

FISHER'S LANDING RETAIL



FOR LEASE > VANCOUVER, WA

LOCATION

SE 164th Ave & SE 15th St in Vancouver, Washington

AVAILABLE SPACES

- 1,196 SF (former restaurant with FF&E in place)
- 1,989 SF
- Up to 15,000 SF Build-to-Suit — restaurant, retail, or office/service

CAN BE
COMBINED
FOR 3,185 SF

RENTAL RATE

Please call for details

HIGHLIGHTS

- Ideal East Vancouver location for restaurant, retail, service, office or medical/dental uses.
- Outstanding visibility and high traffic counts at signalized intersection.

TRAFFIC COUNTS

SE 164th Ave – 36,258 ADT ('18)

SE 15th St – 6,444 ADT ('16)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

George Macoubray | george@cra-nw.com
Nick Stanton | nick@cra-nw.com

503.274.0211
www.cra-nw.com

FISHER'S LANDING RETAIL SE 164TH AVE & SE 15TH ST VANCOUVER, WA



EVERGREEN
HIGH SCHOOL
1,716 STUDENTS

HARMONY
ELEMENTARY
SCHOOL

UNION
HIGH SCHOOL
1,982 STUDENTS

MOUNTAIN VIEW
HIGH SCHOOL
1,897 STUDENTS

WY EAST
MIDDLE SCHOOL

FISHER'S LANDING
ELEMENTARY
SCHOOL

DISCOVERY
HIGH SCHOOL
111 STUDENTS

PRUNE HILL
ELEMENTARY
SCHOOL

SITE



Map showing various retail and commercial locations with logos: Walgreens, Walmart, Fred Meyer, PETCO, TRADER JOE'S, WinCo FOODS, RITE AID, OfficeMax, Target, Kohl's, JCPenney, Lowe's, PEYSMART, Costco, Fry's, Home Depot, and others. Major roads include NE 9th Ave, NE 136th Ave, NE 162nd Ave, SE 1st St, Mill Plain Blvd, SE 20th St, SE 34th St, SE 164th Ave, 192nd Ave, NW Parker St, and NW Lake Rd. The Columbia River is shown in the bottom left.

FISHER'S LANDING RETAIL
SE 164TH AVE & SE 15TH ST
VANCOUVER, WA

FORMER RESTAURANT IMAGES | WITH FF&E | 1,196 SF



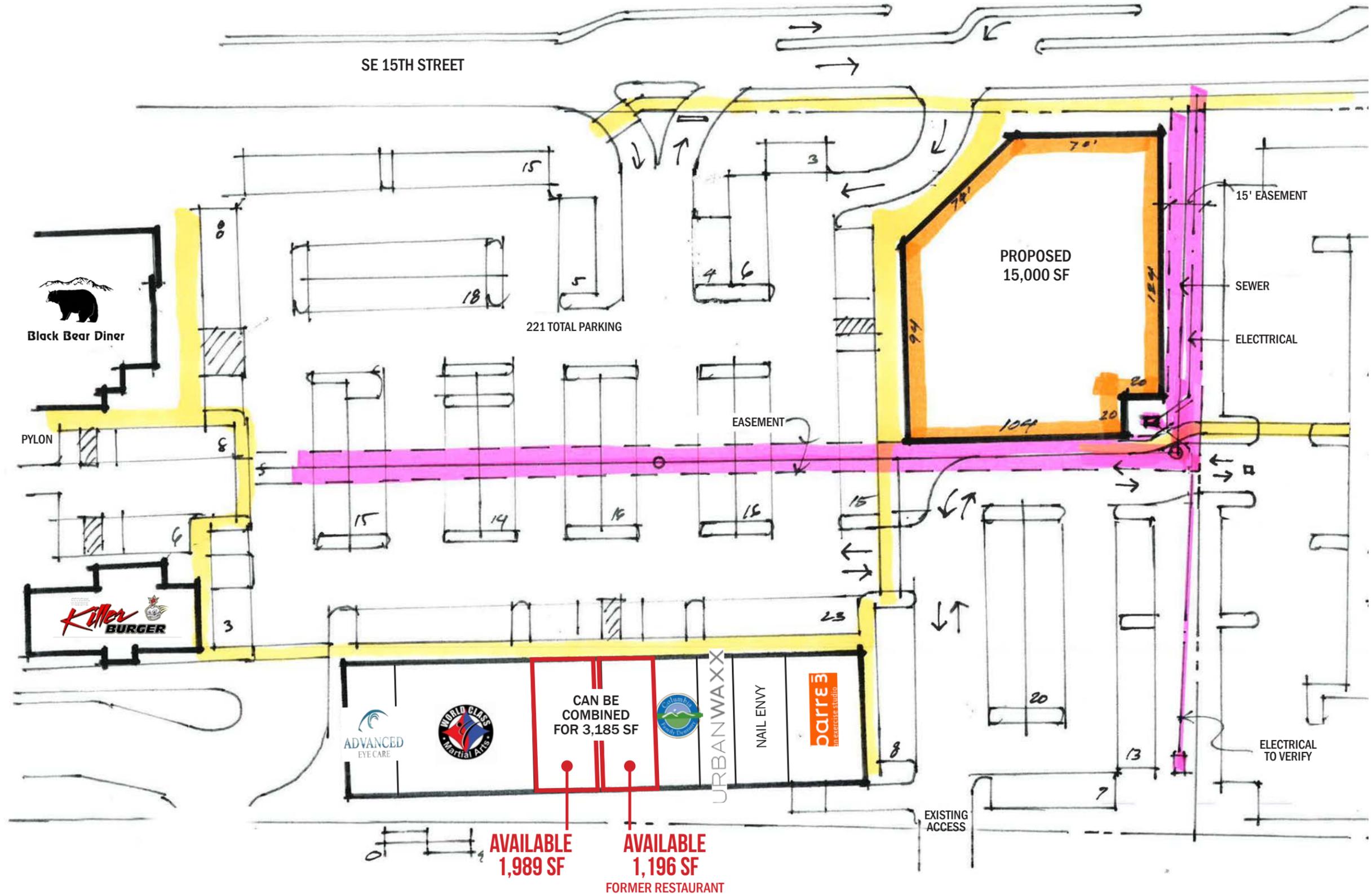
FISHER'S LANDING RETAIL

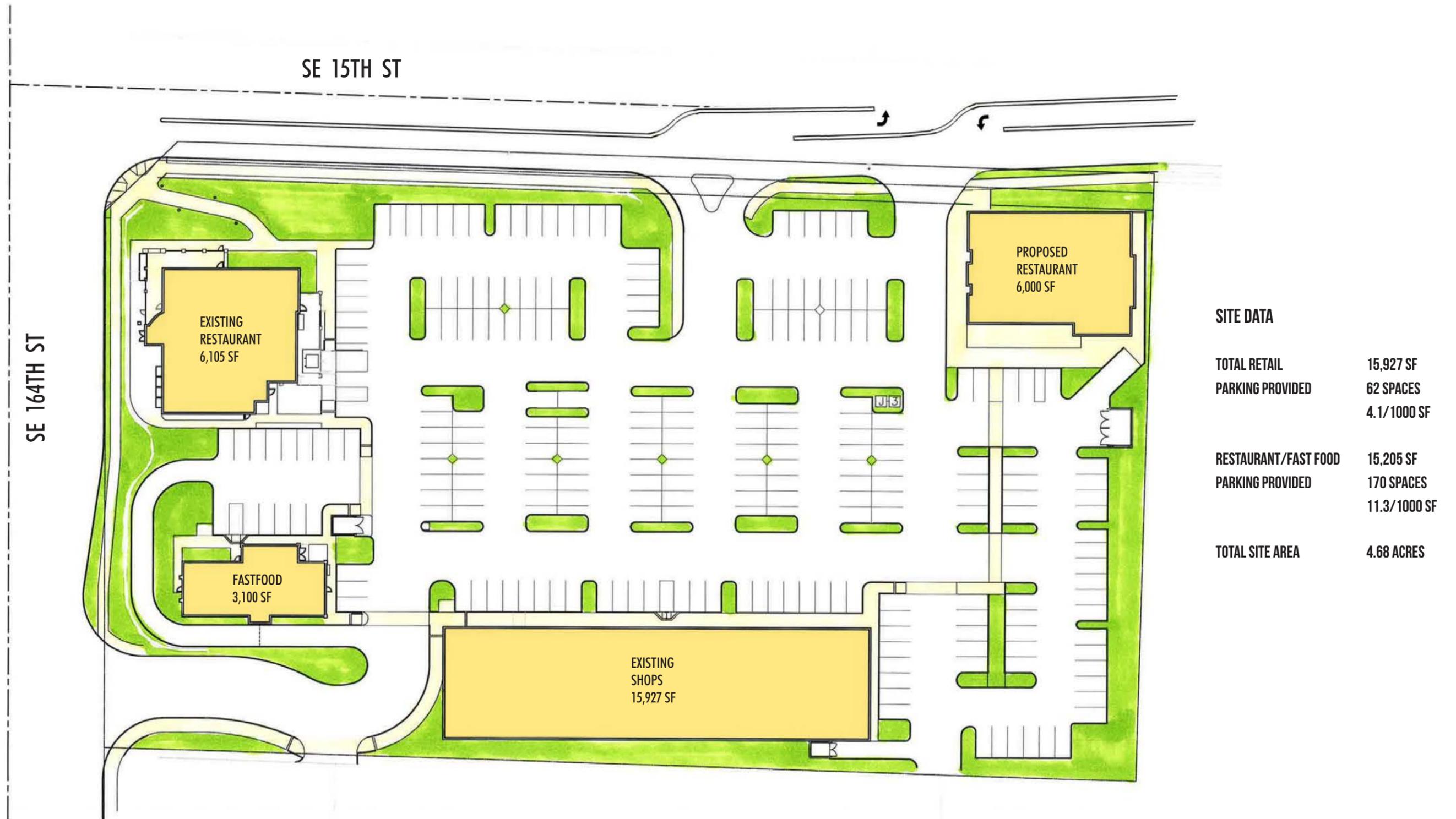
SE 164TH AVE & SE 15TH ST

VANCOUVER, WA

SITE PLAN

SE 164TH AVENUE





SITE DATA

TOTAL RETAIL	15,927 SF
PARKING PROVIDED	62 SPACES
	4.1/1000 SF
RESTAURANT/FAST FOOD	15,205 SF
PARKING PROVIDED	170 SPACES
	11.3/1000 SF
TOTAL SITE AREA	4.68 ACRES

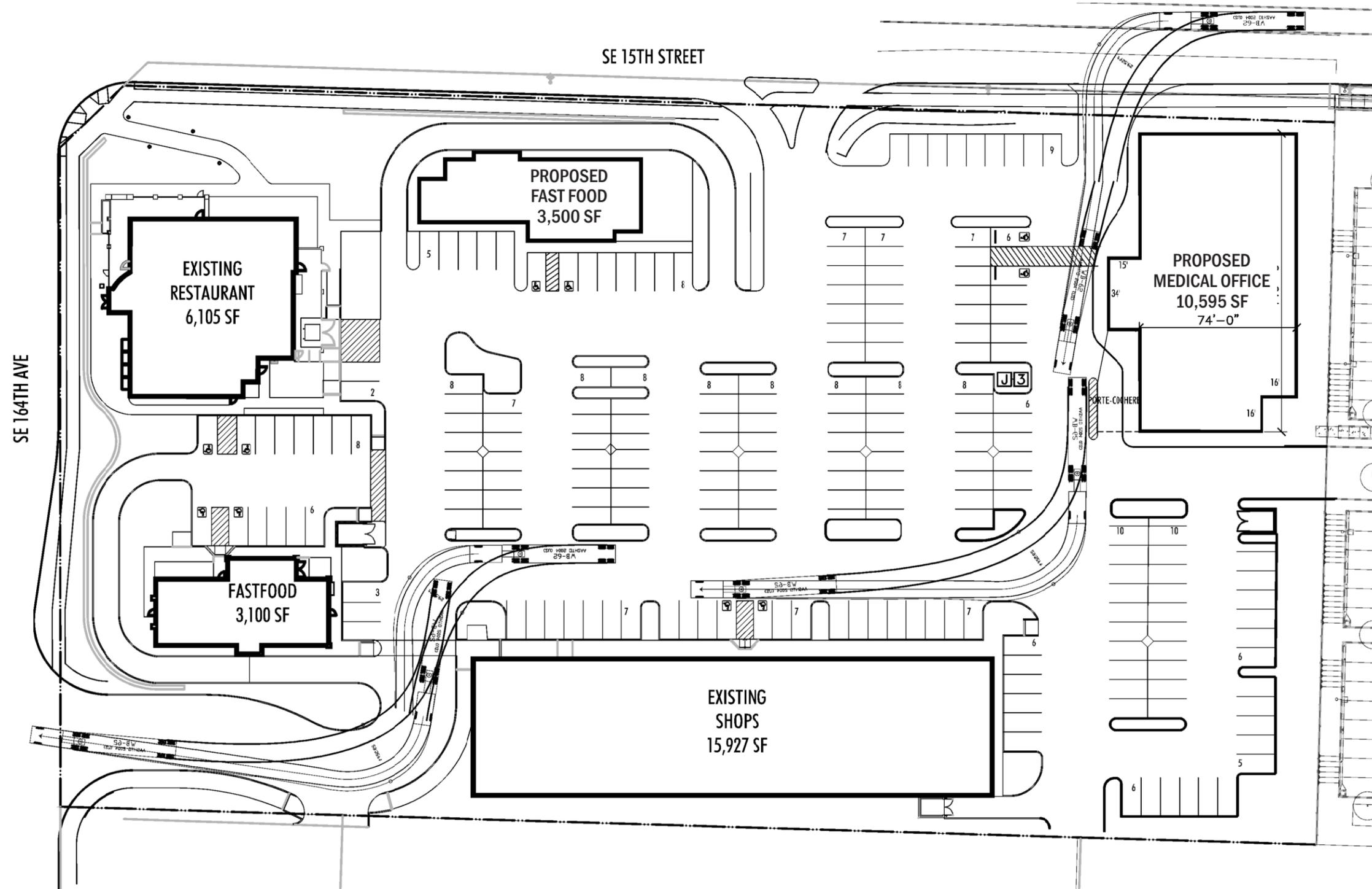


FISHER'S LANDING RETAIL

SE 164TH AVE & SE 15TH ST

VANCOUVER, WA

SITE PLAN | OPTION C



SITE DATA

EXISTING:

RESTAURANT	6,105 SF
FAST FOOD	3,100 SF
SHOPS BLDG	15,927 SF

PROPOSED:

MEDICAL OFFICE	11,400 SF
FAST FOOD	3,500 SF
EXISTING PARKING PROVIDED	166 SPACES
PROPOSED PARKING PROVIDED	207 SPACES



FISHER'S LANDING RETAIL SE 164TH AVE & SE 15TH ST

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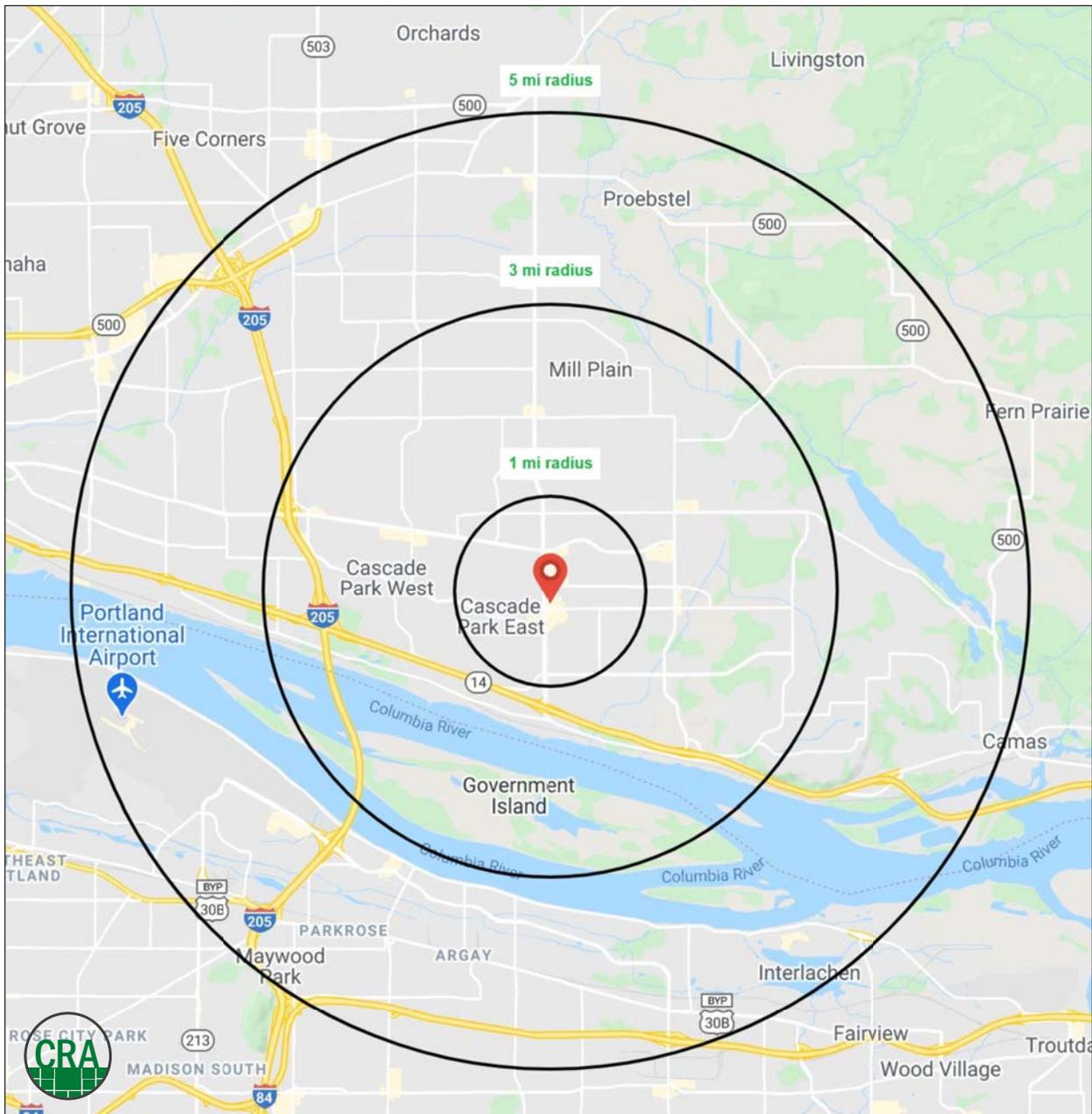
DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	20,285	85,077	188,273
Projected Population 2025	21,848	91,480	200,755
Average HH Income	\$90,006	\$105,837	\$98,641
Median Home Value	\$332,535	\$369,961	\$360,659
Daytime Demographics 16+	16,649	60,725	149,667

38.6

Median Age

3 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6093/-122.5026

RF1

SE 164th Ave & SE 15th St

Vancouver, WA 98683

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	20,285	85,077	188,273
	2025 Projected Population	21,848	91,480	200,755
	2010 Census Population	17,330	76,209	169,714
	2000 Census Population	15,524	60,725	140,718
	Projected Annual Growth 2020 to 2025	1.5%	1.5%	1.3%
	Historical Annual Growth 2000 to 2020	1.5%	2.0%	1.7%
HOUSEHOLDS	2020 Estimated Households	8,798	33,131	72,746
	2025 Projected Households	9,415	35,381	77,639
	2010 Census Households	7,416	29,060	64,056
	2000 Census Households	6,269	22,802	52,928
	Projected Annual Growth 2020 to 2025	1.4%	1.4%	1.3%
	Historical Annual Growth 2000 to 2020	2.0%	2.3%	1.9%
AGE	2020 Est. Population Under 10 Years	11.4%	12.2%	12.1%
	2020 Est. Population 10 to 19 Years	12.1%	13.2%	12.8%
	2020 Est. Population 20 to 29 Years	14.1%	12.6%	12.9%
	2020 Est. Population 30 to 44 Years	19.6%	20.5%	20.5%
	2020 Est. Population 45 to 59 Years	17.7%	19.0%	18.9%
	2020 Est. Population 60 to 74 Years	15.5%	15.8%	15.9%
	2020 Est. Population 75 Years or Over	9.6%	6.7%	6.7%
	2020 Est. Median Age	40.0	38.6	38.4
MARITAL STATUS & GENDER	2020 Est. Male Population	47.8%	48.7%	49.0%
	2020 Est. Female Population	52.2%	51.3%	51.0%
	2020 Est. Never Married	27.3%	26.9%	28.6%
	2020 Est. Now Married	47.5%	52.5%	49.9%
	2020 Est. Separated or Divorced	16.7%	15.0%	15.9%
	2020 Est. Widowed	8.5%	5.5%	5.7%
INCOME	2020 Est. HH Income \$200,000 or More	6.4%	8.6%	7.3%
	2020 Est. HH Income \$150,000 to \$199,999	6.0%	8.1%	7.6%
	2020 Est. HH Income \$100,000 to \$149,999	19.0%	20.1%	19.1%
	2020 Est. HH Income \$75,000 to \$99,999	15.1%	14.8%	14.9%
	2020 Est. HH Income \$50,000 to \$74,999	20.6%	19.2%	19.4%
	2020 Est. HH Income \$35,000 to \$49,999	14.3%	13.3%	13.3%
	2020 Est. HH Income \$25,000 to \$34,999	6.8%	6.2%	6.9%
	2020 Est. HH Income \$15,000 to \$24,999	6.4%	5.3%	6.2%
	2020 Est. HH Income Under \$15,000	5.4%	4.3%	5.3%
	2020 Est. Average Household Income	\$90,006	\$105,837	\$98,641
	2020 Est. Median Household Income	\$74,903	\$82,292	\$78,895
	2020 Est. Per Capita Income	\$39,141	\$41,283	\$38,263
2020 Est. Total Businesses	1,054	3,099	7,843	
2020 Est. Total Employees	10,155	34,628	92,844	

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1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	74.3%	76.2%	75.2%
	2020 Est. Black	3.6%	3.3%	4.3%
	2020 Est. Asian or Pacific Islander	11.3%	10.4%	9.8%
	2020 Est. American Indian or Alaska Native	0.8%	0.7%	0.8%
	2020 Est. Other Races	10.0%	9.4%	9.9%
HISPANIC	2020 Est. Hispanic Population	2,530	9,181	21,137
	2020 Est. Hispanic Population	12.5%	10.8%	11.2%
	2025 Proj. Hispanic Population	13.1%	11.4%	11.8%
	2010 Hispanic Population	7.9%	7.7%	8.8%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	14,204	58,455	130,016
	2020 Est. Elementary (Grade Level 0 to 8)	1.9%	2.1%	2.8%
	2020 Est. Some High School (Grade Level 9 to 11)	4.1%	4.2%	5.1%
	2020 Est. High School Graduate	21.4%	20.4%	22.9%
	2020 Est. Some College	28.3%	26.4%	26.3%
	2020 Est. Associate Degree Only	9.2%	11.2%	10.4%
	2020 Est. Bachelor Degree Only	22.6%	22.8%	21.1%
	2020 Est. Graduate Degree	12.5%	12.9%	11.4%
HOUSING	2020 Est. Total Housing Units	8,983	33,792	74,435
	2020 Est. Owner-Occupied	47.8%	59.3%	60.4%
	2020 Est. Renter-Occupied	50.1%	38.7%	37.4%
	2020 Est. Vacant Housing	2.1%	2.0%	2.3%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	9.4%	8.1%	7.7%
	2020 Homes Built 2000 to 2009	11.6%	19.1%	15.7%
	2020 Homes Built 1990 to 1999	37.3%	30.8%	25.6%
	2020 Homes Built 1980 to 1989	17.7%	13.9%	12.4%
	2020 Homes Built 1970 to 1979	15.1%	17.7%	17.5%
	2020 Homes Built 1960 to 1969	2.7%	3.5%	7.4%
	2020 Homes Built 1950 to 1959	1.5%	2.2%	5.3%
	2020 Homes Built Before 1949	2.6%	2.6%	6.0%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.2%	0.5%	0.6%
	2020 Home Value \$500,000 to \$999,999	8.8%	16.2%	16.9%
	2020 Home Value \$400,000 to \$499,999	14.8%	19.2%	16.7%
	2020 Home Value \$300,000 to \$399,999	40.6%	35.3%	34.0%
	2020 Home Value \$200,000 to \$299,999	26.3%	21.1%	22.2%
	2020 Home Value \$150,000 to \$199,999	2.8%	2.3%	3.1%
	2020 Home Value \$100,000 to \$149,999	1.6%	1.9%	2.0%
	2020 Home Value \$50,000 to \$99,999	0.4%	0.7%	1.0%
	2020 Home Value \$25,000 to \$49,999	2.0%	1.0%	1.2%
	2020 Home Value Under \$25,000	2.4%	1.5%	1.8%
	2020 Median Home Value	\$332,535	\$369,961	\$360,659
	2020 Median Rent	\$1,269	\$1,266	\$1,208

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1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	16,461	67,641	150,474	
	2020 Est. Civilian Employed	60.3%	61.3%	62.1%	
	2020 Est. Civilian Unemployed	3.7%	3.7%	3.4%	
	2020 Est. in Armed Forces	0.2%	-	0.1%	
	2020 Est. not in Labor Force	35.7%	34.9%	34.4%	
	2020 Labor Force Males	47.0%	48.1%	48.4%	
	2020 Labor Force Females	53.0%	51.9%	51.6%	
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	9,929	41,487	93,470	
	2020 Mgmt, Business, & Financial Operations	18.0%	18.5%	16.7%	
	2020 Professional, Related	24.3%	23.7%	22.0%	
	2020 Service	14.6%	15.6%	16.7%	
	2020 Sales, Office	24.2%	21.8%	21.9%	
	2020 Farming, Fishing, Forestry	-	-	0.2%	
	2020 Construction, Extraction, Maintenance	7.2%	8.0%	8.7%	
	2020 Production, Transport, Material Moving	11.6%	12.4%	13.7%	
	2020 White Collar Workers	66.5%	63.9%	60.6%	
	2020 Blue Collar Workers	33.5%	36.1%	39.4%	
	TRANSPORTATION TO WORK	2020 Drive to Work Alone	76.0%	76.5%	75.4%
		2020 Drive to Work in Carpool	9.3%	8.6%	9.2%
2020 Travel to Work by Public Transportation		3.8%	3.1%	4.0%	
2020 Drive to Work on Motorcycle		0.2%	0.1%	0.1%	
2020 Walk or Bicycle to Work		3.1%	2.0%	2.3%	
2020 Other Means		0.9%	0.8%	0.8%	
2020 Work at Home		6.6%	8.8%	8.1%	
TRAVEL TIME		2020 Travel to Work in 14 Minutes or Less	30.0%	26.5%	25.5%
	2020 Travel to Work in 15 to 29 Minutes	33.3%	37.9%	40.0%	
	2020 Travel to Work in 30 to 59 Minutes	27.2%	26.7%	26.6%	
	2020 Travel to Work in 60 Minutes or More	10.8%	9.6%	9.1%	
	2020 Average Travel Time to Work	22.2	22.0	21.7	
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$576.75 M	\$2.42 B	\$5.06 B	
	2020 Est. Apparel	\$20.22 M	\$85.81 M	\$178.72 M	
	2020 Est. Contributions, Gifts	\$32.8 M	\$140.06 M	\$290.38 M	
	2020 Est. Education, Reading	\$17.93 M	\$78.58 M	\$162.38 M	
	2020 Est. Entertainment	\$32.42 M	\$138.02 M	\$287.38 M	
	2020 Est. Food, Beverages, Tobacco	\$88.69 M	\$370.26 M	\$774.21 M	
	2020 Est. Furnishings, Equipment	\$20.21 M	\$85.75 M	\$178.56 M	
	2020 Est. Health Care, Insurance	\$53.03 M	\$220.9 M	\$462.37 M	
	2020 Est. Household Operations, Shelter, Utilities	\$187.31 M	\$781.2 M	\$1.63 B	
	2020 Est. Miscellaneous Expenses	\$10.93 M	\$45.9 M	\$95.71 M	
	2020 Est. Personal Care	\$7.75 M	\$32.54 M	\$67.89 M	
	2020 Est. Transportation	\$105.45 M	\$443.97 M	\$926.71 M	

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For more information, please contact:

GEORGE MACOUBRAY 503.504.2957 | george@cra-nw.com

NICK STANTON 503.784.0407 | nick@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 733 SW Second Avenue, Suite 200 • Portland, Oregon 97204



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