

# MILL PLAIN CROSSING @ CTC

UNION HIGH SCHOOL  
2,021 STUDENTS

COSTCO WHOLESALE

SE 1st Street

SE 3rd Street

SE 192nd Ave

SE Mill Plain Blvd

500+  
MULTIFAMILY  
UNDER  
CONSTRUCTION  
"BENNINGTON  
ON FIRST"

## LOCATION

SE 192nd Ave & Mill Plain Blvd, Vancouver, WA

## AVAILABLE SPACE

- 1,600 SF

## RENTAL RATE

Call for details.

## TRAFFIC COUNTS

192nd Ave - 21,143 ADT ('21)

Mill Plain Blvd - 13,256 ADT ('22)

## HIGHLIGHTS

- Retail power center serving the growing population in East Clark County.
- Part of the 450-acre Columbia Tech Center mixed-use development.
- Columbia Tech Center retail co-tenants include Walmart, Kohl's, Home Depot, PetSmart, Ross, Michael's, World Market, Peet's Coffee, Panera Bread, Orange Theory and many more.

**PACTRUST**

COLUMBIA TECH CENTER



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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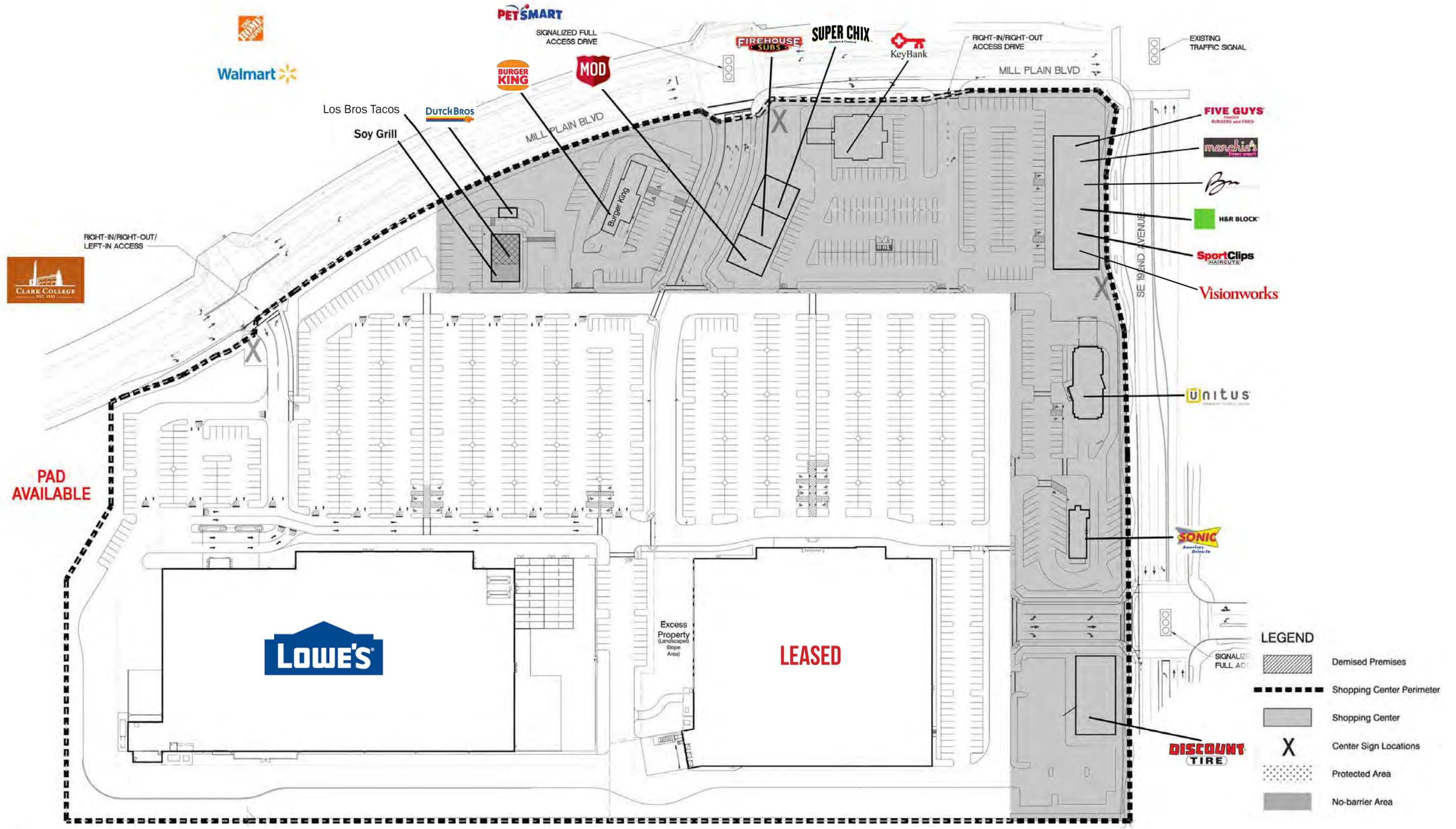
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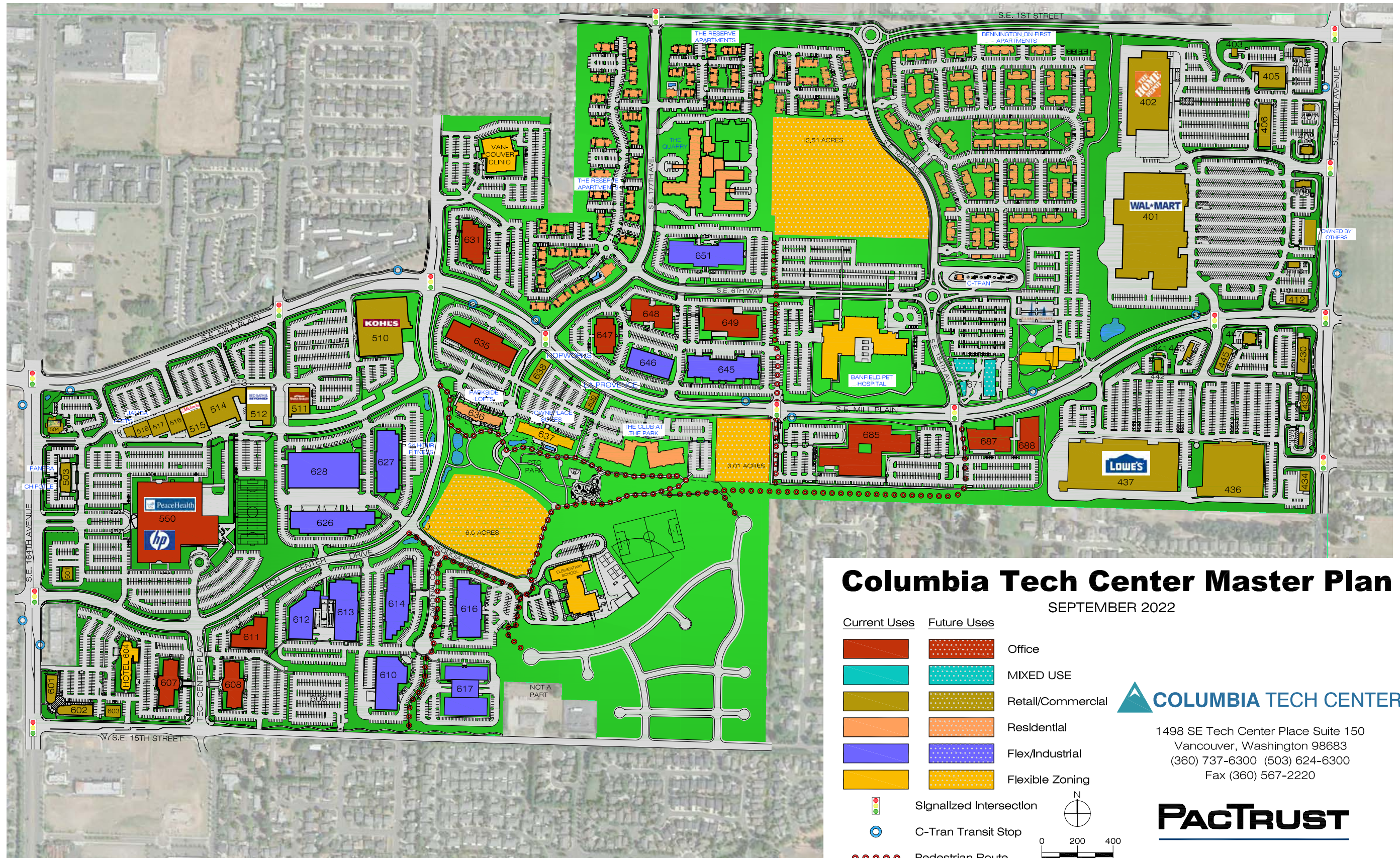
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SITE PLAN

MILL PLAIN CROSSING @ CTC  
SE 192ND & MILL PLAIN  
VANCOUVER, WA



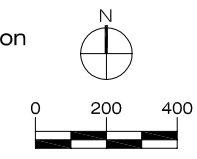


# Columbia Tech Center Master Plan

SEPTEMBER 2022

Current Uses	Future Uses	
		Office
		MIXED USE
		Retail/Commercial
		Residential
		Flex/Industrial
		Flexible Zoning

- Signalized Intersection
- C-Tran Transit Stop
- Pedestrian Route



1498 SE Tech Center Place Suite 150  
Vancouver, Washington 98683  
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Fax (360) 567-2220



# VANCOUVER, WASHINGTON



**Vancouver Mall**  
 Macy's  
 JCPenney  
 H&M  
 AMC Theatres (Cinetopia)  
 Old Navy  
 Ulta Beauty  
 Famous Footwear  
 Gold's Gym  
 Men's Wearhouse

SIGNIFICANT NEW SINGLE FAMILY HOME DEVELOPMENTS		
#	NAME	# OF LOTS
1	Cox Family Trust	89
2	Green Mountain	1,300
3	Parklands at Camas Meadows	41
4	Lacamas Prairie Estates	97
5	South Creek Meadows	38
6	Austin Heritage	212
Total		1,777

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	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
26	Underwriters Laboratories	282
27	Pendleton Woolen Mills - Washougal	190
28	City of Camas	150

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)	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 | The Columbian

SOURCE: schooldigger.com, 2016-2017 Data



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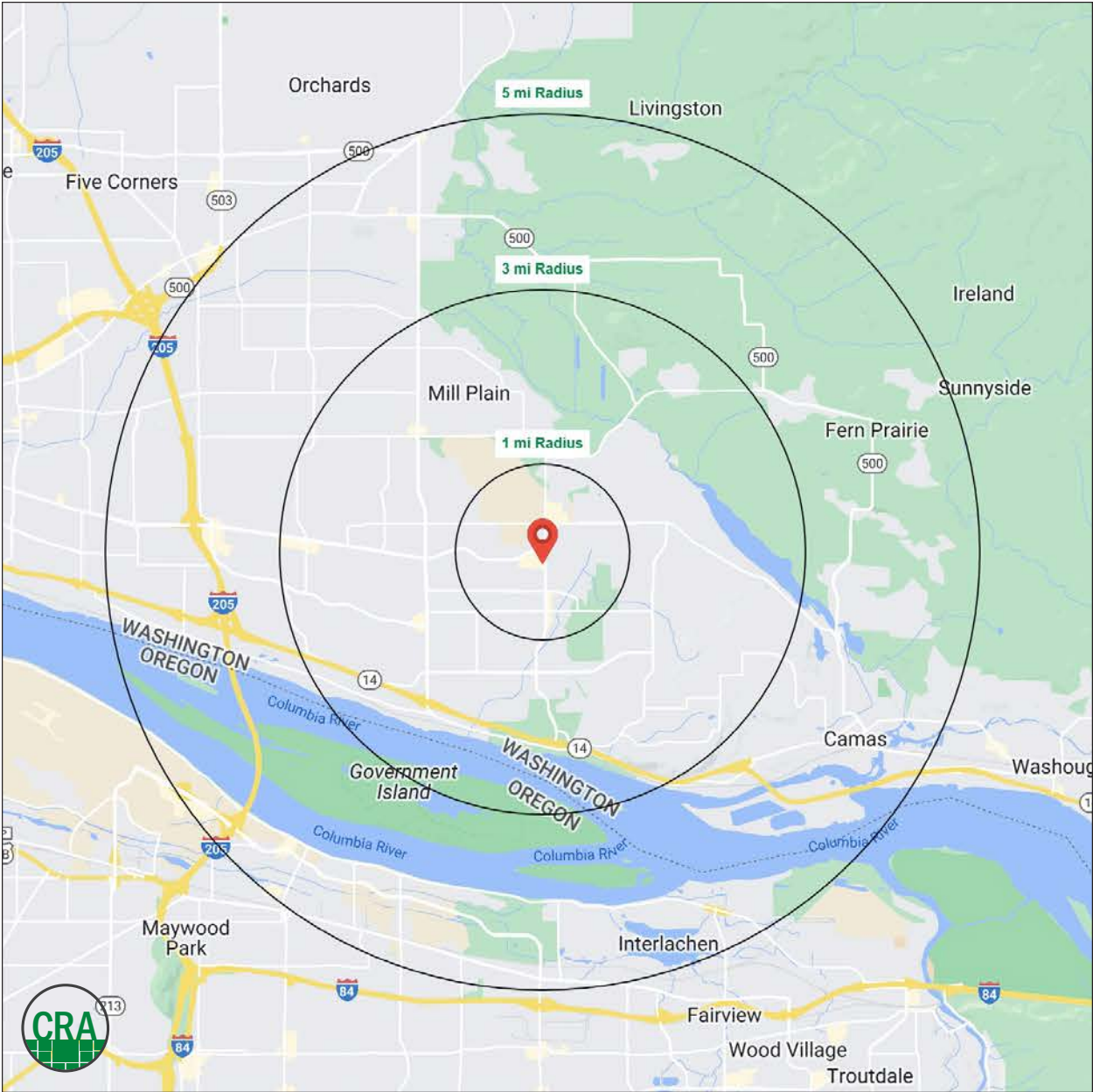
VANCOUVER, WA

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	9,781	80,628	168,983
Projected Population 2029	10,482	83,134	175,564
Average HH Income	\$153,061	\$148,619	\$132,299
Median Age	39.6	40.5	38.5
Total Businesses	446	2,764	6,633
Some College or Higher	79.7%	72.3%	70.2%

**\$153,061**

Average Household Income  
1 MILE RADIUS



# Summary Profile

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



Lat/Lon: 45.617/-122.4761

<b>Mill Plain Crossing Vancouver, WA 98683</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2024 Estimated Population	9,781	80,628	168,983
2029 Projected Population	10,482	83,134	175,564
2020 Census Population	9,967	80,107	164,058
2010 Census Population	6,948	68,425	140,204
Projected Annual Growth 2024 to 2029	1.4%	0.6%	0.8%
Historical Annual Growth 2010 to 2024	2.9%	1.3%	1.5%
2024 Median Age	39.6	40.5	38.5
<b>Households</b>			
2024 Estimated Households	4,067	31,100	64,798
2029 Projected Households	4,313	32,334	67,784
2020 Census Households	3,602	29,283	60,617
2010 Census Households	2,477	25,165	51,989
Projected Annual Growth 2024 to 2029	1.2%	0.8%	0.9%
Historical Annual Growth 2010 to 2024	4.6%	1.7%	1.8%
<b>Race and Ethnicity</b>			
2024 Estimated White	70.5%	72.2%	72.5%
2024 Estimated Black or African American	2.6%	2.8%	3.4%
2024 Estimated Asian or Pacific Islander	15.9%	12.0%	9.9%
2024 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.7%
2024 Estimated Other Races	10.7%	12.4%	13.6%
2024 Estimated Hispanic	8.8%	11.2%	12.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$153,061	\$148,619	\$132,299
2024 Estimated Median Household Income	\$106,078	\$108,554	\$99,444
2024 Estimated Per Capita Income	\$63,653	\$57,411	\$50,834
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	2.5%	2.4%
2024 Estimated Some High School (Grade Level 9 to 11)	4.9%	4.2%	4.4%
2024 Estimated High School Graduate	14.5%	21.0%	23.0%
2024 Estimated Some College	17.7%	20.2%	23.0%
2024 Estimated Associates Degree Only	8.2%	9.3%	10.0%
2024 Estimated Bachelors Degree Only	34.4%	26.5%	23.4%
2024 Estimated Graduate Degree	19.4%	16.3%	13.9%
<b>Business</b>			
2024 Estimated Total Businesses	446	2,764	6,633
2024 Estimated Total Employees	10,572	26,167	63,613
2024 Estimated Employee Population per Business	23.7	9.5	9.6
2024 Estimated Residential Population per Business	21.9	29.2	25.5

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

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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