

11803 SE MILL PLAIN BLVD

VANCOUVER, WA



AVAILABLE FOR LEASE > 10,284 SF

LOCATION

11803 SE Mill Plain Blvd, Vancouver, WA

AVAILABLE SPACE

10,284 SF - Available through 12/31/2025
(longer term possible)

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Mill Plain Blvd - 57,820 ADT ('18)
I-205 - 108,998 ADT ('20)

HIGHLIGHTS

- Located on Mill Plain Blvd just east of the I-205 interchange.
- Nearby retailers include Fred Meyer, Trader Joe's, Walmart, Petco and Party City.
- Ample parking.



Pylon
signage
available



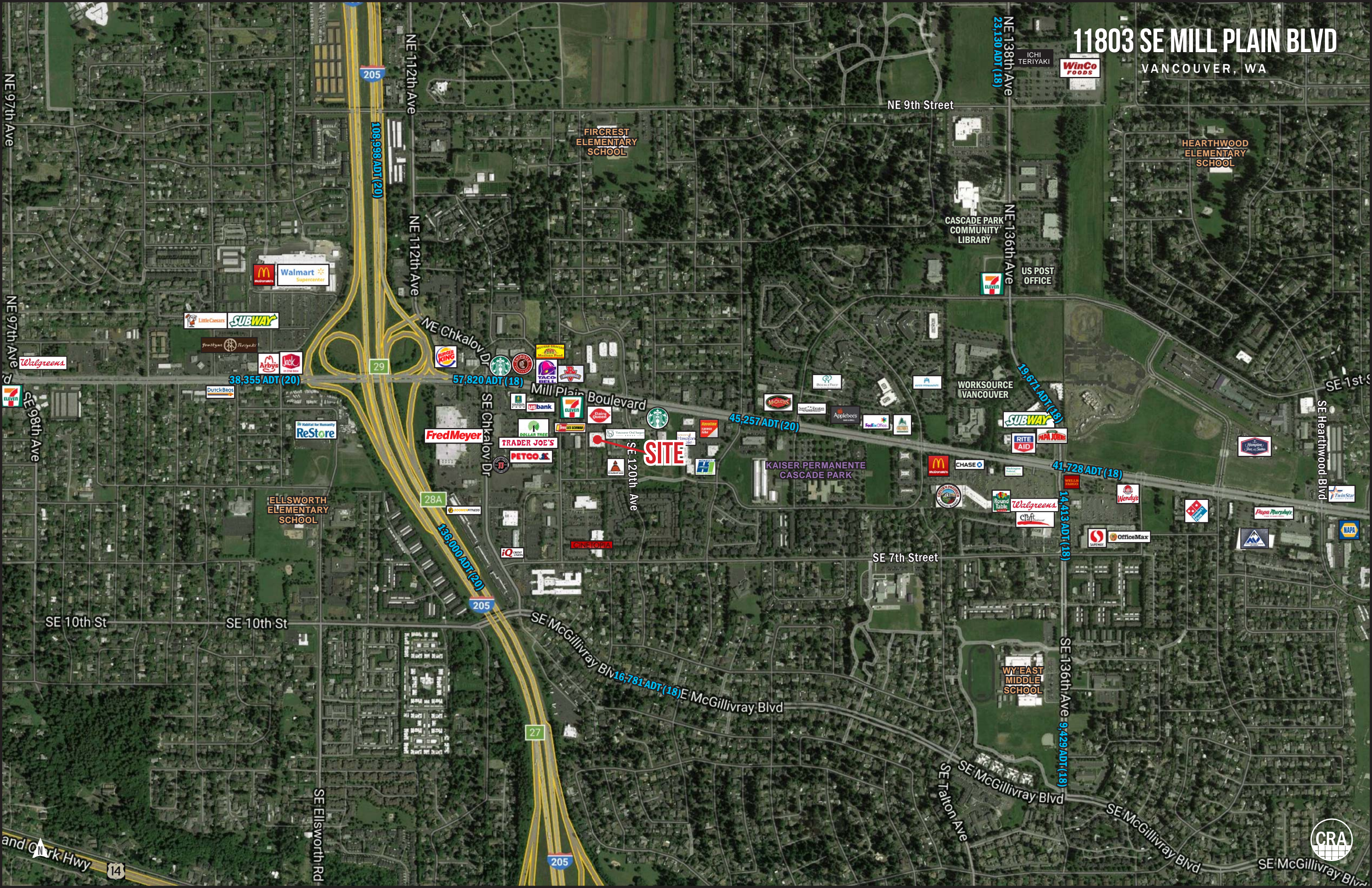
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Nick Stanton | nick@cra-nw.com
Sam LeFeber | sam@cra-nw.com

503.274.0211
www.cra-nw.com

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VANCOUVER, WA



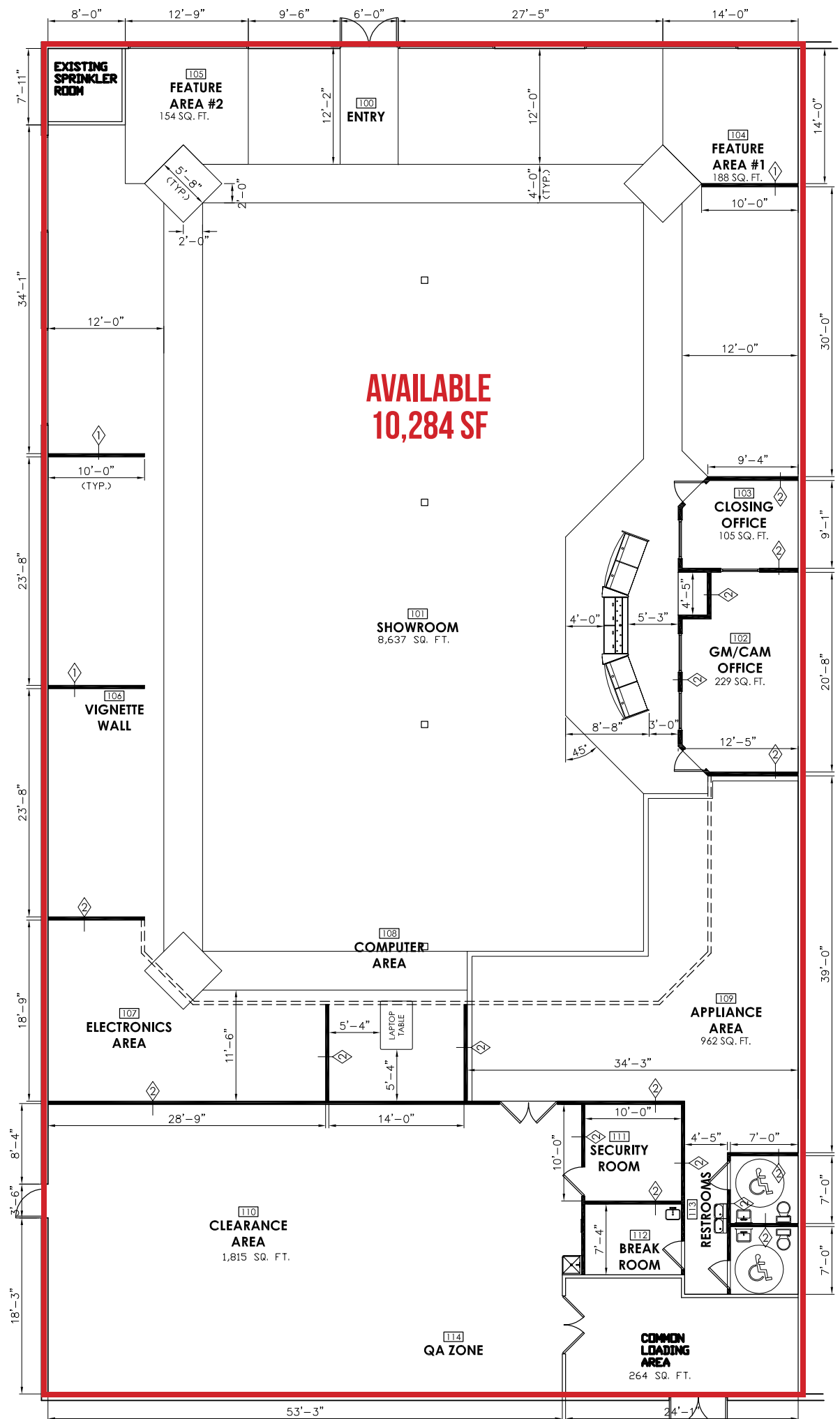
SE MILL PLAIN BLVD

SE 118TH AVE



CSL Plasma

PARKING AREA



11803 SE MILL PLAIN BLVD

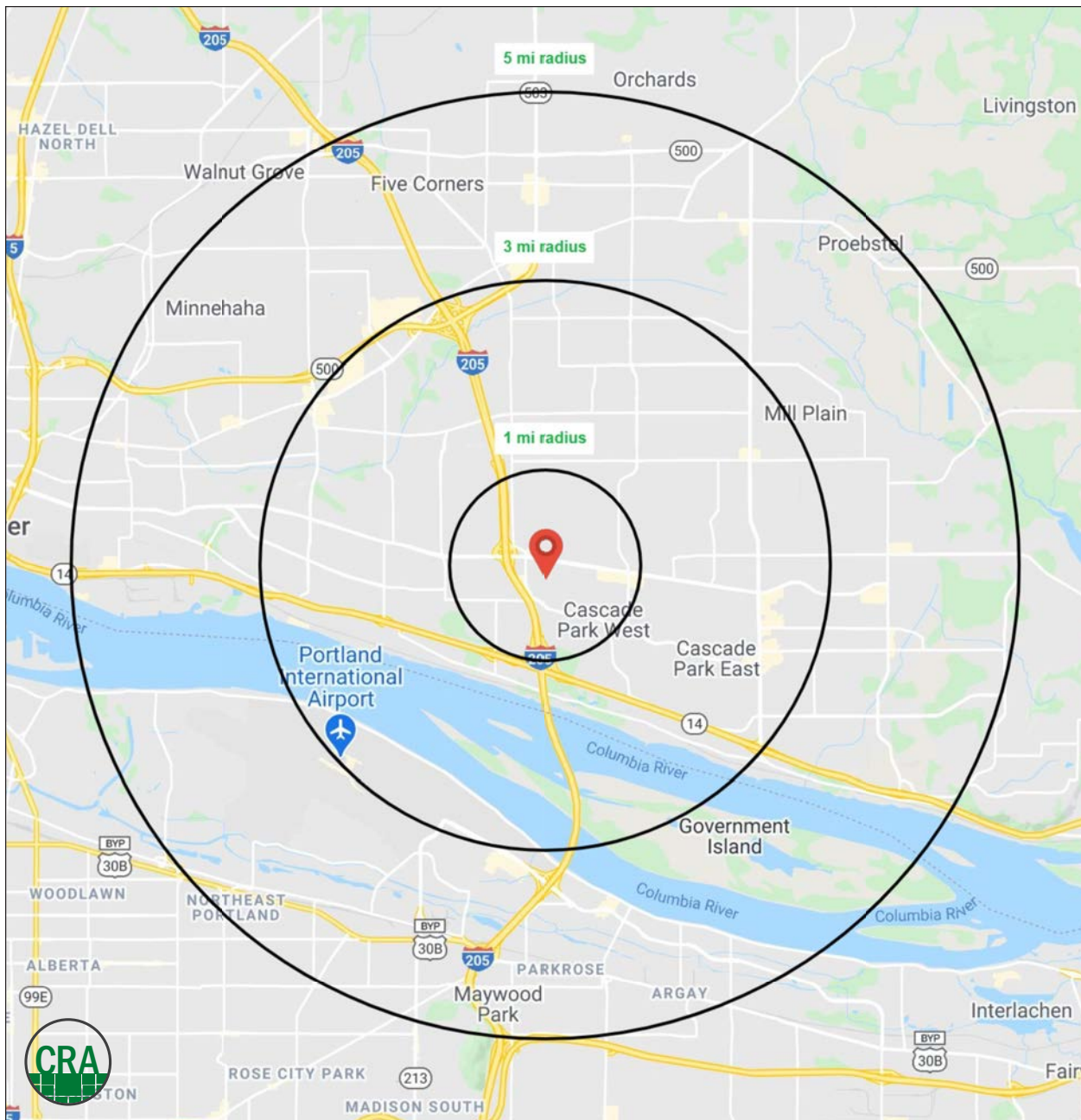
VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	14,488	107,074	243,428
Projected Population 2025	15,631	115,155	259,746
Average HH Income	\$78,002	\$89,725	\$88,224
Median Home Value	\$330,092	\$340,813	\$342,424
Daytime Demographics 16+	13,478	81,184	190,396

37.0

Median Age
1 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6193/-122.5505

RF-1

11803 SE Mill Plain Blvd

Vancouver, WA 98684

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	14,488	107,074	243,428
	2025 Projected Population	15,631	115,155	259,746
	2010 Census Population	13,855	97,246	218,882
	2000 Census Population	12,735	87,616	188,081
	Projected Annual Growth 2020 to 2025	1.6%	1.5%	1.3%
	Historical Annual Growth 2000 to 2020	0.7%	1.1%	1.5%
HOUSEHOLDS	2020 Estimated Households	6,440	43,240	95,452
	2025 Projected Households	6,893	46,210	101,835
	2010 Census Households	5,996	38,285	83,700
	2000 Census Households	5,341	33,447	70,696
	Projected Annual Growth 2020 to 2025	1.4%	1.4%	1.3%
	Historical Annual Growth 2000 to 2020	1.0%	1.5%	1.8%
AGE	2020 Est. Population Under 10 Years	11.0%	11.8%	12.4%
	2020 Est. Population 10 to 19 Years	10.8%	12.4%	12.6%
	2020 Est. Population 20 to 29 Years	17.4%	14.7%	14.3%
	2020 Est. Population 30 to 44 Years	19.2%	19.4%	20.9%
	2020 Est. Population 45 to 59 Years	17.8%	18.1%	18.4%
	2020 Est. Population 60 to 74 Years	16.7%	16.2%	15.0%
	2020 Est. Population 75 Years or Over	7.0%	7.4%	6.4%
	2020 Est. Median Age	37.0	38.1	37.1
MARITAL STATUS & GENDER	2020 Est. Male Population	48.4%	48.4%	49.2%
	2020 Est. Female Population	51.6%	51.6%	50.8%
	2020 Est. Never Married	30.7%	28.6%	30.8%
	2020 Est. Now Married	43.8%	48.0%	46.1%
	2020 Est. Separated or Divorced	20.0%	16.9%	17.6%
	2020 Est. Widowed	5.5%	6.5%	5.5%
INCOME	2020 Est. HH Income \$200,000 or More	4.0%	5.6%	5.4%
	2020 Est. HH Income \$150,000 to \$199,999	3.5%	5.9%	6.0%
	2020 Est. HH Income \$100,000 to \$149,999	16.1%	17.6%	17.8%
	2020 Est. HH Income \$75,000 to \$99,999	12.6%	14.9%	14.9%
	2020 Est. HH Income \$50,000 to \$74,999	23.5%	21.1%	20.0%
	2020 Est. HH Income \$35,000 to \$49,999	19.3%	15.5%	14.0%
	2020 Est. HH Income \$25,000 to \$34,999	7.8%	7.4%	7.7%
	2020 Est. HH Income \$15,000 to \$24,999	7.3%	6.7%	7.8%
	2020 Est. HH Income Under \$15,000	5.9%	5.3%	6.5%
	2020 Est. Average Household Income	\$78,002	\$89,725	\$88,224
	2020 Est. Median Household Income	\$61,380	\$71,699	\$70,324
	2020 Est. Per Capita Income	\$34,758	\$36,333	\$34,779
	2020 Est. Total Businesses	1,116	4,712	10,567
2020 Est. Total Employees	8,675	48,062	116,924	

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RACE	2020 Est. White	76.9%	76.9%	74.6%
	2020 Est. Black	3.9%	3.6%	4.8%
	2020 Est. Asian or Pacific Islander	6.3%	7.8%	8.2%
	2020 Est. American Indian or Alaska Native	1.2%	0.9%	1.0%
	2020 Est. Other Races	11.7%	10.8%	11.4%
HISPANIC	2020 Est. Hispanic Population	1,952	13,585	32,597
	2020 Est. Hispanic Population	13.5%	12.7%	13.4%
	2025 Proj. Hispanic Population	14.2%	13.4%	14.0%
	2010 Hispanic Population	10.2%	9.2%	10.7%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	10,158	73,809	166,685
	2020 Est. Elementary (Grade Level 0 to 8)	2.5%	2.8%	3.4%
	2020 Est. Some High School (Grade Level 9 to 11)	5.2%	5.4%	5.8%
	2020 Est. High School Graduate	24.4%	24.9%	24.8%
	2020 Est. Some College	27.1%	27.4%	26.9%
	2020 Est. Associate Degree Only	13.5%	11.3%	10.9%
	2020 Est. Bachelor Degree Only	17.8%	18.8%	18.5%
	2020 Est. Graduate Degree	9.4%	9.3%	9.8%
HOUSING	2020 Est. Total Housing Units	6,603	44,250	97,672
	2020 Est. Owner-Occupied	43.5%	53.3%	54.6%
	2020 Est. Renter-Occupied	54.1%	44.4%	43.2%
	2020 Est. Vacant Housing	2.5%	2.3%	2.3%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	5.6%	8.3%	7.2%
	2020 Homes Built 2000 to 2009	11.5%	12.0%	14.5%
	2020 Homes Built 1990 to 1999	23.6%	25.8%	23.8%
	2020 Homes Built 1980 to 1989	11.4%	14.4%	11.8%
	2020 Homes Built 1970 to 1979	27.2%	21.5%	18.8%
	2020 Homes Built 1960 to 1969	8.4%	7.2%	7.7%
	2020 Homes Built 1950 to 1959	6.8%	5.4%	5.6%
	2020 Homes Built Before 1949	3.0%	3.1%	8.4%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.5%	0.7%	0.6%
	2020 Home Value \$500,000 to \$999,999	11.1%	12.7%	13.5%
	2020 Home Value \$400,000 to \$499,999	15.8%	14.6%	14.8%
	2020 Home Value \$300,000 to \$399,999	32.3%	34.0%	34.2%
	2020 Home Value \$200,000 to \$299,999	28.7%	27.0%	26.0%
	2020 Home Value \$150,000 to \$199,999	5.6%	3.9%	3.8%
	2020 Home Value \$100,000 to \$149,999	2.9%	2.6%	2.5%
	2020 Home Value \$50,000 to \$99,999	0.9%	1.0%	0.9%
	2020 Home Value \$25,000 to \$49,999	0.4%	1.2%	1.1%
	2020 Home Value Under \$25,000	1.6%	1.9%	2.1%
	2020 Median Home Value	\$330,092	\$340,813	\$342,424
	2020 Median Rent	\$1,215	\$1,222	\$1,192

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	11,970	86,324	194,670
	2020 Est. Civilian Employed	59.4%	61.5%	62.1%
	2020 Est. Civilian Unemployed	3.9%	3.7%	4.0%
	2020 Est. in Armed Forces	0.5%	0.2%	0.1%
	2020 Est. not in Labor Force	36.2%	34.6%	33.8%
	2020 Labor Force Males	47.8%	47.8%	48.7%
	2020 Labor Force Females	52.2%	52.2%	51.3%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	7,112	53,057	120,929
	2020 Mgmt, Business, & Financial Operations	15.1%	14.9%	14.9%
	2020 Professional, Related	21.3%	20.8%	20.4%
	2020 Service	17.6%	18.1%	18.4%
	2020 Sales, Office	21.3%	22.2%	21.8%
	2020 Farming, Fishing, Forestry	-	0.2%	0.2%
	2020 Construction, Extraction, Maintenance	10.1%	9.7%	9.4%
	2020 Production, Transport, Material Moving	14.5%	14.1%	15.0%
	2020 White Collar Workers	57.7%	57.9%	57.1%
	2020 Blue Collar Workers	42.3%	42.1%	42.9%
	TRANSPORTATION TO WORK	2020 Drive to Work Alone	77.7%	78.1%
2020 Drive to Work in Carpool		8.7%	9.6%	9.3%
2020 Travel to Work by Public Transportation		2.6%	3.0%	4.0%
2020 Drive to Work on Motorcycle		-	0.2%	0.2%
2020 Walk or Bicycle to Work		2.7%	2.1%	2.8%
2020 Other Means		1.2%	0.7%	0.8%
2020 Work at Home		7.0%	6.2%	6.9%
TRAVEL TIME		2020 Travel to Work in 14 Minutes or Less	26.9%	27.7%
	2020 Travel to Work in 15 to 29 Minutes	39.5%	40.2%	40.6%
	2020 Travel to Work in 30 to 59 Minutes	27.0%	26.3%	26.4%
	2020 Travel to Work in 60 Minutes or More	8.3%	8.8%	8.5%
	2020 Average Travel Time to Work	20.8	21.1	21.3
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$381.92 M	\$2.82 B	\$6.14 B
	2020 Est. Apparel	\$13.28 M	\$99.04 M	\$215.82 M
	2020 Est. Contributions, Gifts	\$21.13 M	\$159.55 M	\$345.41 M
	2020 Est. Education, Reading	\$11.29 M	\$87.33 M	\$190.67 M
	2020 Est. Entertainment	\$21.18 M	\$158.75 M	\$345.5 M
	2020 Est. Food, Beverages, Tobacco	\$59.23 M	\$434.45 M	\$945.87 M
	2020 Est. Furnishings, Equipment	\$13.21 M	\$98.83 M	\$214.89 M
	2020 Est. Health Care, Insurance	\$35.34 M	\$259.72 M	\$564.01 M
	2020 Est. Household Operations, Shelter, Utilities	\$124.91 M	\$915.6 M	\$1.99 B
	2020 Est. Miscellaneous Expenses	\$7.21 M	\$53.33 M	\$115.8 M
	2020 Est. Personal Care	\$5.12 M	\$37.87 M	\$82.4 M
	2020 Est. Transportation	\$70.03 M	\$517.69 M	\$1.13 B

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For more information, please contact:

NICK STANTON 503.784.0407 | nick@cra-nw.com

SAM LEFEBER 503.866.1956 | sam@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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Licensed brokers in Oregon & Washington

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



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