

ANDRESEN MARKETPLACE



FOR LEASE | VANCOUVER, WASHINGTON

LOCATION

6713 NE 63rd Street in Vancouver, Washington

AVAILABLE SPACE

1,600 SF | 2,227 SF

Can be combined for up to 3,827 SF

LEASE RATE

Please call for details

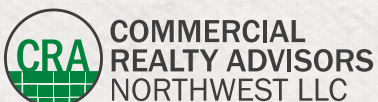
TRAFFIC COUNT

Andresen Rd | 22,563 ADT ('18)

63rd St | 10,372 ADT ('18)

HIGHLIGHTS

- Anchored by Safeway with AT&T, The UPS Store, Subway, Sprint and Papa Murphy's as co-tenants.
- Center is located at a signalized intersection surrounded by dense residential population.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

George Macoubray | george@cra-nw.com
Nick Stanton | nick@cra-nw.com

503.274.0211
www.cra-nw.com

VANCOUVER, WASHINGTON



Vancouver Mall
CENTENNIAL COLLECTION

Macy's
JCPenney
H&M
Cinetopia
Old Navy
Famous Footwear
Gold's Gym

CLARK COUNTY MAJOR EMPLOYERS		
#	NAME	EMPLOYEES
1	PeaceHealth	4,445
2	Evergreen Public Schools	2,856
3	Vancouver Public Schools	2,800
4	Legacy Salmon Creek Medical Center	1,946
5	Fred Meyer Stores	1,760
6	Clark County, Washington	1,566
7	The Vancouver Clinic	1,319
8	Battle Ground Public Schools	1,089
9	WaferTech LLC	1,015
10	City of Vancouver	931
11	SEH America Inc	895
12	Camas School District	750
13	Dick Hannah Dealerships	663
14	BNSF Railway Railroad	650
15	Banfield Pet Hospital	650
16	Wells Fargo	452
17	Frito-Lay Inc.	450
18	Columbia Machine	444
19	WSU - Vancouver	436
20	C-TRAN	420
21	Clark Public Utilities	375
22	Washougal School District	326
23	Nautilus, Inc.	313
24	Columbia Community Credit Union	300
25	Analog Devices	300

EAST VANCOUVER/CAMAS SCHOOLS				
#	NAME	GRADES	STUDENTS	BUILT
1	Burnt Bridge Creek Elementary	(K-5)	443	1987
2	Burton Elementary School	(K-5)	456	1975
3	Camas High School	(9-12)	2,115	2003
4	Cascade Middle School	(6-8)	860	1980
5	Clark Community College at CTC	(13+)	1,800	2009
6	Columbia Valley Elementary School	(K-5)	553	2000
7	Crestline Elementary School	(K-5)	495	2013
8	Dorothy Fox Elementary School	(K-5)	462	1930
9	Endeavor Elementary School	(K-5)	695	1980-1999
10	Evergreen High School	(9-12)	1,800	1945
11	Fircrest Elementary School	(K-5)	447	1975
12	Fishers Landing Elementary School	(K-6)	643	1995
13	Grass Valley Elementary School	(K-5)	539	2003
14	Harmony Elementary School	(K-5)	671	2011
15	Hearthwood Elementary School (PreK-5)	(PreK-5)	434	1980-1999
16	Helen Baller Elementary School	(K-5)	585	1970
17	Illahee Elementary School	(K-6)	598	2001-2010
18	Image Elementary School	(K-5)	690	1970
19	Lacamas Heights Elementary School	(K-5)	352	1978
20	Legacy High School	(9-12)	237	1977
21	Liberty Middle School	(6-8)	763	1980-2000
22	Mill Plain Elementary School	(K-5)	497	1987
23	Mountain View High School	(9-12)	1,850	1981
24	Pacific Middle School	(6-8)	1,032	1980
25	Prune Hill Elementary School	(K-5)	515	2001-2003
26	Riverview Elementary School	(K-5)	494	1980-1999
27	Shahala Middle School	(6-8)	1,114	2001-2010
28	Skyridge Middle School	(5-9)	936	1996
29	Union High School	(9-12)	2,078	2007
30	Wyeast Middle School	(6-8)	878	1943
Total			25,032	

SOURCE: CREDC.ORG | 2016 Data

SOURCE: schooldigger.com | 2016-2017 Data

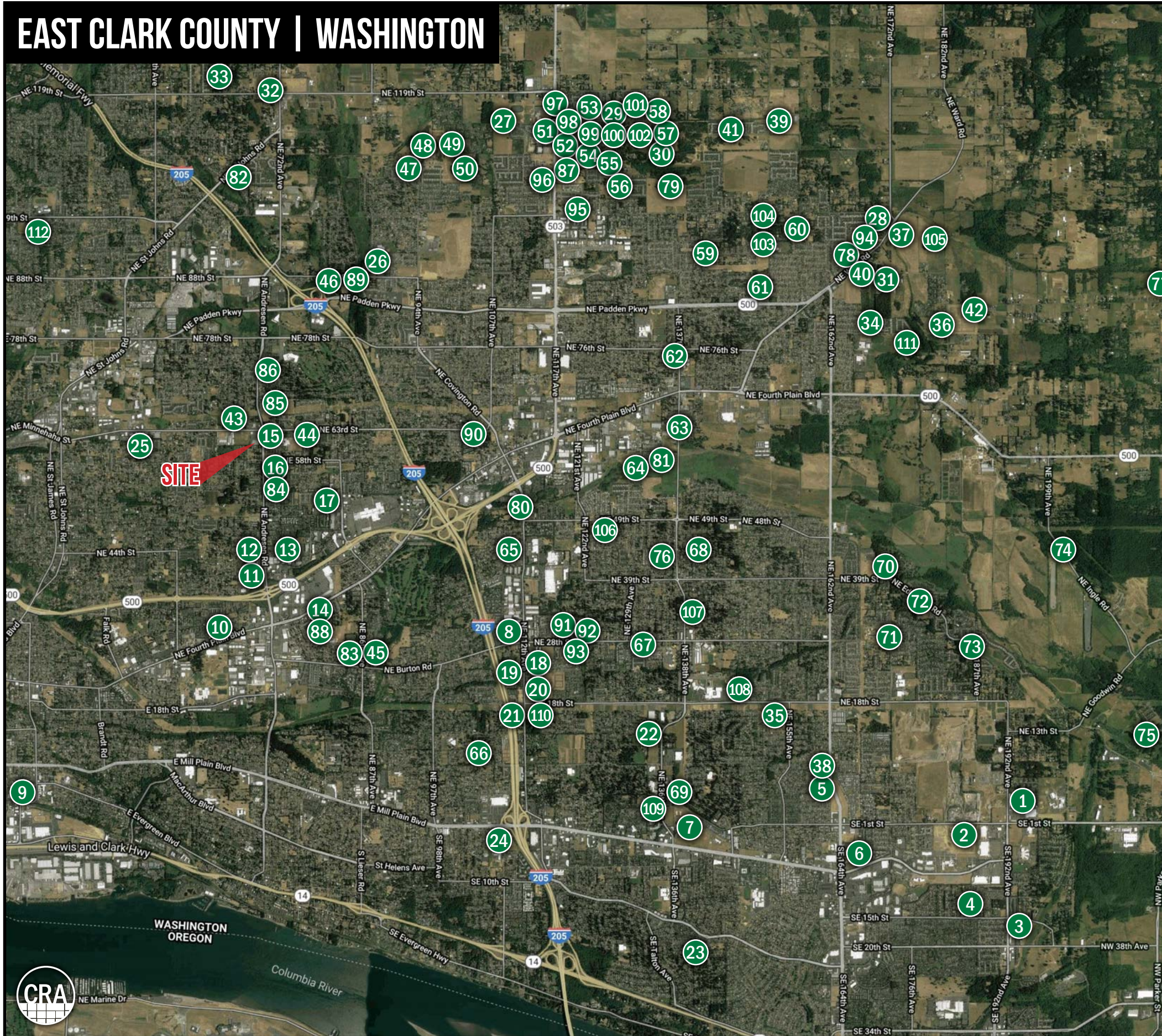


PORTLAND, OR

PDX-PORTLAND INTERNATIONAL AIRPORT

Government Island

EAST CLARK COUNTY | WASHINGTON



New Housing Developments

1. 4-Story Apartments *	81 Units	59. Heritage Commons	20 Lots
2. The Reserve Apartments	106 Units	60. Kimber Estates	12 Lots
3. 192nd Lofts	163 Units	61. Cedars on Salmon Creek	12 Lots
4. Subdivision *	11 Lots	62. Kelly Square Townhomes	25 Units
5. Cedars at Fisher's Grange *	26 Lots	63. Meadowlark Place	22 Units
6. Mill Plain Apartments	179 Units	64. Woodhaven	106 Lots
7. The Landing at Vancouver	250 Units	65. Janelle's Place	39 Units
8. Mountain View Place Apartments	53 Units	66. Christmas Village	11 Lots
9. Evergreen Place Apartments	21 Units	67. Woodridge Park	122 Lots
10. Issabella Court II Apartments *	49 Units	68. Brady Manor	13 Lots
11. Sunlight Estates	88 Units	69. The Village at Evergreen Landing	131 Lots
12. LaVonne Apartments	75 Units	70. Kole's Landing	46 Lots
13. Haven Park Apartments	48 Units	71. Pacific Village Subdivision	90 Lots
14. Sea Mar Housing	70 Units	72. Fields Hollow	34 Lots
15. Andresen Lofts *	26 Units	73. 28th Street Subdivision	12 Lots
16. Cascade Apartments *	12 Units	74. Green Mountain	1,521 Lots
17. 81st Avenue Apartments *	20 Units	75. Camas Meadows	173 Units
18. Four Seasons Landing *	15 Lots	76. Camas Meadows	46 Lots
19. Four Seasons Crossing *	20 Lots	77. Evergreen Place	17 Lots
20. Four Seasons Apartments *	237 Units	78. Livingston Acres	6 Lots
21. Block 1618 Apartments *	61 Units	79. Hockinson Park Estates	75 Lots
22. Acero Parkside *	256 Units	80. Austin Heritage PUD *	221 Lots
23. Bella Vista Subdivision *	22 Lots	81. Affinity at Vancouver *	170 Units
24. Ellsworth Multi-Family *	163 Units	82. Drakes Landing	34 Units
25. NE 60th Street Subdivision *	21 Lots	83. Drakes Landing	7 Lots
26. Cedar 49 Subdivision	12 Lots	84. Luca Glen *	38 Lots
27. Cody Subdivision *	59 Lots	85. 86th Avenue Townhomes	9 Units
28. Hockinson Brook Subdivision *	24 Lots	86. Steen Apartments *	28 Units
29. Orchards Townhomes *	35 Lots	87. Koles Landing	31 Units
30. Plateau Manor Subdivision *	93 Lots	88. Village Seventy	22 Lots
31. Adam's Glen	86 Lots	89. NE 117th Ave	92 Units
32. Amberglen	60 Lots	90. NE 117th Ave	14 Lots
33. Green Valley	32 Lots	91. The Pacific Apartments *	18 Units
34. Hockinson Meadows	83 Lots	92. Hess Subdivision	8 Lots
35. Stonebriar	111 Lots	93. NE 102nd Ave Subdivision	16 Lots
36. Velvet Acres	122 Lots	94. Haynes Short Plat	5 Lots
37. Ramey Lane	147 Lots	95. Wind River Estates	8 Lots
38. Fisher's Hollow	26 Lots	96. Villas on 28th Street *	170 Units
39. Urban Oaks	127 Lots	97. Ward Road Project	38 Units
40. Grandon Park	TBD	98. Ward Road Project	93 Lots
41. Field View Estates	TBD	99. Kensington Lane	8 Lots
42. Fifth Plain Creek	113 Lots	100. 107th Street Short Plat *	6 Lots
43. Quail Grove	18 Lots	101. RRC Group Apartments	120 Units
44. Sunrise Grove	47 Lots	102. Orchards Estates Short Plat	9 Lots
45. The Oaks	110 Lots	103. Lexie's Alyssum Meadows	15 Lots
46. Meritt's Hideaway III	14 Lots	104. Moonlight	31 Lots
47. Rivendell	278 Lots	105. Avalon Grand	53 Lots
48. Frasier Downs	72 Lots	106. Rachel's Ranch	40 Lots
49. Glenwood Hollow	83 Lots	107. Cosgrove Short Plat	6 Lots
50. Urban Pointe	17 Lots	108. Tamarack Terrace	15 Lots
51. Prairie Park Commons	31 Units	109. Arendelle Estates Cluster *	8 Lots
52. Sutherland	33 Lots	110. Cherry Lane Infill	8 Units
53. The Gardens	125 Units	111. Parkside Greens	13 Lots
54. Prairie Crossing	23 Lots	112. Ryley's Place	9 Lots
55. Orchards View Estates	33 Lots	113. 136th Ave Place	6 Lots
56. Peacock Manor	14 Lots	114. Four Seasons South PUD *	70 Lots
57. Parkers Abby	175 Lots	115. Harder Acres	76 Lots
58. Stonehaven	31 Lots	116. NE 99th Street Subdivision	47 Lots

*Proposed

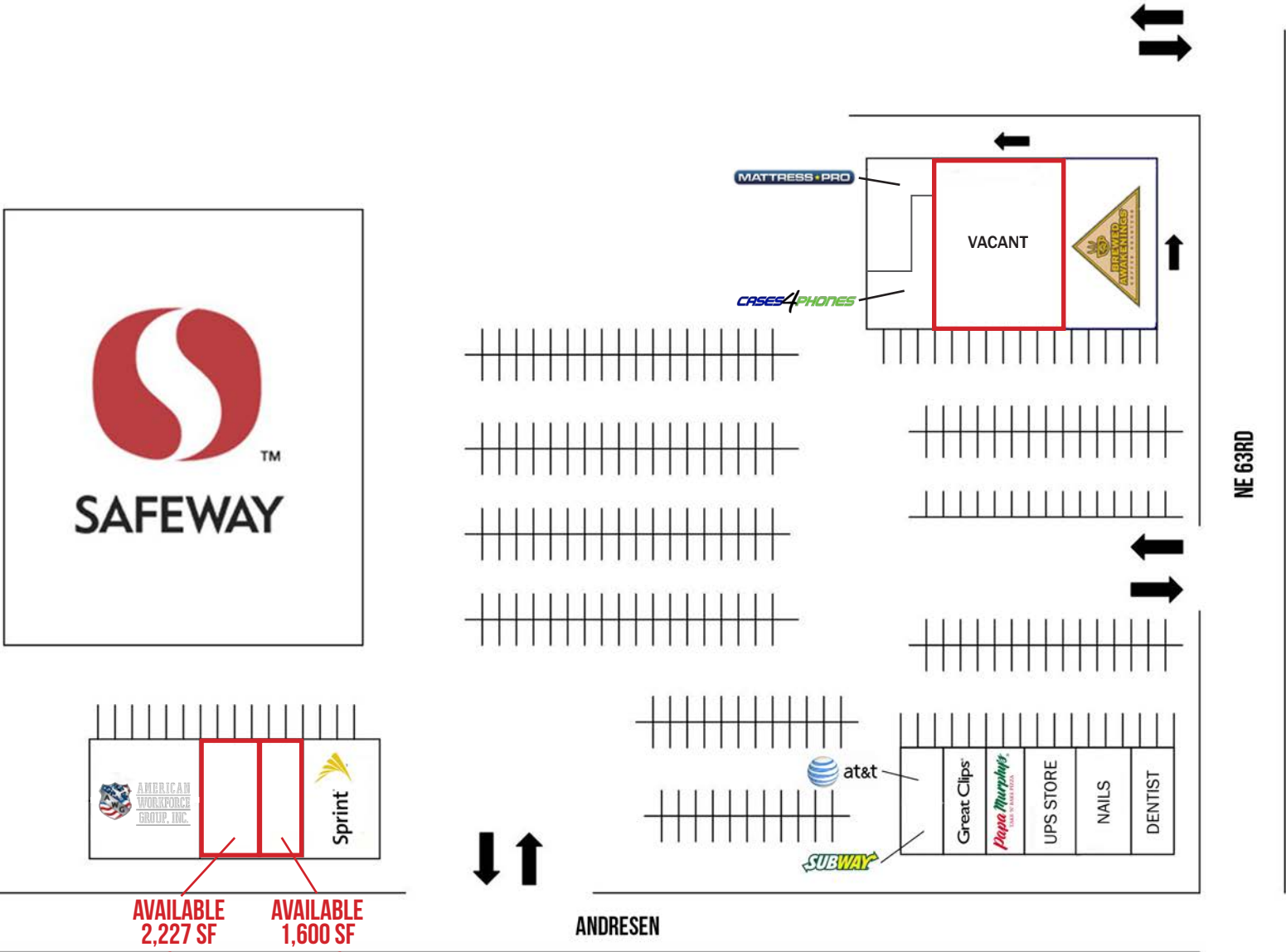
Sources: cityofvancouver.us; clark.wa.gov; newhometrends.com

ANDRESEN MARKETPLACE

6713 NE 63RD STREET

VANCOUVER, WA

SITE PLAN



**AVAILABLE
2,227 SF**

**AVAILABLE
1,600 SF**

(Can be combined
to 3,827 SF)



ANDRESEN MARKETPLACE

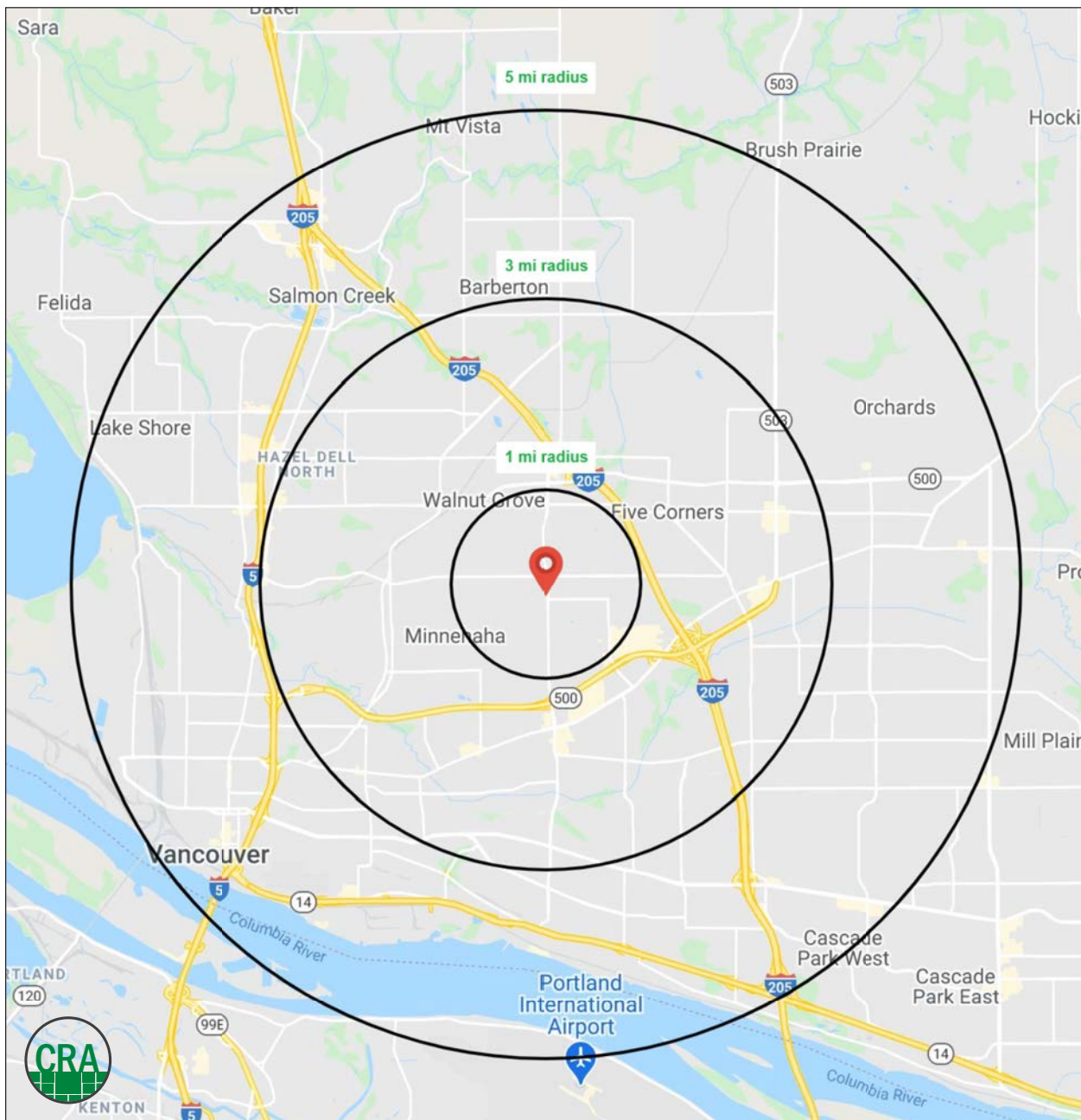
6713 NE 63RD STREET

VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	19,978	123,475	272,992
Projected Population 2025	21,230	131,910	292,073
Average HH Income	\$78,760	\$80,396	\$88,904
Median Home Value	\$318,569	\$318,464	\$334,173
Daytime Demographics 16+	13,594	81,878	202,534

35.7
Median Age
3 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6666/-122.6026

RF1

Andresen Marketplace		1 mi radius	3 mi radius	5 mi radius
Vancouver, WA 98661				
POPULATION	2020 Estimated Population	19,978	123,475	272,992
	2025 Projected Population	21,230	131,910	292,073
	2010 Census Population	16,831	106,123	235,919
	2000 Census Population	12,194	87,814	203,100
	Projected Annual Growth 2020 to 2025	1.3%	1.4%	1.4%
	Historical Annual Growth 2000 to 2020	3.2%	2.0%	1.7%
HOUSEHOLDS	2020 Estimated Households	8,491	48,415	107,479
	2025 Projected Households	9,077	52,080	115,816
	2010 Census Households	7,112	40,991	91,271
	2000 Census Households	4,868	33,330	77,223
	Projected Annual Growth 2020 to 2025	1.4%	1.5%	1.6%
	Historical Annual Growth 2000 to 2020	3.7%	2.3%	2.0%
AGE	2020 Est. Population Under 10 Years	11.8%	13.0%	12.3%
	2020 Est. Population 10 to 19 Years	11.3%	12.5%	12.5%
	2020 Est. Population 20 to 29 Years	15.5%	15.7%	14.5%
	2020 Est. Population 30 to 44 Years	19.2%	20.3%	20.3%
	2020 Est. Population 45 to 59 Years	16.7%	17.4%	18.2%
	2020 Est. Population 60 to 74 Years	15.6%	14.9%	15.8%
	2020 Est. Population 75 Years or Over	9.9%	6.3%	6.4%
	2020 Est. Median Age	38.3	35.7	37.2
MARITAL STATUS & GENDER	2020 Est. Male Population	47.7%	48.9%	49.2%
	2020 Est. Female Population	52.3%	51.1%	50.8%
	2020 Est. Never Married	28.0%	31.0%	29.5%
	2020 Est. Now Married	43.9%	45.4%	47.6%
	2020 Est. Separated or Divorced	19.0%	18.5%	17.7%
	2020 Est. Widowed	9.0%	5.1%	5.1%
INCOME	2020 Est. HH Income \$200,000 or More	3.8%	4.3%	6.5%
	2020 Est. HH Income \$150,000 to \$199,999	4.8%	5.9%	6.8%
	2020 Est. HH Income \$100,000 to \$149,999	18.8%	17.7%	18.4%
	2020 Est. HH Income \$75,000 to \$99,999	16.7%	15.9%	16.0%
	2020 Est. HH Income \$50,000 to \$74,999	19.8%	21.1%	20.0%
	2020 Est. HH Income \$35,000 to \$49,999	12.8%	12.3%	11.6%
	2020 Est. HH Income \$25,000 to \$34,999	8.2%	8.2%	7.6%
	2020 Est. HH Income \$15,000 to \$24,999	7.4%	6.9%	6.3%
	2020 Est. HH Income Under \$15,000	7.8%	7.7%	6.8%
	2020 Est. Average Household Income	\$78,760	\$80,396	\$88,904
	2020 Est. Median Household Income	\$67,108	\$68,478	\$74,039
	2020 Est. Per Capita Income	\$33,491	\$31,578	\$35,145
2020 Est. Total Businesses	497	4,482	12,478	
2020 Est. Total Employees	5,993	40,696	109,876	

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

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6666/-122.6026

RF1

Andresen Marketplace

Vancouver, WA 98661

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2020 Est. White	78.7%	77.2%	79.3%
	2020 Est. Black	3.5%	3.8%	3.3%
	2020 Est. Asian or Pacific Islander	6.5%	6.0%	5.7%
	2020 Est. American Indian or Alaska Native	0.8%	1.0%	1.0%
	2020 Est. Other Races	10.4%	12.0%	10.8%
HISPANIC	2020 Est. Hispanic Population	2,142	17,713	34,838
	2020 Est. Hispanic Population	10.7%	14.3%	12.8%
	2025 Proj. Hispanic Population	11.3%	15.2%	13.5%
	2010 Hispanic Population	7.8%	11.0%	9.7%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	13,936	82,942	186,863
	2020 Est. Elementary (Grade Level 0 to 8)	3.5%	3.7%	3.0%
	2020 Est. Some High School (Grade Level 9 to 11)	4.5%	6.2%	5.7%
	2020 Est. High School Graduate	26.4%	27.8%	25.6%
	2020 Est. Some College	31.5%	27.7%	27.1%
	2020 Est. Associate Degree Only	11.0%	10.9%	11.1%
	2020 Est. Bachelor Degree Only	15.7%	16.2%	18.3%
	2020 Est. Graduate Degree	7.5%	7.5%	9.3%
HOUSING	2020 Est. Total Housing Units	8,751	49,962	111,199
	2020 Est. Owner-Occupied	49.8%	51.7%	55.1%
	2020 Est. Renter-Occupied	47.2%	45.2%	41.5%
	2020 Est. Vacant Housing	3.0%	3.1%	3.3%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	6.3%	7.9%	9.8%
	2020 Homes Built 2000 to 2009	23.8%	15.8%	14.0%
	2020 Homes Built 1990 to 1999	23.7%	21.9%	20.4%
	2020 Homes Built 1980 to 1989	12.2%	11.2%	11.0%
	2020 Homes Built 1970 to 1979	16.9%	20.4%	19.3%
	2020 Homes Built 1960 to 1969	5.7%	8.5%	8.2%
	2020 Homes Built 1950 to 1959	3.9%	5.1%	6.3%
	2020 Homes Built Before 1949	4.4%	6.0%	7.6%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.3%	0.3%	0.4%
	2020 Home Value \$500,000 to \$999,999	10.2%	10.4%	12.6%
	2020 Home Value \$400,000 to \$499,999	11.2%	12.0%	14.9%
	2020 Home Value \$300,000 to \$399,999	34.3%	34.7%	33.9%
	2020 Home Value \$200,000 to \$299,999	33.3%	29.0%	26.6%
	2020 Home Value \$150,000 to \$199,999	5.2%	4.2%	3.8%
	2020 Home Value \$100,000 to \$149,999	2.4%	3.4%	2.9%
	2020 Home Value \$50,000 to \$99,999	0.8%	1.2%	0.9%
	2020 Home Value \$25,000 to \$49,999	0.9%	1.3%	1.1%
	2020 Home Value Under \$25,000	1.2%	3.2%	2.3%
	2020 Median Home Value	\$318,569	\$318,464	\$334,173
	2020 Median Rent	\$1,270	\$1,183	\$1,186

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

FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6666/-122.6026

RF1

Andresen Marketplace		1 mi radius	3 mi radius	5 mi radius
Vancouver, WA 98661				
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	16,275	98,085	218,584
	2020 Est. Civilian Employed	52.9%	57.9%	57.5%
	2020 Est. Civilian Unemployed	4.9%	4.9%	4.9%
	2020 Est. in Armed Forces	0.4%	0.2%	0.1%
	2020 Est. not in Labor Force	41.8%	37.1%	37.5%
	2020 Labor Force Males	46.9%	48.3%	48.7%
	2020 Labor Force Females	53.1%	51.7%	51.3%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	8,608	56,751	125,606
	2020 Mgmt, Business, & Financial Operations	15.2%	12.9%	14.6%
	2020 Professional, Related	15.8%	17.5%	19.9%
	2020 Service	21.0%	20.3%	18.5%
	2020 Sales, Office	22.5%	22.3%	21.9%
	2020 Farming, Fishing, Forestry	0.2%	0.2%	0.2%
	2020 Construction, Extraction, Maintenance	9.9%	10.0%	9.9%
	2020 Production, Transport, Material Moving	15.3%	16.9%	15.1%
	2020 White Collar Workers	53.6%	52.7%	56.3%
	2020 Blue Collar Workers	46.4%	47.3%	43.7%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	76.5%	77.1%	77.1%
	2020 Drive to Work in Carpool	9.9%	10.0%	9.2%
	2020 Travel to Work by Public Transportation	2.6%	3.3%	3.4%
	2020 Drive to Work on Motorcycle	0.3%	0.2%	0.2%
	2020 Walk or Bicycle to Work	2.0%	2.6%	2.4%
	2020 Other Means	0.5%	0.6%	0.7%
	2020 Work at Home	8.2%	6.3%	7.1%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	25.5%	28.2%	26.8%
	2020 Travel to Work in 15 to 29 Minutes	39.5%	42.2%	41.5%
	2020 Travel to Work in 30 to 59 Minutes	22.0%	24.6%	26.5%
	2020 Travel to Work in 60 Minutes or More	9.9%	8.2%	8.4%
	2020 Average Travel Time to Work	21.4	20.6	21.2
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$505.19 M	\$2.92 B	\$6.95 B
	2020 Est. Apparel	\$17.66 M	\$102.59 M	\$244.93 M
	2020 Est. Contributions, Gifts	\$28.04 M	\$162.41 M	\$395.43 M
	2020 Est. Education, Reading	\$15.24 M	\$89.44 M	\$219.66 M
	2020 Est. Entertainment	\$28.28 M	\$163.96 M	\$392.84 M
	2020 Est. Food, Beverages, Tobacco	\$78.21 M	\$451.75 M	\$1.07 B
	2020 Est. Furnishings, Equipment	\$17.62 M	\$102.06 M	\$244.28 M
	2020 Est. Health Care, Insurance	\$46.84 M	\$268.95 M	\$636.93 M
	2020 Est. Household Operations, Shelter, Utilities	\$164.4 M	\$949.47 M	\$2.25 B
	2020 Est. Miscellaneous Expenses	\$9.54 M	\$54.96 M	\$131.18 M
	2020 Est. Personal Care	\$6.8 M	\$39.25 M	\$93.35 M
	2020 Est. Transportation	\$92.56 M	\$536.7 M	\$1.27 B

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:

GEORGE MACOUBRAY 503.504.2957 | george@cra-nw.com

NICK STANTON 503.784.0407 | nick@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 733 SW Second Avenue, Suite 200 • Portland, Oregon 97204



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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.