

NOW LEASING | VANCOUVER, WASHINGTON

COLUMBIA TECH CENTER RETAIL BUILDING



LOCATION

NEC of SE 164th Ave & SE 15th St
in Vancouver, WA

AVAILABLE SPACE

- 2,093 SF
- 2,660 SF endcap
- Up to 4,753 SF combined

RENTAL RATE

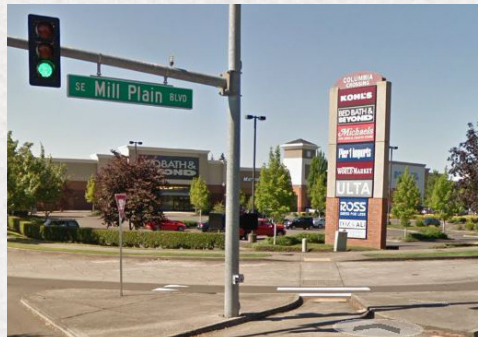
Please call for details

TRAFFIC COUNTS

SE 164th Ave - 36,258 ADT ('18)
Mill Plain Blvd - 18,630 ADT ('18)
SE 15th St - 6,444 ADT ('16)

HIGHLIGHTS

Retail space with high traffic and great visibility just south of Columbia Crossing at CTC. Area tenants include Kohl's, Ross, Cost Plus World Market, Bed Bath & Beyond, Michaels, Ulta, Panera Bread, Chipotle, Peet's Coffee and more.



PacTrust

 COLUMBIA TECH CENTER



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com
Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211
www.cra-nw.com

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CTC — RETAIL BUILDING

SE 164TH AVE & SE 15TH ST
VANCOUVER, WA

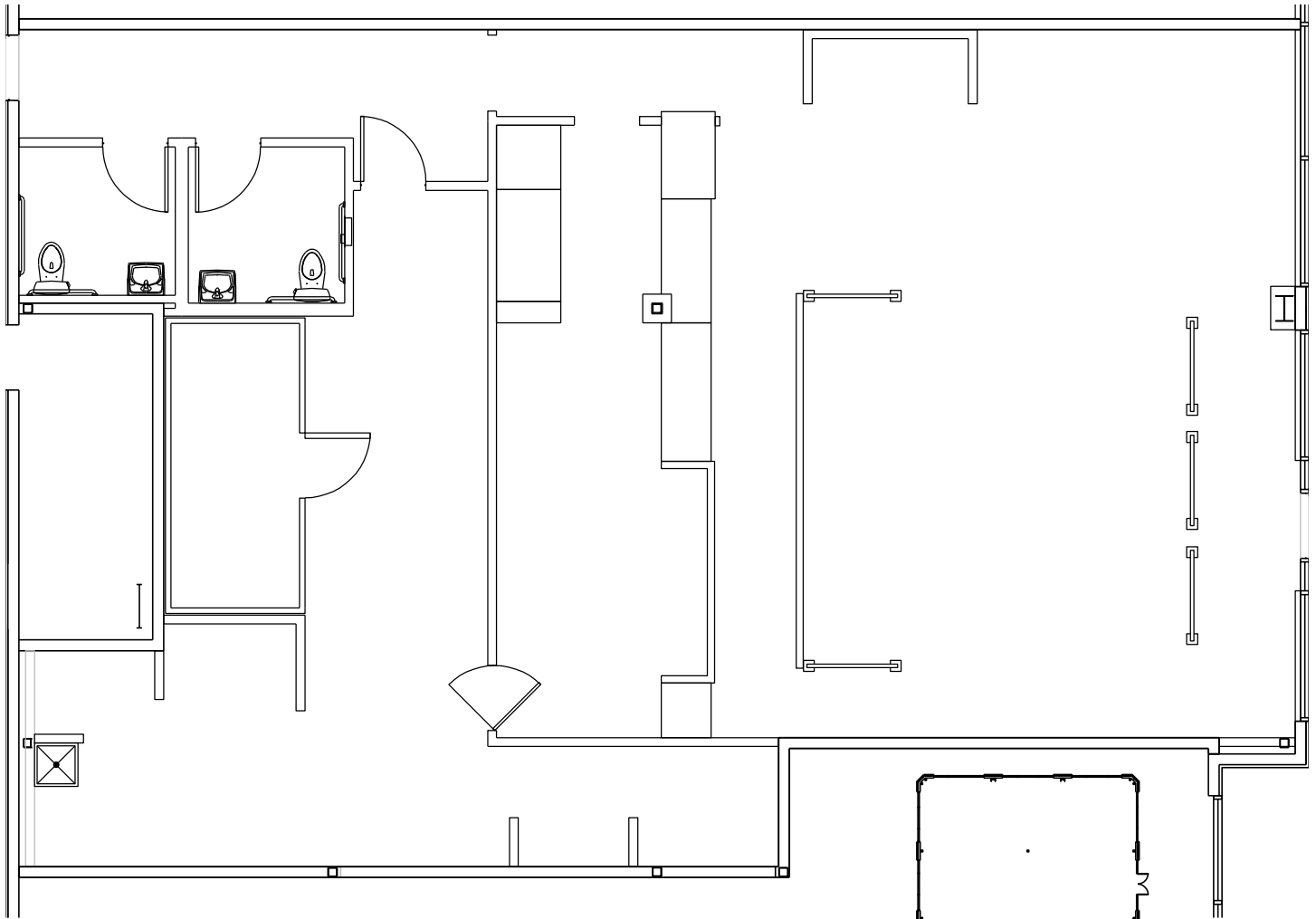
SITE PLAN



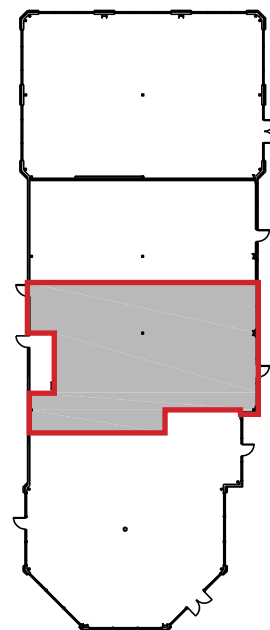
CTC — RETAIL BUILDING

SE 164TH AVE & SE 15TH ST
VANCOUVER, WA

FLOOR PLAN - 2,093 SF



**AVAILABLE
2,093 SF**



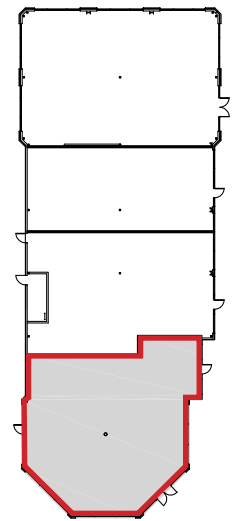
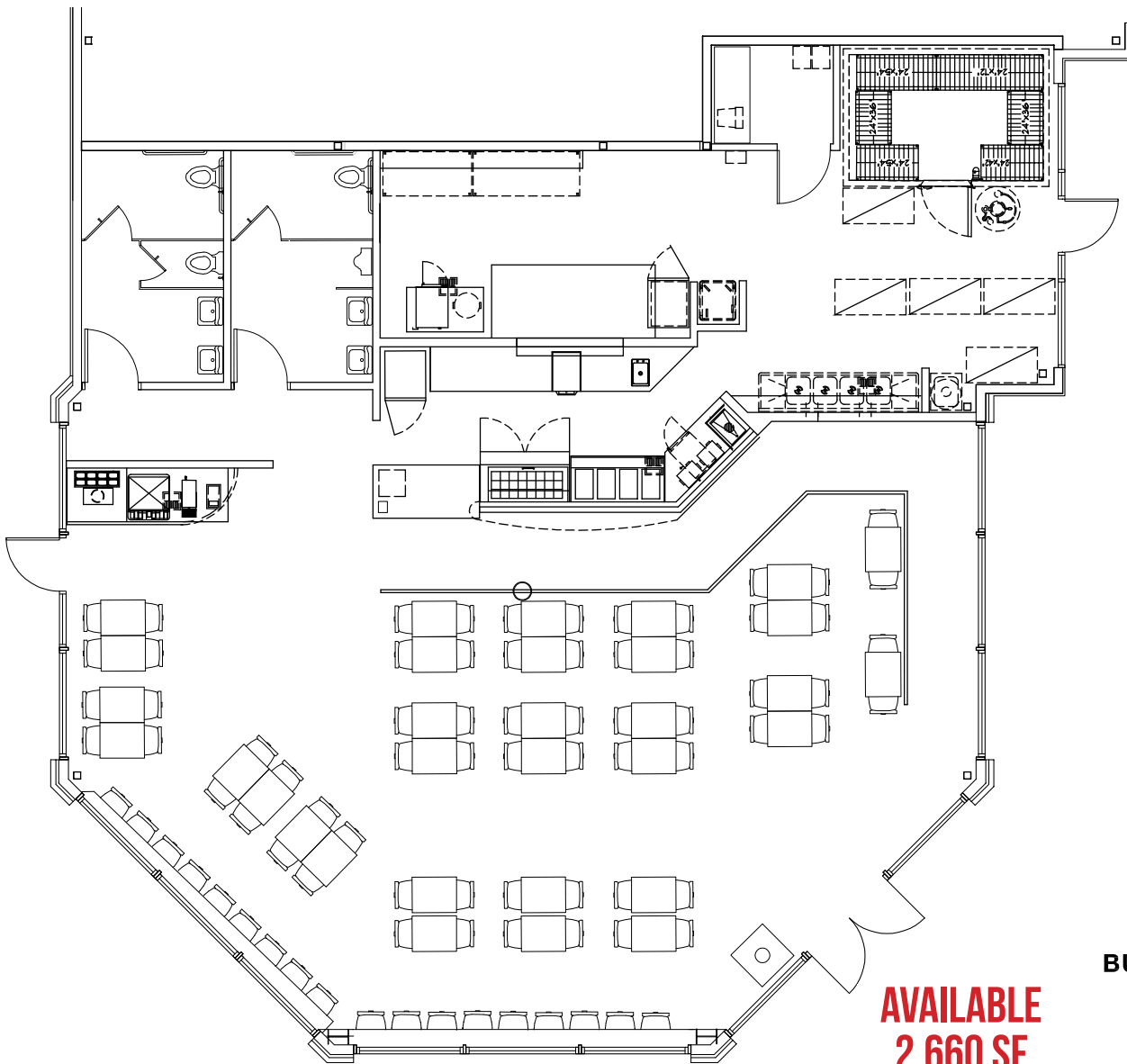
BUILDING PLAN



CTC — RETAIL BUILDING

SE 164TH AVE & SE 15TH ST
VANCOUVER, WA

FLOOR PLAN — 2,660 SF



BUILDING PLAN

**AVAILABLE
2,660 SF**



CTC — RETAIL BUILDING

SE 164TH AVE & SE 15TH ST

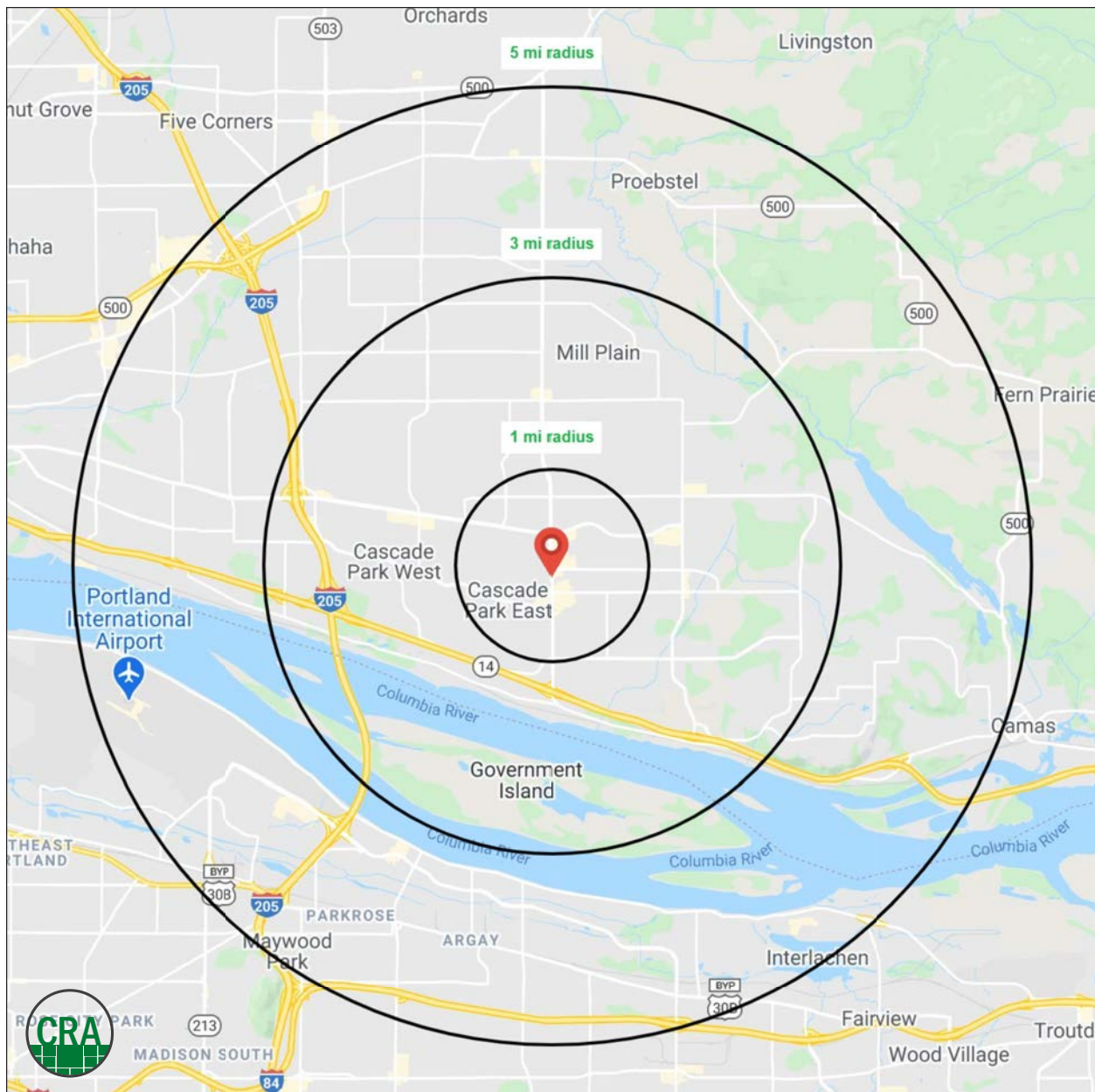
VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	21,363	86,276	187,757
Projected Population 2025	23,001	92,755	200,310
Average HH Income	\$90,525	\$103,873	\$98,482
Median Home Value	\$334,171	\$364,682	\$359,802
Daytime Demographics 16+	17,038	61,326	149,761
Some College or Higher	71.9%	72.8%	69.2%

39.8

Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6107/-122.5037

RS1

CTC - Retail

Vancouver, WA 98683

1 mi radius 3 mi radius 5 mi radius

POPULATION	2020 Estimated Population	21,363	86,276	187,757
	2025 Projected Population	23,001	92,755	200,310
	2010 Census Population	18,358	77,715	169,170
	2000 Census Population	16,529	62,366	140,348
	Projected Annual Growth 2020 to 2025	1.5%	1.5%	1.3%
	Historical Annual Growth 2000 to 2020	1.5%	1.9%	1.7%
	2020 Median Age	39.8	38.4	38.3
HOUSEHOLDS	2020 Estimated Households	9,170	33,747	72,441
	2025 Projected Households	9,811	36,035	77,305
	2010 Census Households	7,768	29,733	63,752
	2000 Census Households	6,614	23,403	52,700
	Projected Annual Growth 2020 to 2025	1.4%	1.4%	1.3%
	Historical Annual Growth 2000 to 2020	1.9%	2.2%	1.9%
RACE AND ETHNICITY	2020 Estimated White	74.4%	76.1%	75.3%
	2020 Estimated Black or African American	3.6%	3.3%	4.3%
	2020 Estimated Asian or Pacific Islander	11.1%	10.2%	9.7%
	2020 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
	2020 Estimated Other Races	10.1%	9.6%	9.9%
	2020 Estimated Hispanic	12.5%	11.1%	11.3%
INCOME	2020 Estimated Average Household Income	\$90,525	\$103,873	\$98,482
	2020 Estimated Median Household Income	\$74,709	\$80,648	\$78,738
	2020 Estimated Per Capita Income	\$38,963	\$40,700	\$38,146
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.1%	2.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.4%	4.4%	5.1%
	2020 Estimated High School Graduate	21.7%	20.7%	22.9%
	2020 Estimated Some College	28.3%	26.8%	26.4%
	2020 Estimated Associates Degree Only	9.3%	11.4%	10.5%
	2020 Estimated Bachelors Degree Only	22.1%	22.2%	21.0%
	2020 Estimated Graduate Degree	12.1%	12.3%	11.3%
BUSINESS	2020 Estimated Total Businesses	1,072	3,158	7,884
	2020 Estimated Total Employees	10,262	34,888	93,225
	2020 Estimated Employee Population per Business	9.6	11.0	11.8
	2020 Estimated Residential Population per Business	19.9	27.3	23.8

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:

JEFF OLSON 503.957.1452 | jeff@cra-nw.com

KELLI MAK 503.680.3765 | kelli@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



503.274.0211

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