

FULLY LEASED

PAD @ ANDRESEN MARKETPLACE



VANCOUVER, WA

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.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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www.cra-nw.com

PAD @ ANDRESEN MARKETPLACE
6709 NE 63RD STREET
VANCOUVER, WA



Vancouver Mall
CENTENNIAL COLLECTION
Macy's
JCPenney
Hobby Lobby
H&M
AMC
Old Navy
Famous Footwear
Gold's Gym

SITE

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6709 NE 63RD STREET
 VANCOUVER, WA

**SUNSET
ELEMENTARY
SCHOOL**

**SETON
HIGH SCHOOL**

14,458 ADT (22)

12,632 ADT (21)



CRVS
Columbia River Veterinary Specialists



88,818

NE Padden Pkwy

35,280 ADT (22)/Y



26,672 ADT (22



NE Padden Pkwy

NE 78th St

10,357 ADT (22)

NE 78th St

**CLUB GREEN MEADOWS
GOLF COURSE**

NE 76th St

SITE

Walgreens
11,184 ADT (22)

**VANCOUVER
FIRE DEPT 5**
NE 63rd St



**WALNUT GROVE
ELEMENTARY
SCHOOL**

10,667 ADT (22)

22,413 ADT (22)

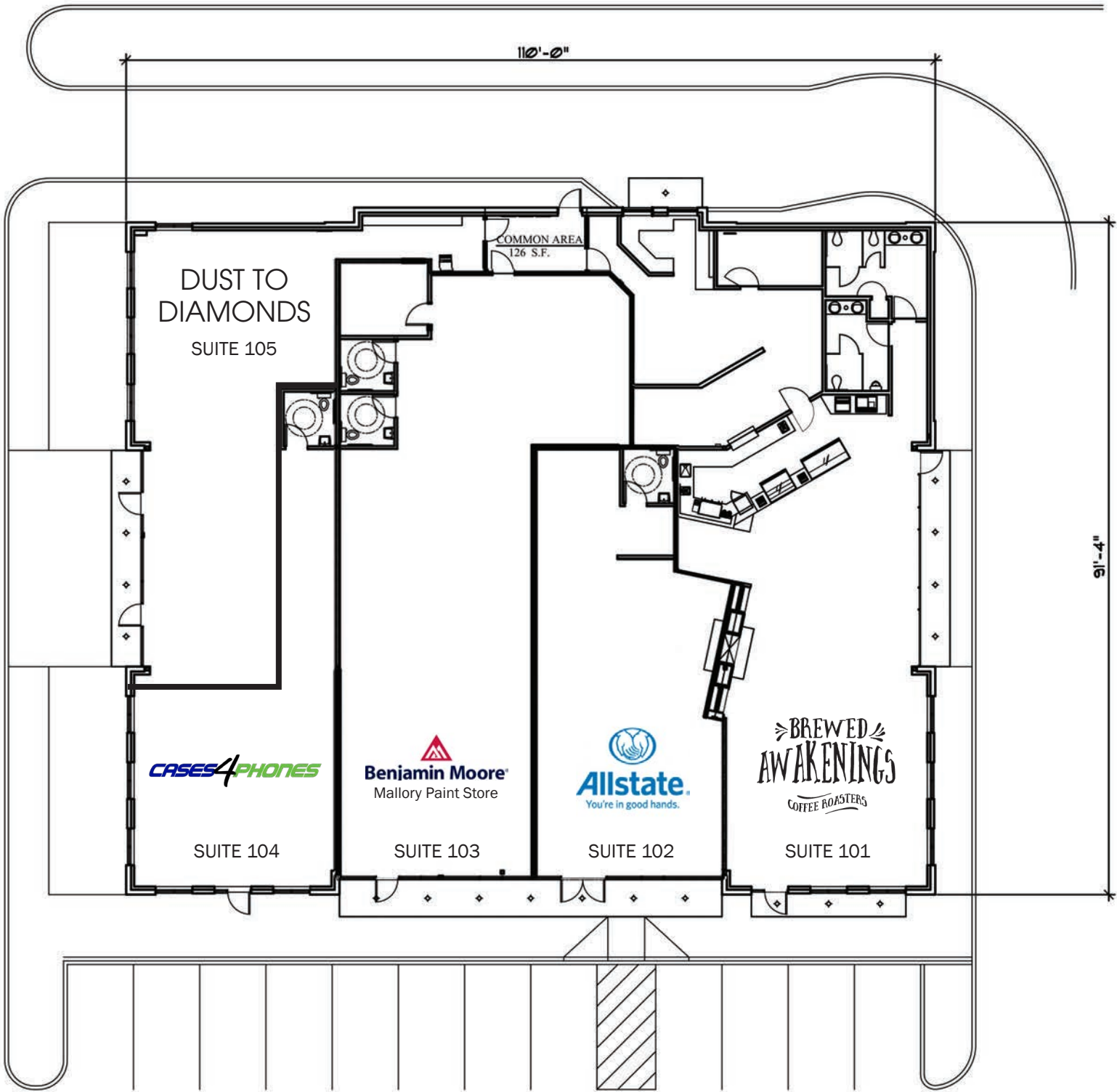


SITE PLAN

PAD @ ANDRESEN MARKETPLACE
6709 NE 63RD STREET
VANCOUVER, WA



NE 63RD ST



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



PAD @ ANDRESEN MARKETPLACE

6709 NE 63RD STREET

DEMOGRAPHIC SUMMARY

VANCOUVER, WA

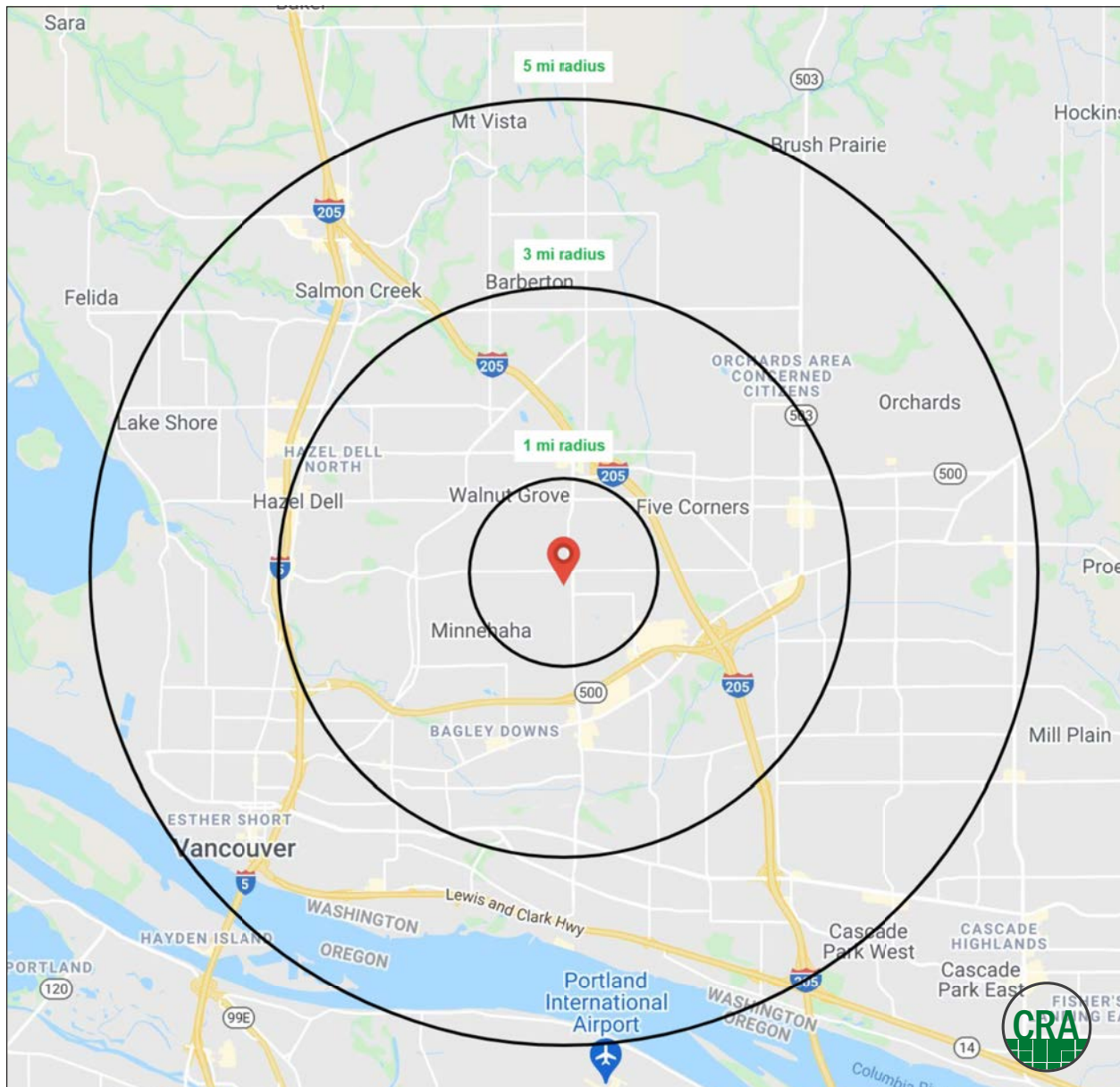
| Source: Regis - SitesUSA (2024) | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2024 | 19,025 | 128,653 | 289,956 |
| Projected Population 2029 | 20,050 | 134,840 | 305,915 |
| Average HH Income | \$131,644 | \$105,985 | \$112,162 |
| 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

| Pad @ Andresen Marketplace Vancouver, WA 98661 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2024 Estimated 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 |
| 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 | 1.7% | 1.6% | 1.8% |
| 2024 Median Age | 36.7 | 35.7 | 36.7 |
| Households | | | |
| 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 | 90,169 |
| Projected Annual Growth 2024 to 2029 | 1.2% | 1.1% | 1.4% |
| Historical Annual Growth 2010 to 2024 | 1.7% | 1.8% | 2.1% |
| Race and Ethnicity | | | |
| 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% | 11.6% |
| 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 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% |
| Business | | | |
| 2024 Estimated Total Businesses | 531 | 4,813 | 12,676 |
| 2024 Estimated Total Employees | 4,114 | 37,702 | 105,811 |
| 2024 Estimated Employee Population per Business | 7.8 | 7.8 | 8.3 |
| 2024 Estimated Residential Population per Business | 35.8 | 26.7 | 22.9 |

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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Licensed brokers in Oregon & Washington

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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.