FULLY LEASED PAD @ ANDRESEN MARKETPLACE



LOCATION

6709 NE 63rd Street | Vancouver, Washington

AVAILABLE SPACE

100% Fully Leased!

RENTAL RATE

\$24.00/SF, NNN

TRAFFIC COUNTS

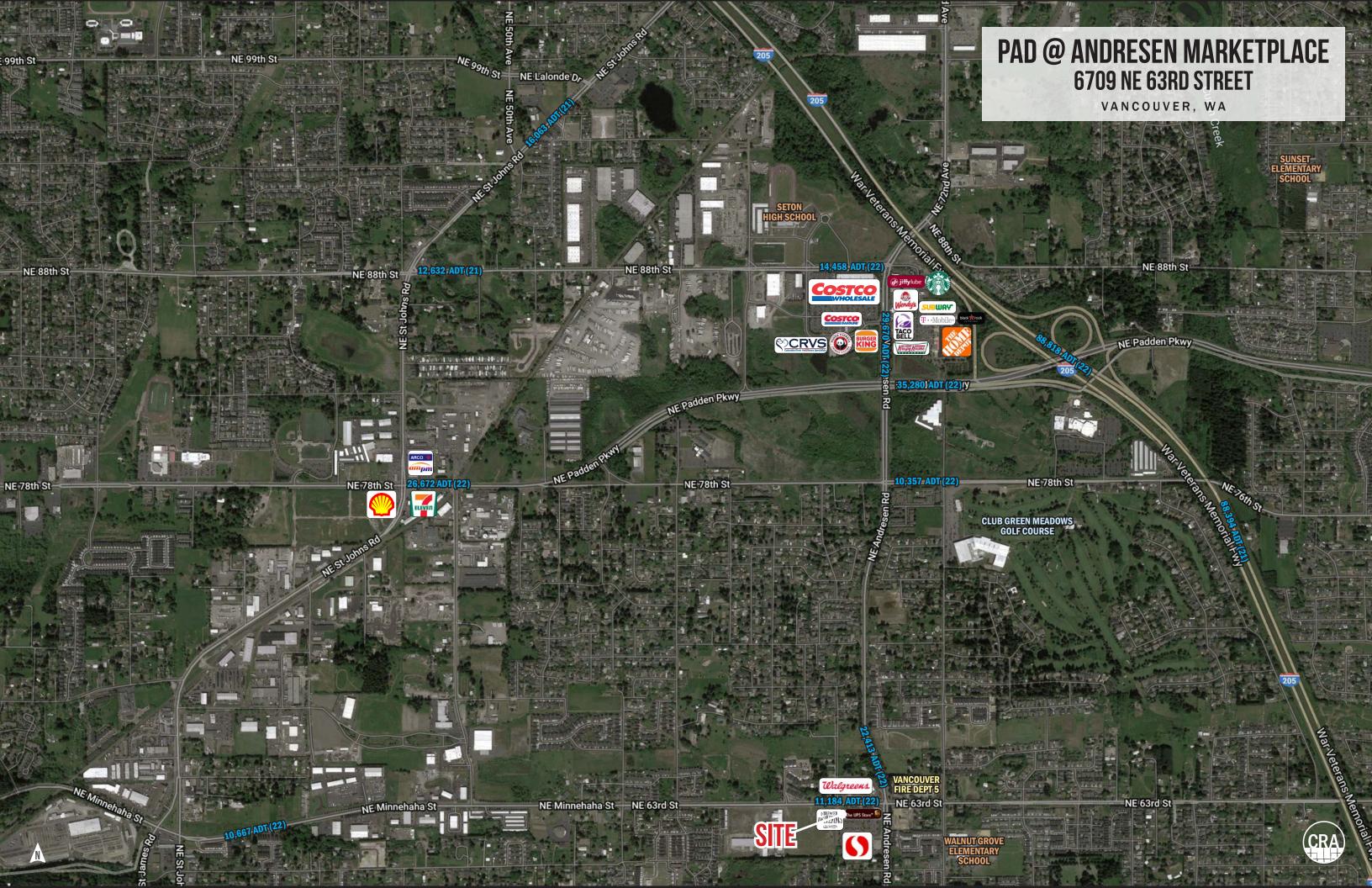
Andresen Road – 22,413 ADT ('22) **63rd Street** – 11,184 ADT ('22)

HIGHLIGHTS

- High profile space located in the pad building facing NE 63rd Street at Andresen Marketplace.
- Shopping center anchored by Safeway with AT&T, The UPS Store, Subway, T-Mobile, Mallory Paint Store (Benjamin Moore), Papa Murphy's, Dust to Diamonds Nails and Brewed Awakenings.
- Great visibility and access with a signalized intersection at Andresen & 63rd Street.
- Surrounded by dense residential population.





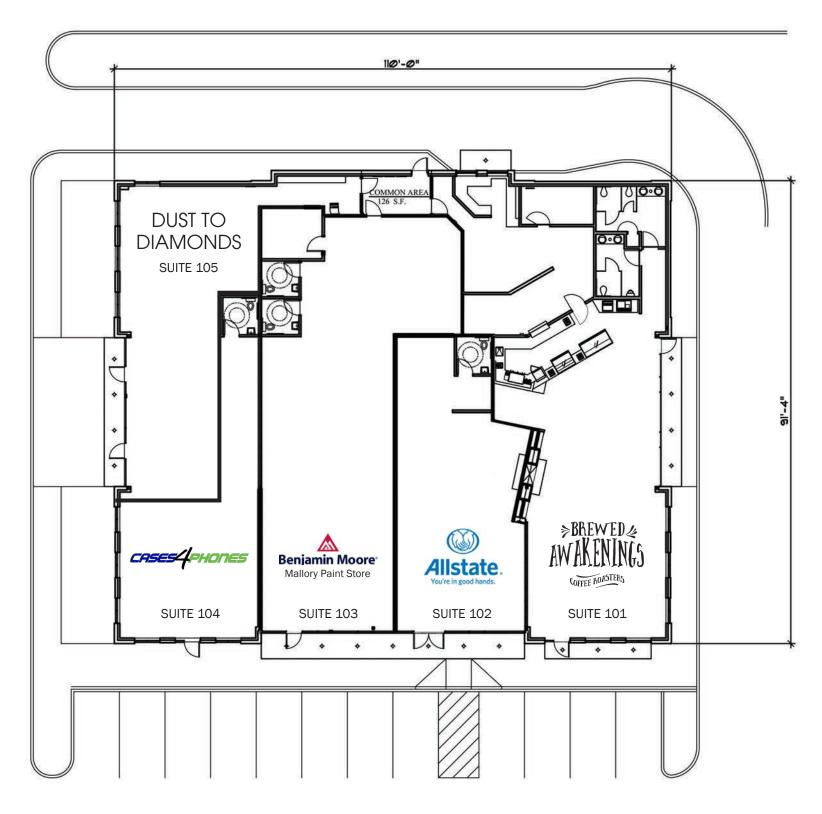


PAD @ ANDRESEN MARKETPLACE 6709 NE 63RD STREET

VANCOUVER, WA



NE 63RD ST





PAD @ ANDRESEN MARKETPLACE 6709 NE 63RD STREET

DEMOGRAPHIC SUMMARY

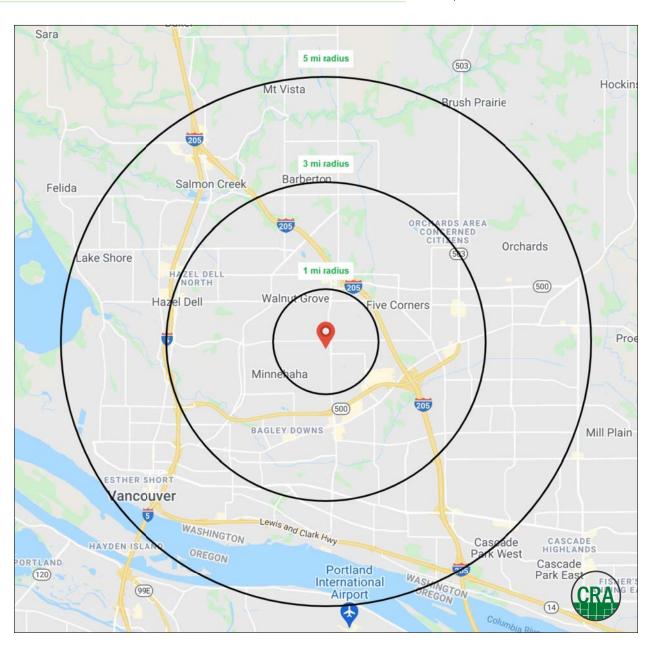
VANCOUVER, WA

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	19,025	128,653	289,956
Projected Population 2029	20,050	134,840	305,915
Average HH Income	\$131,644	\$105,985	\$112,162
Median HH Income	\$94,591	\$83,842	\$88,413
Median Home Value	\$465,288	\$463,627	\$491,766
Daytime Demographics 16+	9,290	76,332	195,152
Some College or Higher	68.1%	63.2%	67.1%

\$465,288
Median Home Value

1 MILE RADIUS

\$128,653
Estimated Population
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6676/-122.6041

Vancouver, WA 98661 radius radius radius Population 19.05 128.68 289.98 2029 Projected Population 19.05 134.84 305.915 2020 Census Population 18.820 122.430 274.647 2010 Census Population 15.301 104.913 232.735 Projected Annual Growth 2024 to 2029 1.1% 1.0% 1.1% Historical Annual Growth 2010 to 2024 367 35.7 36.7 Pous Median Age 367 35.7 36.7 Pous Median Age 7.913 50.81 116.77 2024 Estimated Households 7.913 50.81 116.77 2022 Projected Households 7.93 47.062 106.728 2020 Census Households 7.93 47.062 106.728 2020 Census Households 7.73 47.062 10.6728 2021 Census Households 7.73 47.062 10.6728 2020 Census Households 7.93 7.79 1.16 12.79 2024 Estimated Musa Household Income 8.9	Pad @ Andresen Marketplace	1 mi	3 mi	5 mi
Population 19.025 128.653 289.956 2029 Projected Population 20.050 134.840 305.915 2020 Census Population 18.820 122.430 274.647 2020 Census Population 18.820 122.430 274.647 2020 Census Population 15.301 104.913 232.735 2020 Census Population 2020 11.96 1.966	Vancouver, WA 98661			
2024 Estimated Population 19.025 128.653 289.956 2029 Projected Population 20.050 13.4840 305.915 2020 Census Population 15.301 104.913 232.735 2010 Census Population 15.501 104.913 232.735 Projected Annual Growth 2024 to 2029 1.1% 1.6% 1.1% Bitstorical Annual Growth 2010 to 2024 36.7 35.7 36.7 Would Median Age 36.7 35.7 36.7 Would Households 7.913 50.814 116.72 2024 Estimated Households 8.398 53.66 125.07 2020 Census Households 8.398 53.66 125.07 2020 Census Households 6.387 40.47 90.168 2010 Census Households 7.739 47.062 106.728 2010 Census Households 7.739 47.062 106.728 2010 Census Households 7.739 47.07 1.4% 2010 Census Households 7.739 47.062 10.7% 2014 Stimated Blance Marcian Household Income		_		
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2024 Estimated Households 7,913 50,814 116,776 2029 Projected Households 8,398 53,666 125,077 2020 Census Households 7,739 47,062 106,728 2010 Census Households 6,387 40,479 90,163 Projected Annual Growth 2024 to 2029 1,2% 1,8% 2,1% Historical Annual Growth 2010 to 2024 78,3% 77.9% 77.3% 2024 Estimated White 78,3% 77.9% 77.3% 2024 Estimated Black or African American 3,0% 2,8% 2,8% 2024 Estimated American Indian or Native Alaskan 0,5% 0,7% 0,7% 2024 Estimated Other Races 11,1% 12,0% 12,5% 2024 Estimated Hispanic 10,1% 12,0% 12,5% 2024 Estimated Average Household Income \$131,64 \$10,598 \$112,162 2024 Estimated Average Household Income \$131,64 \$10,598 \$12,162 2024 Estimated Per Capita Income \$131,64 \$10,598 \$13,112 2024 Estimated Some High School Graduate \$1,0% \$3,508 \$3,508 2024 Estimated Some High School Graduate		30.7		30.7
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Race and Ethnicity 78.3% 77.9% 77.3% 2024 Estimated White 78.3% 77.9% 77.3% 2024 Estimated Black or African American 3.0% 2.8% 2.8% 2024 Estimated Asian or Pacific Islander 7.1% 6.6% 6.6% 2024 Estimated American Indian or Native Alaskan 0.5% 0.7% 0.7% 2024 Estimated Other Races 11.1% 12.0% 12.5% 2024 Estimated Hispanic 10.1% 11.0% 11.0% Income \$131,644 \$105,985 \$112,162 2024 Estimated Average Household Income \$94,591 \$83,842 \$88,413 2024 Estimated Per Capita Income \$94,591 \$83,842 \$88,413 2024 Estimated Per Capita Income \$1.7% 3.3% 2.8% 2024 Estimated Elementary (Grade Level 0 to 8) 1.7% 3.3% 2.8% 2024 Estimated Seme High School (Grade Level 9 to 11) 4.3% 5.9% 5.0% 2024 Estimated Some College 26.7% 25.4% 25.5% 2024 Estimated Bachelors Degree Only 18.4% 17.1% <td></td> <td></td> <td></td> <td></td>				
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2024 Estimated Asian or Pacific Islander 7.1% 6.6% 6.6% 2024 Estimated American Indian or Native Alaskan 0.5% 0.7% 0.7% 2024 Estimated Other Races 11.1% 12.0% 12.5% 2024 Estimated Hispanic 10.1% 11.0% 11.6% Income 2024 Estimated Average Household Income \$131,644 \$105,985 \$112,162 2024 Estimated Median Household Income \$94,591 \$83,842 \$88,413 2024 Estimated Per Capita Income \$54,824 \$41,976 \$45,311 Education (Age 25+) 54,824 \$41,976 \$45,311 2024 Estimated Some High School (Grade Level 9 to 11) 4.3% 5.9% 5.0% 2024 Estimated High School (Grade Level 9 to 11) 4.3% 5.9% 25.5% 2024 Estimated Associates Degree Only 12.3% 11.3% 11.0% 2024 Estimated Associates Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	,	78.3%	77.9%	77.3%
2024 Estimated American Indian or Native Alaskan 0.5% 0.7% 0.7% 2024 Estimated Other Races 11.1% 12.0% 12.5% 2024 Estimated Hispanic 10.1% 11.0% 11.6% Income 2024 Estimated Average Household Income \$131,644 \$105,985 \$112,162 2024 Estimated Median Household Income \$94,591 \$83,842 \$88,413 2024 Estimated Per Capita Income \$54,824 \$41,976 \$45,311 Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 1.7% 3.3% 2.8% 2024 Estimated Some High School (Grade Level 9 to 11) 4.3% 5.9% 5.0% 2024 Estimated High School Graduate 25.9% 27.6% 25.1% 2024 Estimated Some College 26.7% 25.4% 25.5% 2024 Estimated Bachelors Degree Only 12.3% 11.3% 11.0% 2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	2024 Estimated Black or African American	3.0%	2.8%	2.8%
2024 Estimated Other Races 11.1% 12.0% 12.5% 2024 Estimated Hispanic 10.1% 11.0% 11.6% Income 2024 Estimated Average Household Income \$131,644 \$105,985 \$112,162 2024 Estimated Median Household Income \$94,591 \$83,842 \$88,413 2024 Estimated Per Capita Income \$54,824 \$41,976 \$45,311 Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 1.7% 3.3% 2.8% 2024 Estimated Some High School (Grade Level 9 to 11) 4.3% 5.9% 5.0% 2024 Estimated High School Graduate 25.9% 27.6% 25.1% 2024 Estimated Some College 26.7% 25.4% 25.5% 2024 Estimated Bachelors Degree Only 12.3% 11.3% 11.0% 2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	2024 Estimated Asian or Pacific Islander	7.1%	6.6%	6.6%
2024 Estimated Hispanic 10.1% 11.0% 11.6% Income \$131,644 \$105,985 \$112,162 2024 Estimated Average Household Income \$94,591 \$83,842 \$88,413 2024 Estimated Per Capita Income \$54,824 \$41,976 \$45,311 Education (Age 25+) \$2024 Estimated Elementary (Grade Level 0 to 8) 1.7% 3.3% 2.8% 2024 Estimated Some High School (Grade Level 9 to 11) 4.3% 5.9% 5.0% 2024 Estimated High School Graduate 25.9% 27.6% 25.1% 2024 Estimated Some College 26.7% 25.4% 25.5% 2024 Estimated Associates Degree Only 12.3% 11.3% 11.0% 2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	2024 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
Income 2024 Estimated Average Household Income \$131,644 \$105,985 \$112,162 2024 Estimated Median Household Income \$94,591 \$83,842 \$88,413 2024 Estimated Per Capita Income \$54,824 \$41,976 \$45,311 Education (Age 25+) \$224 Estimated Elementary (Grade Level 0 to 8) 1.7% 3.3% 2.8% 2024 Estimated Some High School (Grade Level 9 to 11) 4.3% 5.9% 5.0% 2024 Estimated High School Graduate 25.9% 27.6% 25.1% 2024 Estimated Some College 26.7% 25.4% 25.5% 2024 Estimated Associates Degree Only 12.3% 11.3% 11.0% 2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	2024 Estimated Other Races	11.1%	12.0%	12.5%
2024 Estimated Average Household Income \$131,644 \$105,985 \$112,162 2024 Estimated Median Household Income \$94,591 \$83,842 \$88,413 2024 Estimated Per Capita Income \$54,824 \$41,976 \$45,311 Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 1.7% 3.3% 2.8% 2024 Estimated Some High School (Grade Level 9 to 11) 4.3% 5.9% 5.0% 2024 Estimated High School Graduate 25.9% 27.6% 25.1% 2024 Estimated Some College 26.7% 25.4% 25.5% 2024 Estimated Associates Degree Only 12.3% 11.3% 11.0% 2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	2024 Estimated Hispanic	10.1%	11.0%	11.6%
2024 Estimated Median Household Income \$94,591 \$83,842 \$88,413 2024 Estimated Per Capita Income \$54,824 \$41,976 \$45,311 Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 1.7% 3.3% 2.8% 2024 Estimated Some High School (Grade Level 9 to 11) 4.3% 5.9% 5.0% 2024 Estimated High School Graduate 25.9% 27.6% 25.1% 2024 Estimated Some College 26.7% 25.4% 25.5% 2024 Estimated Associates Degree Only 12.3% 11.3% 11.0% 2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	Income			
2024 Estimated Per Capita Income \$54,824 \$41,976 \$45,311 Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 1.7% 3.3% 2.8% 2024 Estimated Some High School (Grade Level 9 to 11) 4.3% 5.9% 5.0% 2024 Estimated High School Graduate 25.9% 27.6% 25.1% 2024 Estimated Some College 26.7% 25.4% 25.5% 2024 Estimated Associates Degree Only 12.3% 11.3% 11.0% 2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	2024 Estimated Average Household Income	\$131,644	\$105,985	\$112,162
Education (Age 25+) 2024 Estimated Elementary (Grade Level 0 to 8) 1.7% 3.3% 2.8% 2024 Estimated Some High School (Grade Level 9 to 11) 4.3% 5.9% 5.0% 2024 Estimated High School Graduate 25.9% 27.6% 25.1% 2024 Estimated Some College 26.7% 25.4% 25.5% 2024 Estimated Associates Degree Only 12.3% 11.3% 11.0% 2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	2024 Estimated Median Household Income	\$94,591	\$83,842	\$88,413
2024 Estimated Elementary (Grade Level 0 to 8) 1.7% 3.3% 2.8% 2024 Estimated Some High School (Grade Level 9 to 11) 4.3% 5.9% 5.0% 2024 Estimated High School Graduate 25.9% 27.6% 25.1% 2024 Estimated Some College 26.7% 25.4% 25.5% 2024 Estimated Associates Degree Only 12.3% 11.3% 11.0% 2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	2024 Estimated Per Capita Income	\$54,824	\$41,976	\$45,311
2024 Estimated Some High School (Grade Level 9 to 11) 4.3% 5.9% 5.0% 2024 Estimated High School Graduate 25.9% 27.6% 25.1% 2024 Estimated Some College 26.7% 25.4% 25.5% 2024 Estimated Associates Degree Only 12.3% 11.3% 11.0% 2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	Education (Age 25+)			
2024 Estimated High School Graduate 25.9% 27.6% 25.1% 2024 Estimated Some College 26.7% 25.4% 25.5% 2024 Estimated Associates Degree Only 12.3% 11.3% 11.0% 2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	2024 Estimated Elementary (Grade Level 0 to 8)	1.7%	3.3%	2.8%
2024 Estimated Some College 26.7% 25.4% 25.5% 2024 Estimated Associates Degree Only 12.3% 11.3% 11.0% 2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	2024 Estimated Some High School (Grade Level 9 to 11)	4.3%	5.9%	5.0%
2024 Estimated Associates Degree Only 12.3% 11.3% 11.0% 2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	2024 Estimated High School Graduate	25.9%	27.6%	25.1%
2024 Estimated Bachelors Degree Only 18.4% 17.1% 19.5% 2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	2024 Estimated Some College	26.7%	25.4%	25.5%
2024 Estimated Graduate Degree 10.8% 9.4% 11.1%	2024 Estimated Associates Degree Only	12.3%	11.3%	11.0%
·	2024 Estimated Bachelors Degree Only	18.4%	17.1%	19.5%
Position	2024 Estimated Graduate Degree	10.8%	9.4%	11.1%
Business	Business			
2024 Estimated Total Businesses 531 4,813 12,676	2024 Estimated Total Businesses	531	4,813	12,676
2024 Estimated Total Employees 4,114 37,702 105,811	2024 Estimated Total Employees	4,114	37,702	105,811
2024 Estimated Employee Population per Business 7.8 7.8 8.3	2024 Estimated Employee Population per Business	7.8	7.8	8.3
2024 Estimated Residential Population per Business 35.8 26.7 22.9	2024 Estimated Residential Population per Business	35.8	26.7	22.9





Licensed brokers in Oregon & Washington

