

# 440 WEST

— FOR LEASE —



» JOIN THE THRIVING VANCOUVER WATERFRONT DISTRICT! «



THE WATERFRONT  
VANCOUVER • WASHINGTON



## ADDRESS

378 W Columbia Way  
Vancouver, WA 98660

## AVAILABLE SPACE

- Retail 1: 974 SF
  - Retail 2: 931 SF
  - Retail 3: 991 SF
  - Retail 4: 866 SF
- Can combine to 1,922 SF

## RENTAL RATE

\$45.00 PSF/YR/NNN

Walk Score  
**66**

Bike Score  
**71**

Transit Score  
**55**

## HIGHLIGHTS

- Vancouver's Waterfront curves along the Columbia River, offering sweeping river views and direct water access. This 32-acre master-planned development features 1.25 million SF of Class A creative office space, 250,000 SF of retail and dining, and 3,300 residential units. At its heart is the 7.3-acre Vancouver Waterfront Park, anchored by the iconic Grant Street Pier—a 90-foot cable-stayed pedestrian pier extending over the river. [www.visitvancouverwa.com/waterfront](http://www.visitvancouverwa.com/waterfront)
- The Terminal 1 building provides 1,200 parking stalls in total- pay to park for public and building tenants, etc.
- Available Now!



PUBLIC MARKET COMING IN 2028!



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[www.cra-nw.com](http://www.cra-nw.com)

**440 WEST  
378 W COLUMBIA WAY  
VANCOUVER, WA**



**THE WATERFRONT**  
VANCOUVER - WASHINGTON

**ZOOM+care**

**Orangetheory**  
FITNESS

**twigs**

**U.S. AIR FORCE**

**STACK 571**

**El Gaucho**

**WildFin**

**DOSALAS**

**charles SCHWAB**

**13 COINERS**

**KAFIEX ROASTERS**

**SITE**

**TERMINAL 1**

**AC HOTELS**

**PUBLIC MARKET  
COMING IN 2028!**



Vancouver  
Upper  
Turning Basin

**133-938 ADT (24)**

**131-690 ADT (24)**

**SE Columbia**

**FEDERAL  
HIGHWAY  
ADMIN**

**US SOCIAL  
SECURITY  
ADMIN**

**E Evergreen Blvd  
LIBRARY**

**CLARK COUNTY  
SHERIFF'S  
OFFICE**

**CLARK COUNTY  
SUPERIOR  
COURT**

**POST  
OFFICE**

**EnviroMet**

**Sunrise  
Sagels  
CJ MOBE**

**The Columbian**

**ANY TIME  
FITNESS**

**SUBWAY**

**Starbucks**

**Riverview  
BANK**

**elements**

**Bank of America**

**REGAL**

**COLUMBIA  
HOTELS & RESORTS**

**HERITAGE BANK**

**Levee Bar**

**FARMERS  
MARKET**

**CITY  
HALL**

**Hilton**

**LOOWIT**

**FEDERAL  
HIGHWAY  
ADMIN**

**Wild Song  
Lounge**

**BLACK ANGUS**

**COMCAST  
SPELTY**

**Industrial Way**

**W 11th St**

**W 12th St**

**W 11th St**

**W 11th St**

**W 12th St**

**W 11th St**

**W 8th St**

**W 8th St**

**W 9th St**

**W 8th St**

**E 9th St**

**E 8th St**

**W 7th St**

**W 6th St**

**W 6th St**

**Cascade St**

**Grant St**

**Washington St**

**C St**

**Hill St**

**King St**

**Harney St**

**Franklin St**

**Esther St**

**Daniels St**

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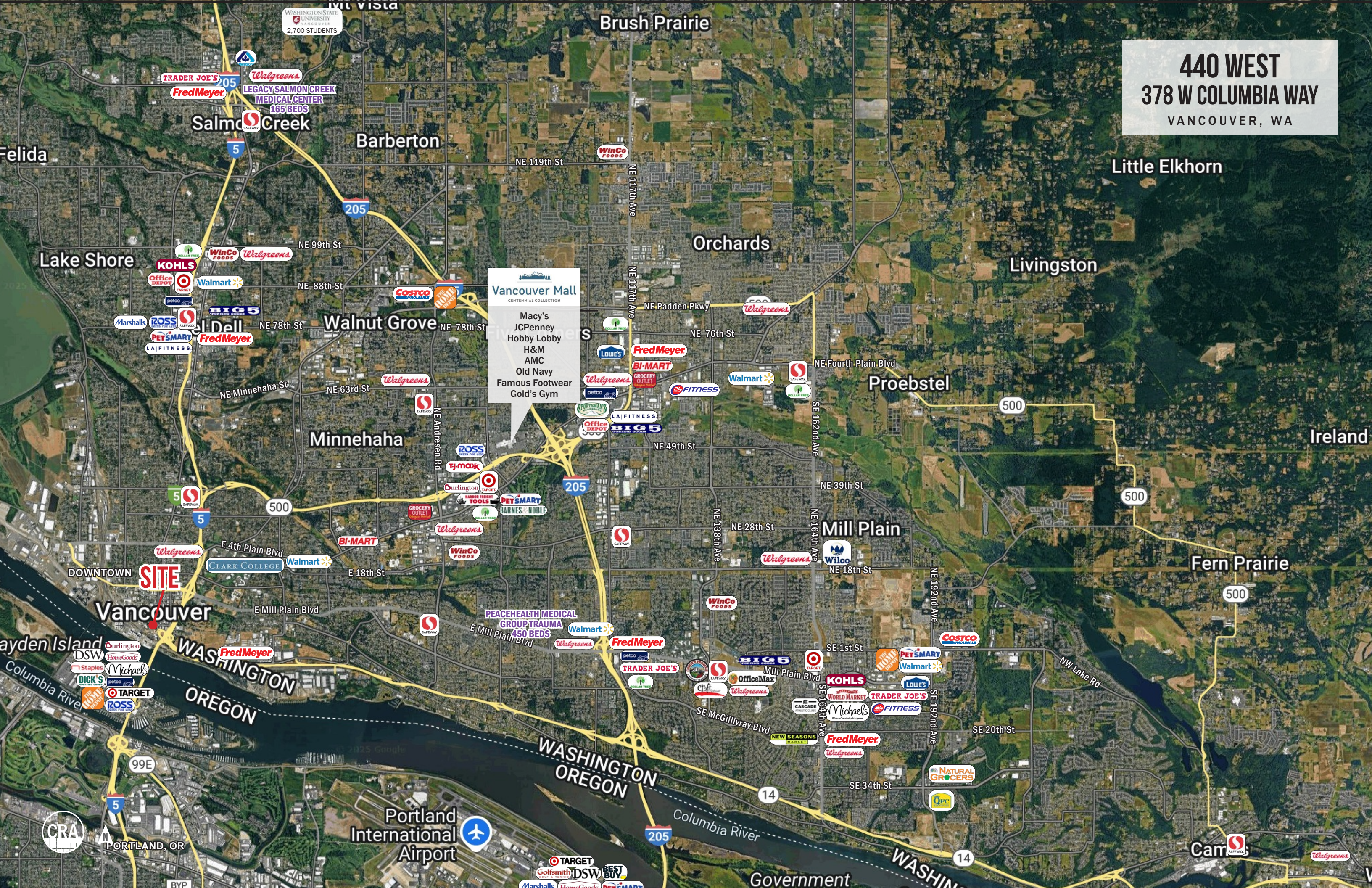
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**440 WEST  
378 W COLUMBIA WAY  
VANCOUVER, WA**

**Vancouver Mall**  
CENTENNIAL COLLECTION

- Macy's
- JCPenney
- Hobby Lobby
- H&M
- AMC
- Old Navy
- Famous Footwear
- Gold's Gym



**SITE**

**PEACEHEALTH MEDICAL  
GROUP TRAUMA**  
450 BEDS

**CLARK COLLEGE**

**LEGACY SALMON CREEK  
MEDICAL CENTER**  
165 BEDS

**WASHINGTON STATE  
UNIVERSITY**  
2,700 STUDENTS

**PORTLAND, OR**

**PORTLAND, OR**

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VANCOUVER • WASHINGTON



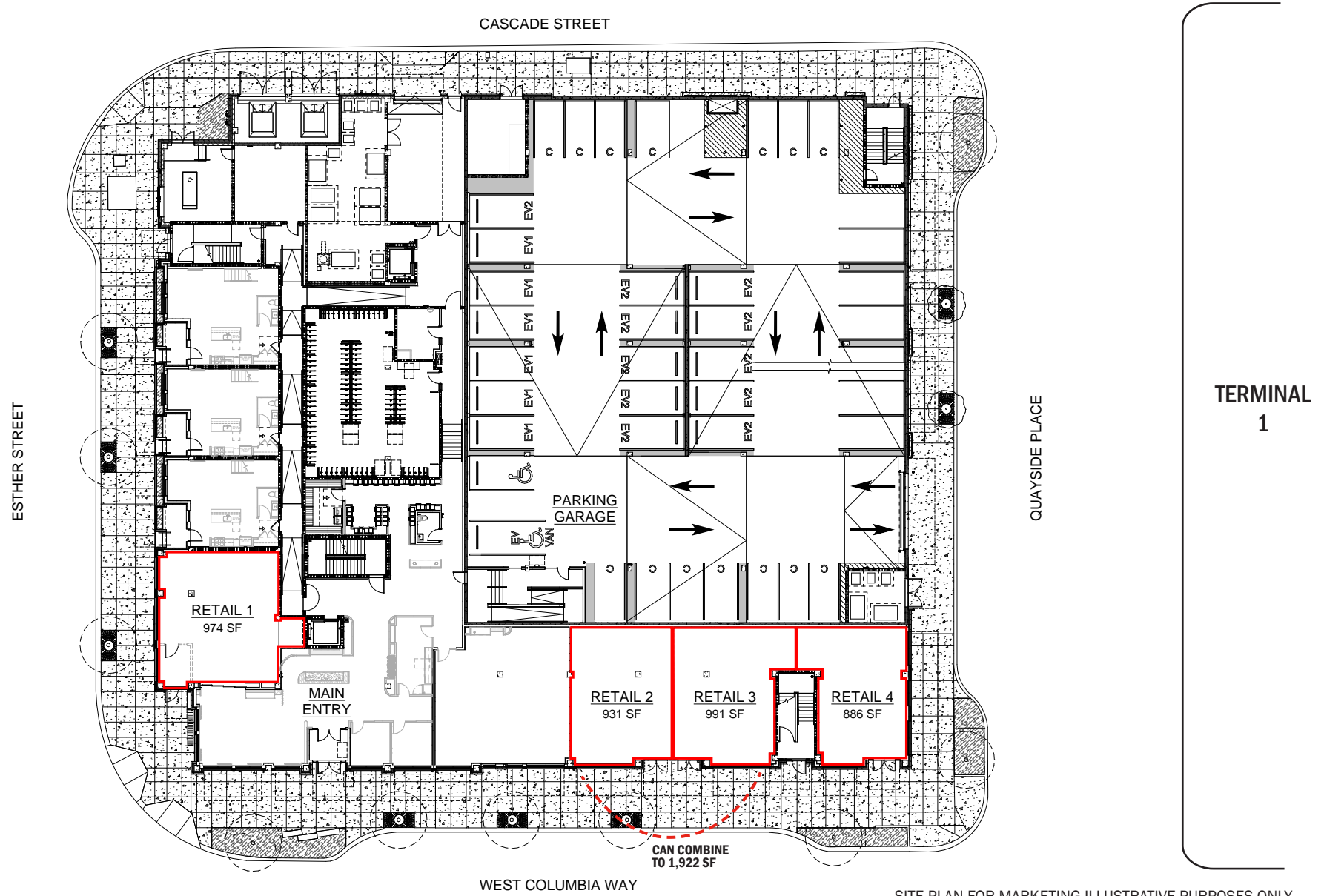
- OPEN
- UNDER CONSTRUCTION
- PLANNED



FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE  
[THEWATERFRONTVANCOUVERUSA.COM](http://THEWATERFRONTVANCOUVERUSA.COM)

SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY





TERMINAL  
1



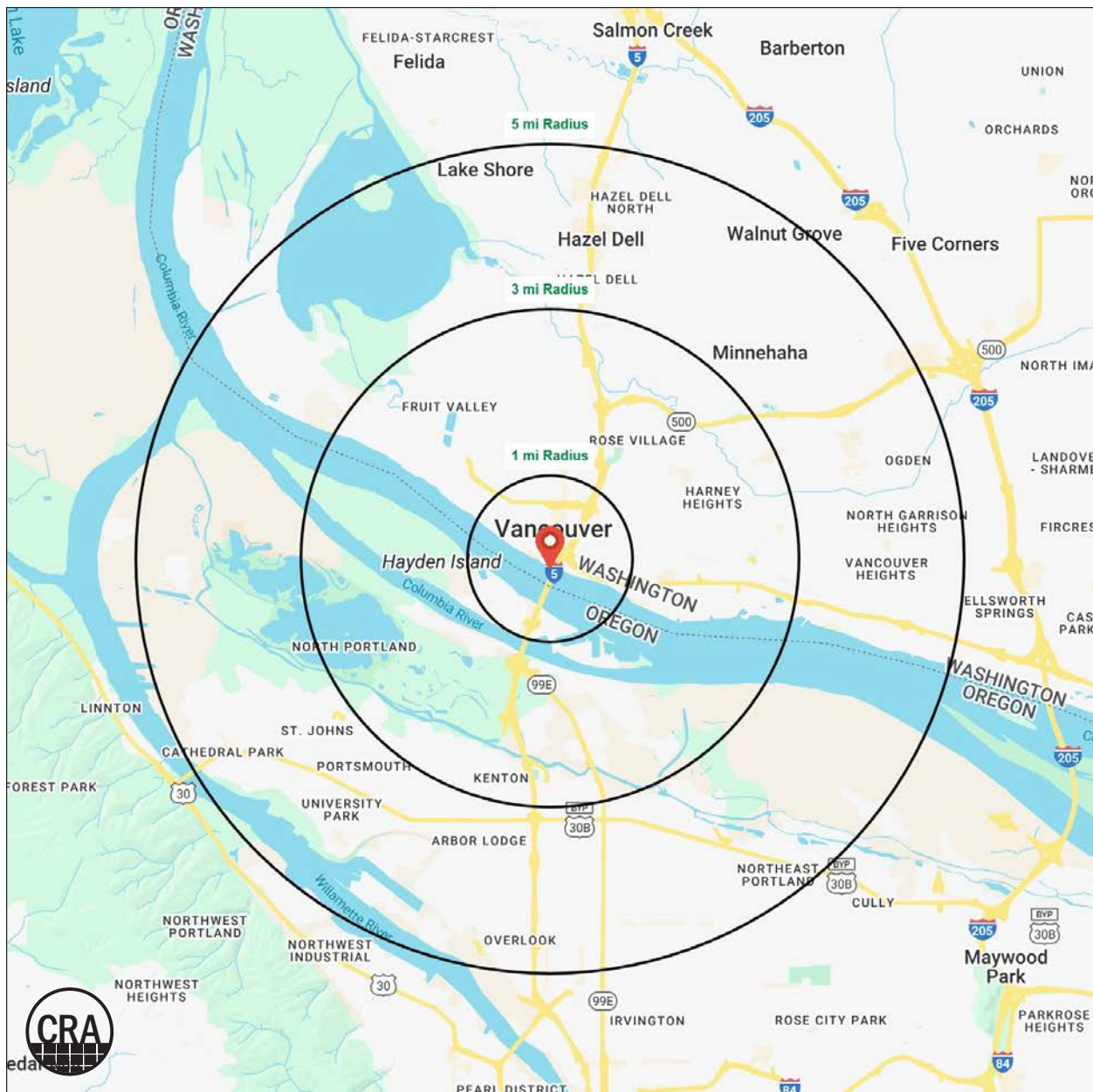
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	8,906	64,760	238,324
Projected Population 2030	10,922	66,406	241,133
Average HH Income	\$112,021	\$112,124	\$120,993
Median Home Value	\$356,508	\$470,189	\$520,071
Daytime Demographics 16+	20,804	62,929	187,064
Some College or Higher	72.1%	68.2%	72.4%

**\$112,021**

Average Household Income  
1 MILE RADIUS

**42.3**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6226/-122.6747

<b>378 W Columbia Way Vancouver, WA 98660</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2025 Estimated Population	8,906	64,760	238,324
2030 Projected Population	10,922	66,406	241,133
2020 Census Population	6,717	62,124	234,484
2010 Census Population	5,511	55,510	204,373
Projected Annual Growth 2025 to 2030	4.5%	0.5%	0.2%
Historical Annual Growth 2010 to 2025	4.1%	1.1%	1.1%
2025 Median Age	42.3	38.4	37.2
<b>Households</b>			
2025 Estimated Households	5,740	30,510	102,758
2030 Projected Households	7,429	32,391	105,863
2020 Census Households	3,580	26,944	95,781
2010 Census Households	2,627	23,693	83,366
Projected Annual Growth 2025 to 2030	5.9%	1.2%	0.6%
Historical Annual Growth 2010 to 2025	7.9%	1.9%	1.6%
<b>Race and Ethnicity</b>			
2025 Estimated White	75.3%	70.9%	69.9%
2025 Estimated Black or African American	4.0%	5.6%	7.2%
2025 Estimated Asian or Pacific Islander	5.6%	5.4%	5.9%
2025 Estimated American Indian or Native Alaskan	1.3%	1.2%	1.1%
2025 Estimated Other Races	13.7%	17.0%	15.9%
2025 Estimated Hispanic	12.7%	16.7%	15.1%
<b>Income</b>			
2025 Estimated Average Household Income	\$112,021	\$112,124	\$120,993
2025 Estimated Median Household Income	\$66,105	\$81,932	\$93,055
2025 Estimated Per Capita Income	\$72,835	\$53,067	\$52,388
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	3.7%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	5.5%	6.0%	4.8%
2025 Estimated High School Graduate	20.7%	22.0%	20.0%
2025 Estimated Some College	23.6%	23.4%	21.4%
2025 Estimated Associates Degree Only	8.4%	8.6%	8.7%
2025 Estimated Bachelors Degree Only	24.4%	22.5%	27.3%
2025 Estimated Graduate Degree	15.7%	13.7%	15.1%
<b>Business</b>			
2025 Estimated Total Businesses	2,010	4,431	13,672
2025 Estimated Total Employees	17,099	42,747	119,341
2025 Estimated Employee Population per Business	8.5	9.6	8.7
2025 Estimated Residential Population per Business	4.4	14.6	17.4

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

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**ROB KIMMELMAN** 503.449.2591 | rob@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.