

FOR LEASE

COLUMBIA CROSSING @ CTC

VANCOUVER, WASHINGTON



LOCATION

16701 SE Mill Plain Blvd
Vancouver, WA 98683

AVAILABLE SPACE

12,314 SF (Divisible to +/- 6,000 SF)

RENTAL RATE

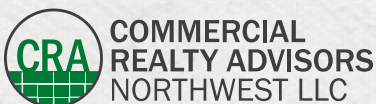
Please call for details

TRAFFIC COUNTS

Mill Plain Blvd – 25,275 ADT ('21)
164th Ave – 35,050 ADT ('22)

HIGHLIGHTS

- Approximately 240,000 SF high profile shopping center at Vancouver's prime retail intersection of 164th & Mill Plain Blvd.
- Strong daily traffic generators including Target, New Seasons, Fred Meyer, Walmart, Home Depot, Lowe's Home Improvement, Trader Joe's and many other shops and restaurants.
- Primary employment corridor surrounded by the 500-acre Columbia Tech Center.



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COLUMBIA CROSSING @ CTC

16701 SE MILL PLAIN BLVD

VANCOUVER, WA



MOUNTAIN VIEW
HIGH SCHOOL
1,669 STUDENTS

MILL PLAIN
ELEMENTARY SCHOOL

COLUMBIA CROSSING
SHOPPING CENTER

COLUMBIA VALLEY
ELEMENTARY SCHOOL

SITE



COLUMBIA CROSSING @ CTC

16701 SE MILL PLAIN BLVD

VANCOUVER, WA



Vancouver Mall
CENTENNIAL COLLECTION

- Macy's
- JCPenney
- Hobby Lobby
- H&M
- AMC
- Old Navy
- Famous Footwear
- Gold's Gym

COLUMBIA CROSSING

WASHINGTON STATE UNIVERSITY
2,756 STUDENTS

LEGACY SALMON CREEK
MEDICAL CENTER
165 BEDS

PEACEHEALTH MEDICAL
GROUP TRAUMA
450 BEDS

DOWNTOWN

Clayden Island

Government Island

PDX-PORTLAND
INTERNATIONAL AIRPORT

CRA
PORTLAND, OR

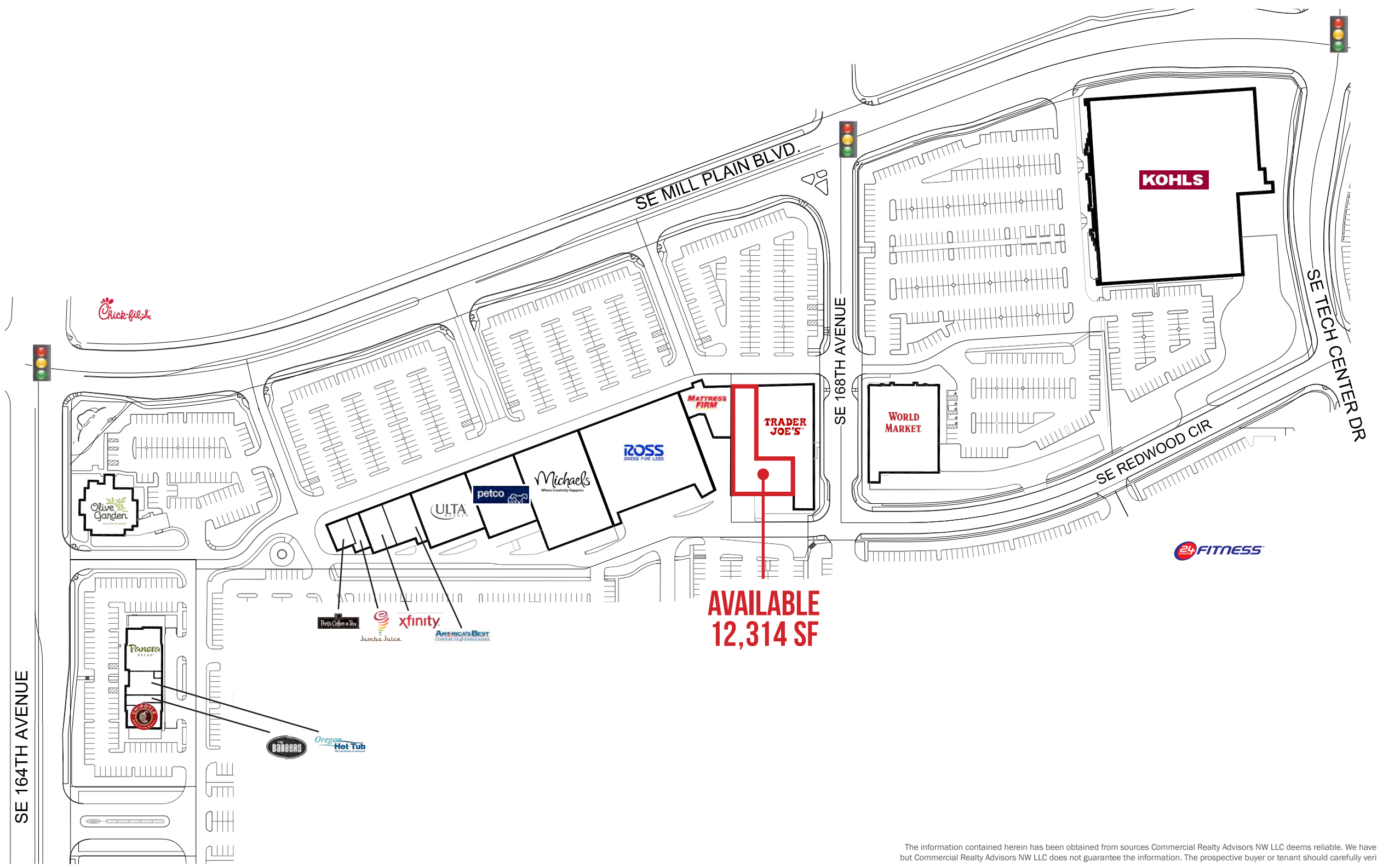
BYP

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SITE PLAN

COLUMBIA CROSSING @ CTC
16701 SE MILL PLAIN BLVD
VANCOUVER, WA

PACTRUST



AVAILABLE
12,314 SF



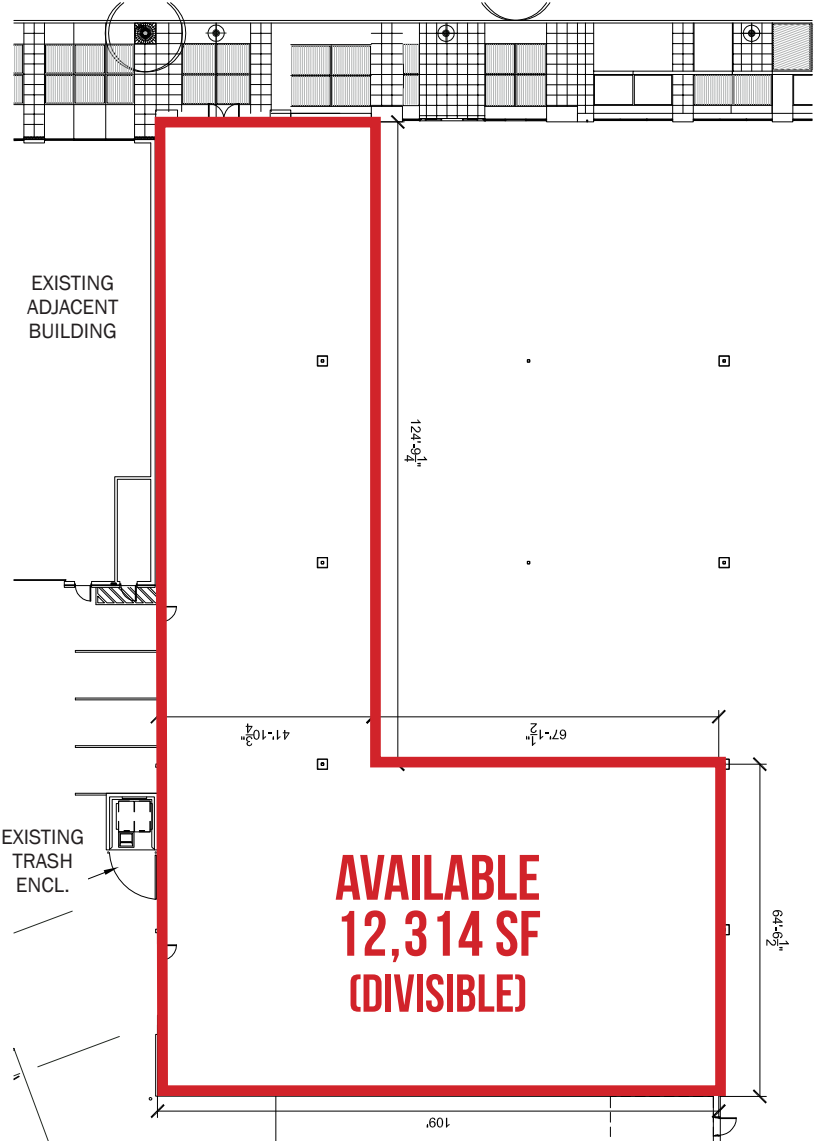
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COLUMBIA CROSSING @ CTC

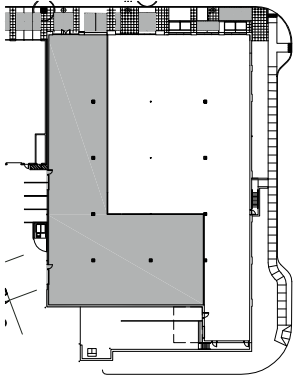
16701 SE MILL PLAIN BLVD

FLOOR PLAN

VANCOUVER, WA



BUILDING PLAN



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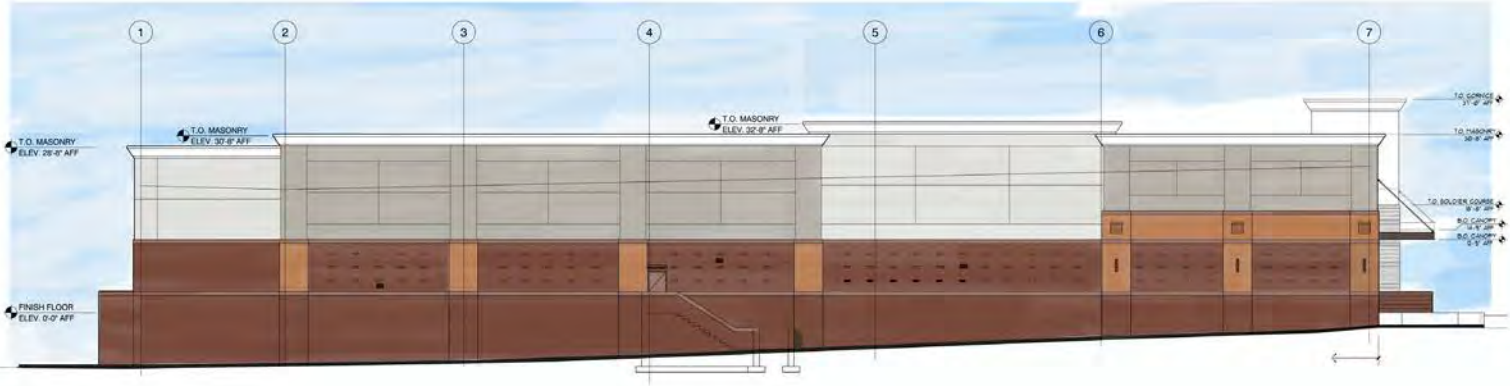


COLUMBIA CROSSING @ CTC

16701 SE MILL PLAIN BLVD

VANCOUVER, WA

ELEVATION



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COLUMBIA CROSSING @ CTC

16701 SE MILL PLAIN BLVD

DEMOGRAPHIC SUMMARY

VANCOUVER, WA

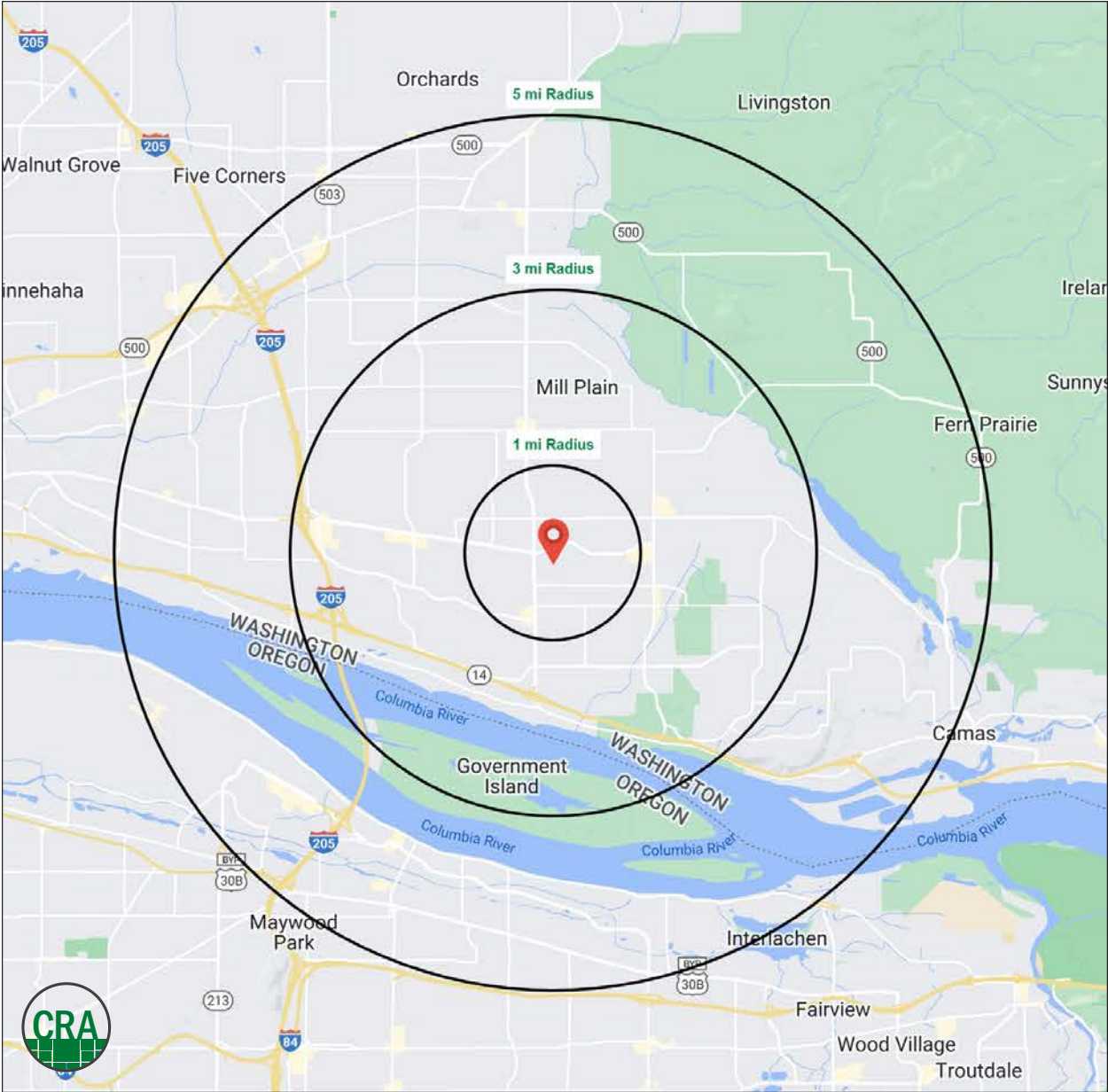
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	18,589	96,086	195,329
Projected Population 2028	19,099	101,809	202,021
Average HH Income	\$118,315	\$131,392	\$128,334
Median HH Income	\$88,685	\$96,757	\$96,117
Median Home Value	\$483,081	\$540,215	\$527,919
Daytime Demographics 16+	16,502	62,652	147,822
Some College or Higher	66.3%	72.0%	68.9%

\$118,315

Average Household Income
3 MILE RADIUS

39.3

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.6152/-122.4994

16701 SE Mill Plain Blvd Vancouver, WA 98684	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	18,589	96,086	195,329
2029 Projected Population	19,099	101,809	202,021
2020 Census Population	19,229	93,412	190,276
2010 Census Population	15,615	80,369	165,288
Projected Annual Growth 2024 to 2029	0.5%	1.2%	0.7%
Historical Annual Growth 2010 to 2024	1.4%	1.4%	1.3%
2024 Median Age	39.3	39.4	38.5
Households			
2024 Estimated Households	7,927	38,411	75,272
2029 Projected Households	8,183	41,115	78,596
2020 Census Households	7,708	35,364	70,741
2010 Census Households	6,305	30,534	61,642
Projected Annual Growth 2024 to 2029	0.6%	1.4%	0.9%
Historical Annual Growth 2010 to 2024	1.8%	1.8%	1.6%
Race and Ethnicity			
2024 Estimated White	70.7%	73.2%	72.6%
2024 Estimated Black or African American	3.4%	3.1%	3.9%
2024 Estimated Asian or Pacific Islander	11.5%	10.3%	9.5%
2024 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.7%
2024 Estimated Other Races	13.7%	12.8%	13.4%
2024 Estimated Hispanic	12.6%	11.7%	12.6%
Income			
2024 Estimated Average Household Income	\$118,315	\$131,392	\$128,334
2024 Estimated Median Household Income	\$88,685	\$96,757	\$96,117
2024 Estimated Per Capita Income	\$50,539	\$52,621	\$49,581
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	5.0%	2.4%	2.9%
2024 Estimated Some High School (Grade Level 9 to 11)	5.3%	4.3%	4.5%
2024 Estimated High School Graduate	23.4%	21.2%	23.7%
2024 Estimated Some College	22.5%	23.6%	23.5%
2024 Estimated Associates Degree Only	9.1%	10.4%	10.0%
2024 Estimated Bachelors Degree Only	22.8%	23.6%	22.1%
2024 Estimated Graduate Degree	11.9%	14.4%	13.3%
Business			
2024 Estimated Total Businesses	875	3,449	8,336
2024 Estimated Total Employees	10,118	31,711	84,772
2024 Estimated Employee Population per Business	11.6	9.2	10.2
2024 Estimated Residential Population per Business	21.2	27.9	23.4

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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