

FOURTH PLAIN CENTER

VANCOUVER, WASHINGTON



FOR LEASE


LOCATION

NE Fourth Plain Blvd at Andresen in Vancouver, WA

AVAILABLE SPACES

1,098 SF | 2,550 SF | 3,000 SF | 4,040 SF

20,000 SF

36,000 SF (former athletic club)  Can be combined for 56,000 SF

RENTAL RATE

Please call for details

HIGHLIGHTS

- Located in close proximity to Vancouver Mall
- Strong traffic flow and visibility
- Easy access to/from SR 500 and I-205
- Anchored by Walgreens

TRAFFIC COUNTS

NE Andresen Rd – 28,867 ADT ('18)
Fourth Plain Blvd – 21,823 ADT ('18)

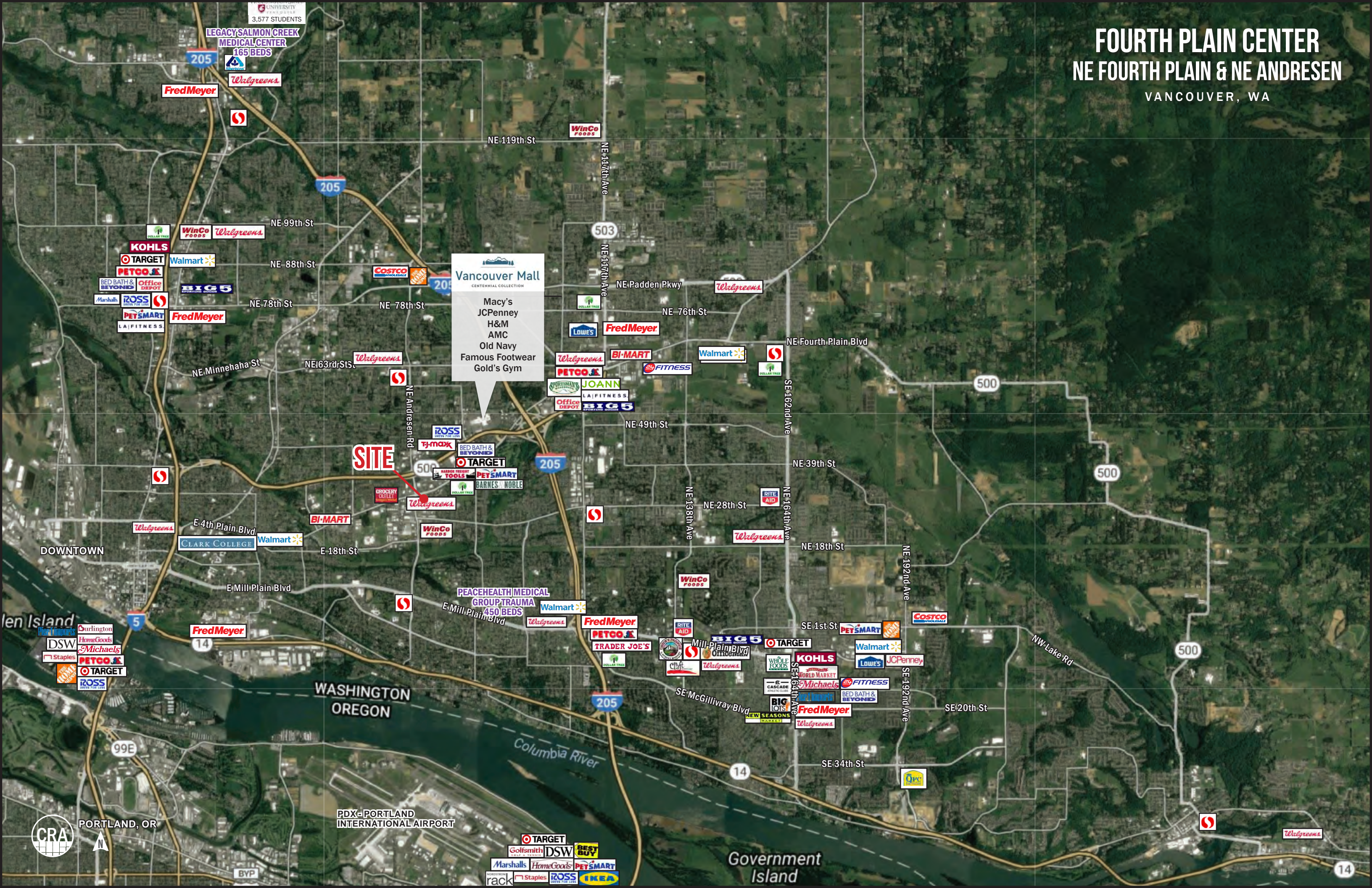


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FOURTH PLAIN CENTER NE FOURTH PLAIN & NE ANDRESEN VANCOUVER, WA



Vancouver Mall
CENTENNIAL COLLECTION

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

SITE



PDX-PORTLAND
INTERNATIONAL AIRPORT



FOURTH PLAIN CENTER

NE FOURTH PLAIN & NE ANDRESEN

VANCOUVER, WA

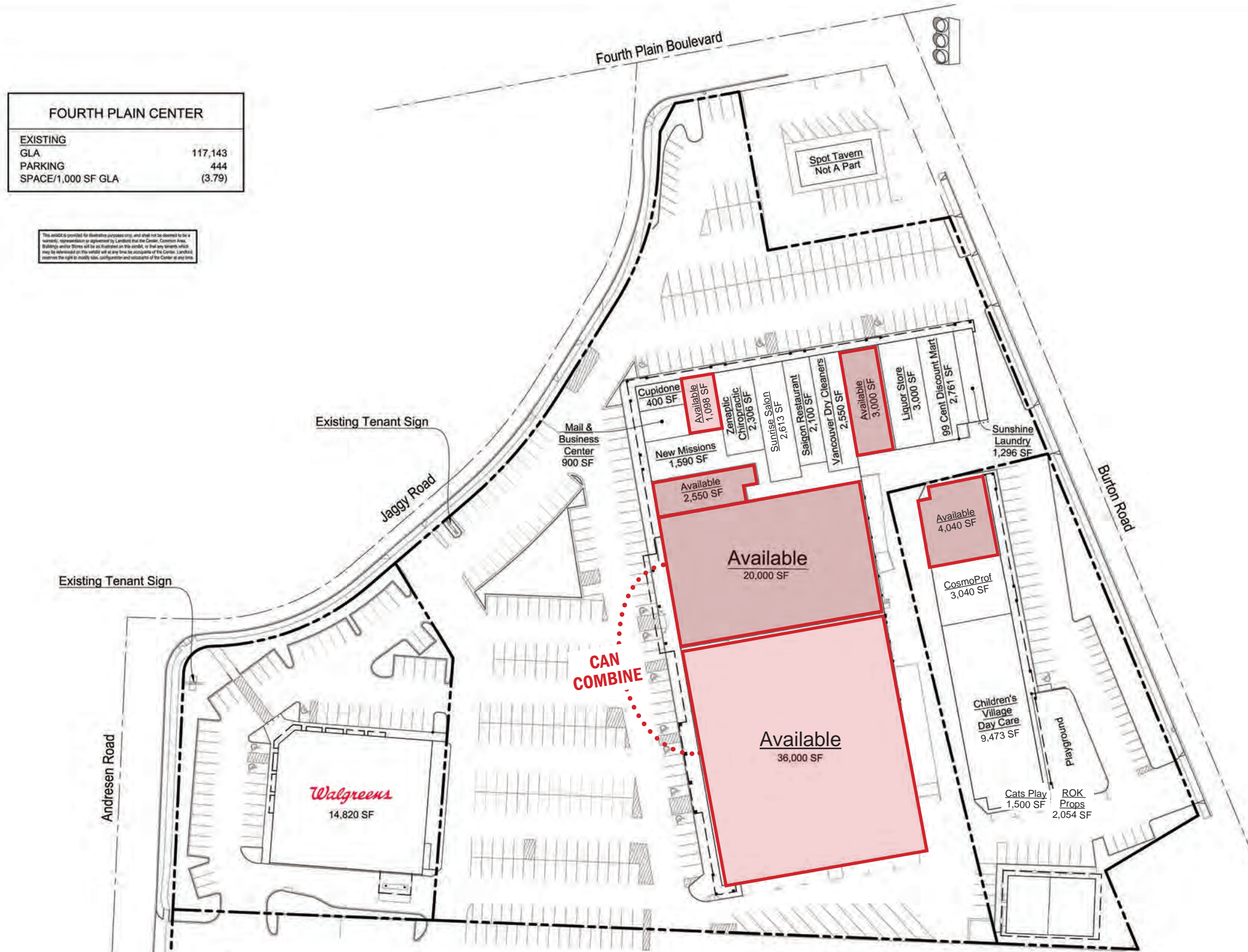
Vancouver Mall
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SITE PLAN

FOURTH PLAIN CENTER
NE FOURTH PLAIN & NE ANDRESEN
 VANCOUVER, WA



FOURTH PLAIN CENTER NE FOURTH PLAIN & NE ANDRESEN

VANCOUVER, WA

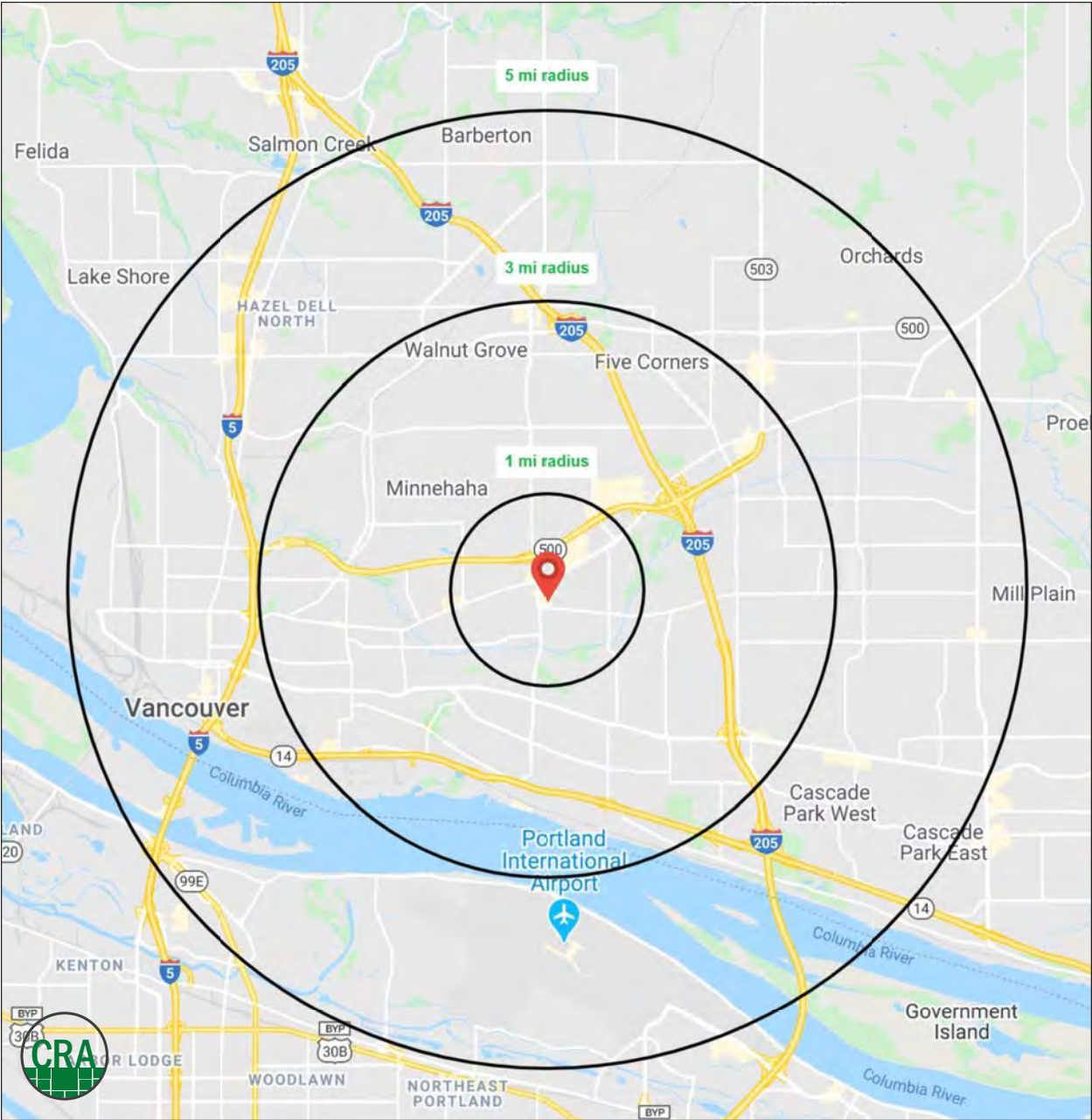
DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	16,442	121,221	275,503
Projected Population 2025	17,671	130,528	295,814
Average HH Income	\$63,838	\$78,482	\$83,529
Median Home Value	\$318,524	\$325,369	\$331,055
Daytime Demographics 16+	15,530	90,136	205,796

32.5

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: 45.6435/-122.5985

RF1

Fourth Plain Center

Vancouver, WA 98661

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	16,442	121,221	275,503
	2025 Projected Population	17,671	130,528	295,814
	2010 Census Population	13,664	107,224	239,904
	2000 Census Population	11,572	93,609	208,183
	Projected Annual Growth 2020 to 2025	1.5%	1.5%	1.5%
	Historical Annual Growth 2000 to 2020	2.1%	1.5%	1.6%
HOUSEHOLDS	2020 Estimated Households	6,857	50,262	110,257
	2025 Projected Households	7,319	53,768	117,759
	2010 Census Households	5,595	43,338	93,558
	2000 Census Households	4,391	36,963	79,666
	Projected Annual Growth 2020 to 2025	1.3%	1.4%	1.4%
	Historical Annual Growth 2000 to 2020	2.8%	1.8%	1.9%
AGE	2020 Est. Population Under 10 Years	14.1%	12.7%	12.4%
	2020 Est. Population 10 to 19 Years	12.4%	11.8%	12.4%
	2020 Est. Population 20 to 29 Years	19.1%	16.2%	14.7%
	2020 Est. Population 30 to 44 Years	19.5%	19.7%	20.1%
	2020 Est. Population 45 to 59 Years	15.2%	17.5%	18.3%
	2020 Est. Population 60 to 74 Years	12.9%	15.3%	15.6%
	2020 Est. Population 75 Years or Over	6.8%	6.9%	6.4%
	2020 Est. Median Age	32.5	36.3	37.0
MARITAL STATUS & GENDER	2020 Est. Male Population	47.8%	48.8%	49.2%
	2020 Est. Female Population	52.2%	51.2%	50.8%
	2020 Est. Never Married	32.9%	31.7%	30.2%
	2020 Est. Now Married	41.0%	42.8%	46.2%
	2020 Est. Separated or Divorced	20.5%	19.5%	18.4%
	2020 Est. Widowed	5.6%	5.9%	5.2%
INCOME	2020 Est. HH Income \$200,000 or More	2.2%	3.9%	4.7%
	2020 Est. HH Income \$150,000 to \$199,999	4.0%	4.8%	6.2%
	2020 Est. HH Income \$100,000 to \$149,999	12.8%	15.5%	17.1%
	2020 Est. HH Income \$75,000 to \$99,999	12.4%	13.9%	14.8%
	2020 Est. HH Income \$50,000 to \$74,999	20.7%	20.8%	20.4%
	2020 Est. HH Income \$35,000 to \$49,999	18.4%	15.5%	14.2%
	2020 Est. HH Income \$25,000 to \$34,999	10.2%	8.5%	7.6%
	2020 Est. HH Income \$15,000 to \$24,999	9.4%	9.2%	8.2%
	2020 Est. HH Income Under \$15,000	9.8%	7.9%	6.8%
	2020 Est. Average Household Income	\$63,838	\$78,482	\$83,529
	2020 Est. Median Household Income	\$55,557	\$62,828	\$68,477
	2020 Est. Per Capita Income	\$26,650	\$32,618	\$33,619
2020 Est. Total Businesses	929	5,392	12,741	
2020 Est. Total Employees	10,679	52,792	122,232	

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Vancouver, WA 98661

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	70.9%	76.6%	78.4%
	2020 Est. Black	5.7%	4.1%	3.6%
	2020 Est. Asian or Pacific Islander	6.9%	5.9%	6.0%
	2020 Est. American Indian or Alaska Native	1.0%	1.1%	1.0%
	2020 Est. Other Races	15.5%	12.3%	11.0%
HISPANIC	2020 Est. Hispanic Population	3,004	17,868	36,133
	2020 Est. Hispanic Population	18.3%	14.7%	13.1%
	2025 Proj. Hispanic Population	19.2%	15.5%	13.8%
	2010 Hispanic Population	14.2%	11.3%	10.0%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	10,541	82,408	188,079
	2020 Est. Elementary (Grade Level 0 to 8)	5.4%	3.5%	3.1%
	2020 Est. Some High School (Grade Level 9 to 11)	6.5%	6.6%	6.1%
	2020 Est. High School Graduate	32.0%	27.5%	25.2%
	2020 Est. Some College	26.9%	27.1%	27.8%
	2020 Est. Associate Degree Only	11.1%	11.0%	11.2%
	2020 Est. Bachelor Degree Only	13.0%	15.8%	17.9%
	2020 Est. Graduate Degree	5.1%	8.5%	8.7%
HOUSING	2020 Est. Total Housing Units	6,976	51,540	112,937
	2020 Est. Owner-Occupied	31.9%	47.3%	54.2%
	2020 Est. Renter-Occupied	66.4%	50.2%	43.4%
	2020 Est. Vacant Housing	1.7%	2.5%	2.4%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	9.1%	7.7%	9.2%
	2020 Homes Built 2000 to 2009	14.8%	13.6%	14.0%
	2020 Homes Built 1990 to 1999	21.9%	19.7%	20.8%
	2020 Homes Built 1980 to 1989	14.3%	10.6%	11.7%
	2020 Homes Built 1970 to 1979	19.4%	20.3%	20.0%
	2020 Homes Built 1960 to 1969	10.1%	10.1%	8.1%
	2020 Homes Built 1950 to 1959	4.8%	7.7%	6.1%
	2020 Homes Built Before 1949	3.9%	7.8%	7.6%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.3%	0.6%	0.6%
	2020 Home Value \$500,000 to \$999,999	8.6%	14.0%	14.1%
	2020 Home Value \$400,000 to \$499,999	12.4%	13.6%	17.4%
	2020 Home Value \$300,000 to \$399,999	51.4%	37.5%	39.0%
	2020 Home Value \$200,000 to \$299,999	33.0%	32.9%	30.9%
	2020 Home Value \$150,000 to \$199,999	7.0%	5.5%	4.5%
	2020 Home Value \$100,000 to \$149,999	5.5%	4.4%	3.5%
	2020 Home Value \$50,000 to \$99,999	0.6%	1.3%	1.3%
	2020 Home Value \$25,000 to \$49,999	0.8%	1.2%	1.6%
	2020 Home Value Under \$25,000	1.9%	2.9%	3.0%
	2020 Median Home Value	\$318,524	\$325,369	\$331,055
	2020 Median Rent	\$1,151	\$1,176	\$1,187

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Fourth Plain Center		1 mi radius	3 mi radius	5 mi radius
Vancouver, WA 98661				
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	12,907	97,298	220,486
	2020 Est. Civilian Employed	62.0%	61.4%	62.0%
	2020 Est. Civilian Unemployed	6.9%	4.5%	3.9%
	2020 Est. in Armed Forces	0.4%	0.2%	0.1%
	2020 Est. not in Labor Force	30.7%	33.9%	34.0%
	2020 Labor Force Males	47.1%	48.2%	48.7%
	2020 Labor Force Females	52.9%	51.8%	51.3%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	8,008	59,761	136,653
	2020 Mgmt, Business, & Financial Operations	10.2%	12.9%	14.3%
	2020 Professional, Related	16.6%	18.1%	19.4%
	2020 Service	22.3%	20.6%	18.9%
	2020 Sales, Office	22.3%	22.1%	21.9%
	2020 Farming, Fishing, Forestry	0.6%	0.2%	0.2%
	2020 Construction, Extraction, Maintenance	9.4%	9.9%	9.8%
	2020 Production, Transport, Material Moving	18.6%	16.1%	15.5%
	2020 White Collar Workers	49.2%	53.2%	55.6%
	2020 Blue Collar Workers	50.8%	46.8%	44.4%
	TRANSPORTATION TO WORK	2020 Drive to Work Alone	76.8%	77.0%
2020 Drive to Work in Carpool		10.7%	9.9%	9.1%
2020 Travel to Work by Public Transportation		3.2%	3.2%	3.4%
2020 Drive to Work on Motorcycle		-	0.2%	0.2%
2020 Walk or Bicycle to Work		2.0%	2.7%	2.6%
2020 Other Means		0.5%	0.7%	0.7%
2020 Work at Home		6.7%	6.4%	7.0%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	28.0%	29.2%	27.0%
	2020 Travel to Work in 15 to 29 Minutes	37.9%	40.5%	41.1%
	2020 Travel to Work in 30 to 59 Minutes	27.7%	24.2%	26.3%
	2020 Travel to Work in 60 Minutes or More	7.6%	8.3%	8.1%
	2020 Average Travel Time to Work	21.3	20.2	21.1
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$351.96 M	\$2.98 B	\$6.84 B
	2020 Est. Apparel	\$12.3 M	\$104.3 M	\$239.73 M
	2020 Est. Contributions, Gifts	\$18.97 M	\$165.5 M	\$382.41 M
	2020 Est. Education, Reading	\$10.37 M	\$90.29 M	\$210.15 M
	2020 Est. Entertainment	\$19.34 M	\$166.27 M	\$383.86 M
	2020 Est. Food, Beverages, Tobacco	\$54.98 M	\$461.99 M	\$1.05 B
	2020 Est. Furnishings, Equipment	\$12.05 M	\$103.49 M	\$238.88 M
	2020 Est. Health Care, Insurance	\$32.39 M	\$275.29 M	\$629.73 M
	2020 Est. Household Operations, Shelter, Utilities	\$115.93 M	\$974.03 M	\$2.22 B
	2020 Est. Miscellaneous Expenses	\$6.6 M	\$56.2 M	\$128.97 M
	2020 Est. Personal Care	\$4.72 M	\$40.01 M	\$91.75 M
	2020 Est. Transportation	\$64.32 M	\$545.86 M	\$1.25 B

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For more information, please contact:

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KNOWLEDGE

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EXPERIENCE



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