

68,164 SF OPPORTUNITY

136TH AVE & MILL PLAIN BLVD | VANCOUVER, WA



ADDRESS

13719 SE Mill Plain Blvd, Vancouver, WA 98684

AVAILABLE SPACE

- 68,164 SF Building
- 5 MPD Fuel Station with Convenience Store



RENTAL RATE

Please call for details

TRAFFIC COUNTS

Mill Plain Blvd » 41,723 ADT ('18)

SE 136th Ave » 14,413 ADT ('18)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2020	18,195	111,619	224,940
Population Forecast 2025	19,561	119,994	240,108
Average HH Income	\$82,179	\$93,803	\$92,558
Employees	7,812	38,868	110,762

Source: Regis - SitesUSA (2020)

HIGHLIGHTS

- Monument sign on Mill Plain Blvd.
- 5.95 acres with 308 parking spaces.
- The building will be leased with fixtures in place.
- Fuel station has 5 MPDs (two 20,000 gallon tanks) with a 500 SF under canopy convenience store.
- The site is at a 4-way lighted intersection just south of The Landing which has 390 residential units under construction.



COMMERCIAL
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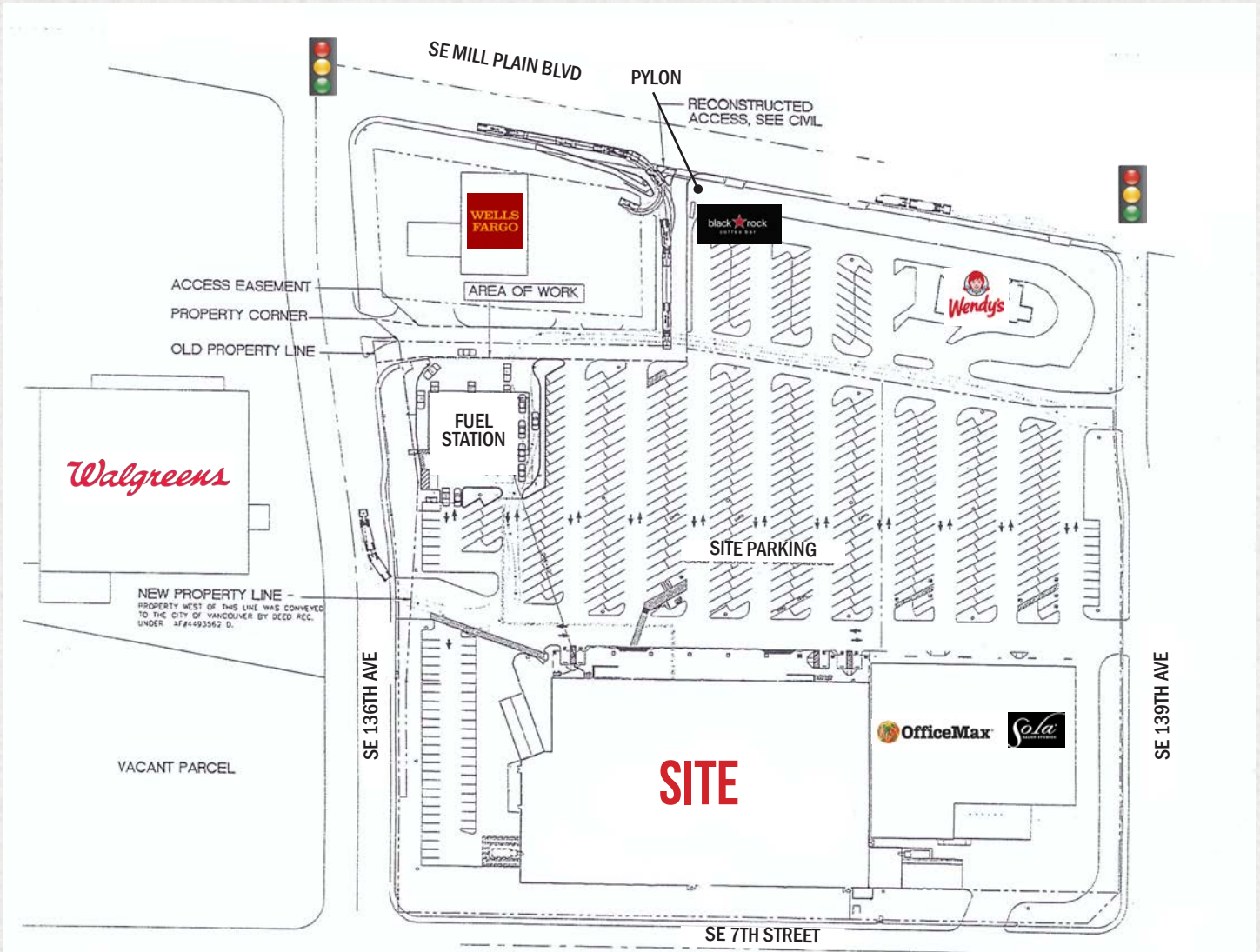
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MILL PLAIN & 136TH AVENUE | VANCOUVER, WA



68,164 SF OPPORTUNITY

136TH AVE & MILL PLAIN BLVD | VANCOUVER, WA



68,164 SF BUILDING
5.95 ACRE SITE

> DIVISIBLE

The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.