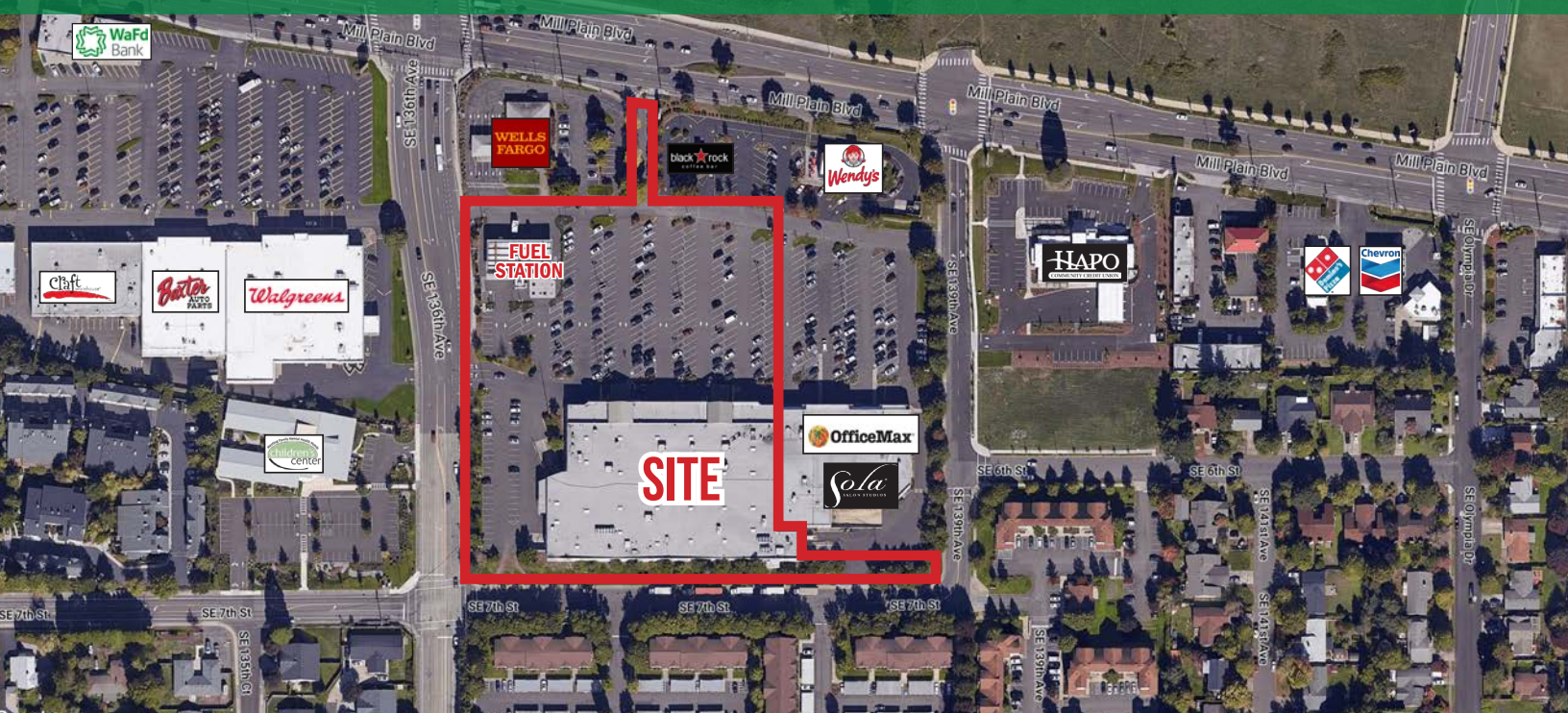


# ANCHOR SPACE AVAILABLE

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 > DIVISIBLE

## TRAFFIC COUNTS

Mill Plain Blvd » 40,769 ADT ('22)

SE 136th Ave » 14,805 ADT ('22)

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2022	19,557	118,922	235,469
Population Forecast 2027	20,377	128,157	250,385
Average HH Income	\$79,088	\$87,834	\$90,643
Median Home Value	\$427,633	\$439,863	\$446,013
Median Age	36.8	37.7	37.1

Source: Regis - SitesUSA (2022)

## RENTAL RATE

Please call for details

## 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.
- Site is just over 1 mile from I-205.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

Alex MacLean

503.709.3563 | alex@cra-nw.com

503.274.0211

www.cra-nw.com







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**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.



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