

FOR LEASE

SAFEWAY BUILDING

136TH AVE & MILL PLAIN BLVD | VANCOUVER, WA

AVAILABLE 6/20/19



LOCATION

13719 SE Mill Plain Blvd, Vancouver, WA 98684

AVAILABLE SPACE

68,164 SF building | 5 MPD Fuel Station with Convenience Store

RENTAL RATE

Building: \$12.00/SF, NNN | Fuel Station: \$125,000 per year, NNN

COMMENTS

- 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.

TRAFFIC COUNTS

Mill Plain Blvd » 38,452 ADT (16)

136th Ave » 15,999 ADT (15)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2018	19,265	110,031	220,631
Population Forecast 2023	21,114	120,575	239,974
Average HH Income	\$83,736	\$91,949	\$88,273
Employees	8,119	37,226	110,455

Source: Regis - SitesUSA (2018)



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MILL PLAIN & 136TH AVENUE | VANCOUVER, WA



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5.95 ACRE SITE



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