 Homes Built 1960 to 1969	13.7%	12.4%	13.0%
	2000 Homes Built 1950 to 1959	6.5%	8.8%	8.4%
	2000 Homes Built Before 1949	3.8%	12.1%	14.4%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.1%	0.2%	0.2%
	2000 Home Value \$500,000 to \$999,999	0.1%	0.4%	0.8%
	2000 Home Value \$400,000 to \$499,999	1.7%	1.2%	1.3%
	2000 Home Value \$300,000 to \$399,999	0.6%	2.6%	3.8%
	2000 Home Value \$200,000 to \$299,999	10.6%	16.4%	15.6%
	2000 Home Value \$150,000 to \$199,999	38.0%	31.5%	27.5%
	2000 Home Value \$100,000 to \$149,999	43.1%	40.3%	40.0%
	2000 Home Value \$50,000 to \$99,999	4.9%	6.5%	9.8%
	2000 Home Value \$25,000 to \$49,999	0.6%	0.5%	0.6%
	2000 Home Value \$0 to \$24,999	0.3%	0.4%	0.3%
	2000 Median Home Value	\$153,985	\$159,356	\$158,774
	2000 Median Rent	\$562	\$614	\$585

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LABOR FORCE	2010 Est. Labor: Population Age 16+	11,031	65,149	136,500
	2010 Est. Civilian Employed	55.2%	58.6%	57.0%
	2010 Est. Civilian Unemployed	13.3%	9.5%	10.2%
	2010 Est. in Armed Forces	0.1%	0.1%	0.1%
	2010 Est. not in Labor Force	31.4%	31.8%	32.7%
	2010 Labor Force: Males	49.1%	49.1%	49.3%
	2010 Labor Force: Females	50.9%	50.9%	50.7%
OCCUPATION	2000 Occupation: Population Age 16+	5,473	33,950	66,478
	2000 Mgmt, Business, & Financial Operations	12.4%	13.6%	12.7%
	2000 Professional & Related	17.3%	19.2%	17.8%
	2000 Service	12.3%	13.4%	14.4%
	2000 Sales and Office	28.4%	29.1%	27.3%
	2000 Farming, Fishing, and Forestry	1.2%	0.6%	0.5%
	2000 Construction, Extraction, & Maintenance	11.0%	9.7%	10.4%
	2000 Production, Transport, & Material Moving	17.3%	14.4%	16.8%
	2000 Percent White Collar Workers	58.1%	61.9%	57.9%
	2000 Percent Blue Collar Workers	41.9%	38.1%	42.1%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	75.1%	79.1%	77.2%
	2000 Drive to Work in Carpool	13.4%	10.5%	12.0%
	2000 Travel to Work by Public Transportation	4.3%	3.6%	3.8%
	2000 Drive to Work on Motorcycle	-	0.1%	0.1%
	2000 Walk or Bicycle to Work	2.7%	1.6%	2.1%
	2000 Other Means	0.7%	0.8%	0.7%
	2000 Work at Home	3.7%	4.4%	4.0%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	26.0%	28.6%	28.8%
	2000 Travel to Work in 15 to 29 Minutes	48.3%	44.8%	45.0%
	2000 Travel to Work in 30 to 59 Minutes	21.0%	22.0%	21.7%
	2000 Travel to Work in 60 Minutes or More	4.8%	4.6%	4.5%
	2000 Average Travel Time to Work	21.2	21.3	21.1
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$274 M	\$1.76 B	\$3.52 B
	2010 Est. Apparel	\$13.1 M	\$83.9 M	\$168 M
	2010 Est. Contributions & Gifts	\$16.5 M	\$111 M	\$221 M
	2010 Est. Education & Reading	\$7.17 M	\$48.0 M	\$96.0 M
	2010 Est. Entertainment	\$15.2 M	\$98.4 M	\$196 M
	2010 Est. Food, Beverages & Tobacco	\$44.5 M	\$279 M	\$562 M
	2010 Est. Furnishings & Equipment	\$11.8 M	\$78.1 M	\$155 M
	2010 Est. Health Care & Insurance	\$19.9 M	\$124 M	\$251 M
	2010 Est. Household Operations & Shelter & Utilities	\$81.7 M	\$524 M	\$1.05 B
	2010 Est. Miscellaneous Expenses	\$4.65 M	\$29.2 M	\$58.8 M
	2010 Est. Personal Care	\$3.99 M	\$25.4 M	\$51.1 M
2010 Est. Transportation	\$55.2 M	\$354 M	\$706 M	

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