

FOR LEASE | VANCOUVER, WASHINGTON

# SALMON CREEK SQUARE



## LOCATION

910 NE Tenney Rd, #113, Vancouver, WA

## AVAILABLE SPACE

1,500 SF (available March 1, 2021)

1,400 SF

## RENTAL RATE

\$35.00/SF/YR, NNN

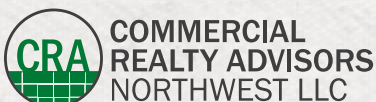
## HIGHLIGHTS

- Easy access to I-5 and I-205.
- Located adjacent to Fred Meyer.
- Co-tenants include Planet Thai, GameStop, AT&T, Zoom+Care and Subway.

## TRAFFIC COUNTS

Tenney Rd – 29,478 ADT ('18)

Interstate 5 – 96,276 ADT ('20)



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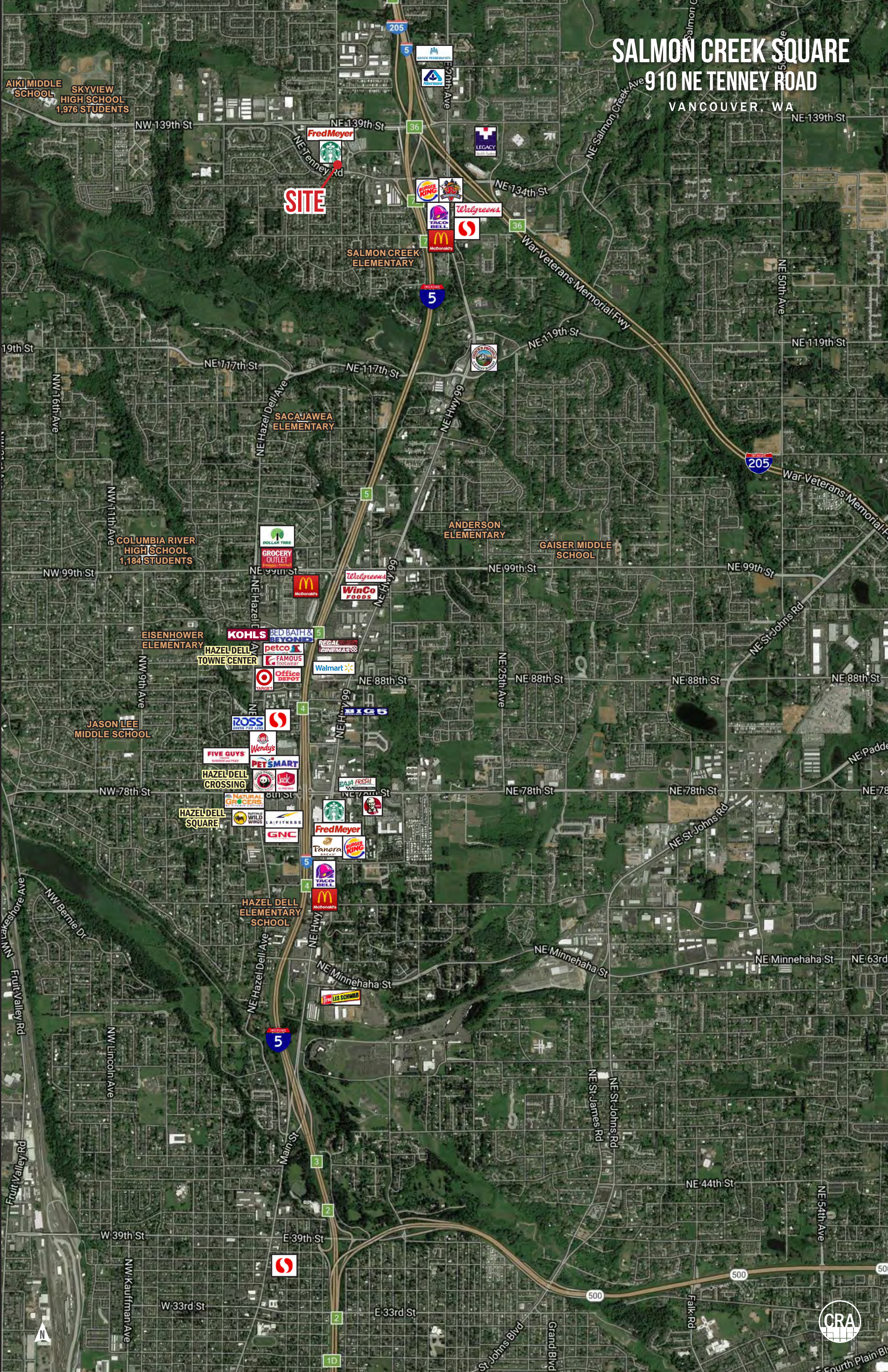
\*Photo has been edited to promote space.

# SALMON CREEK SQUARE

910 NE TENNEY ROAD

VANCOUVER, WA

**SITE**



# SALMON CREEK SQUARE 910 NE TENNEY ROAD VANCOUVER, WA



WESTSIDE GOLF RANGE

SALMON CREEK INDOOR SPORTS

BANNER BANK

Fred Meyer

CHASE

GameStop

**SITE**

18,490 ADT (19)

19,188 ADT (18)

29,478 ADT (18)

13,280 ADT (18)

SALMON CREEK ELEMENTARY SCHOOL

CHASE

usbank

Applebee's

McDonald's

7-Eleven

TACO BELL

Columbia Bank

Round Table

Jack-in-the-Box

Pacific Park

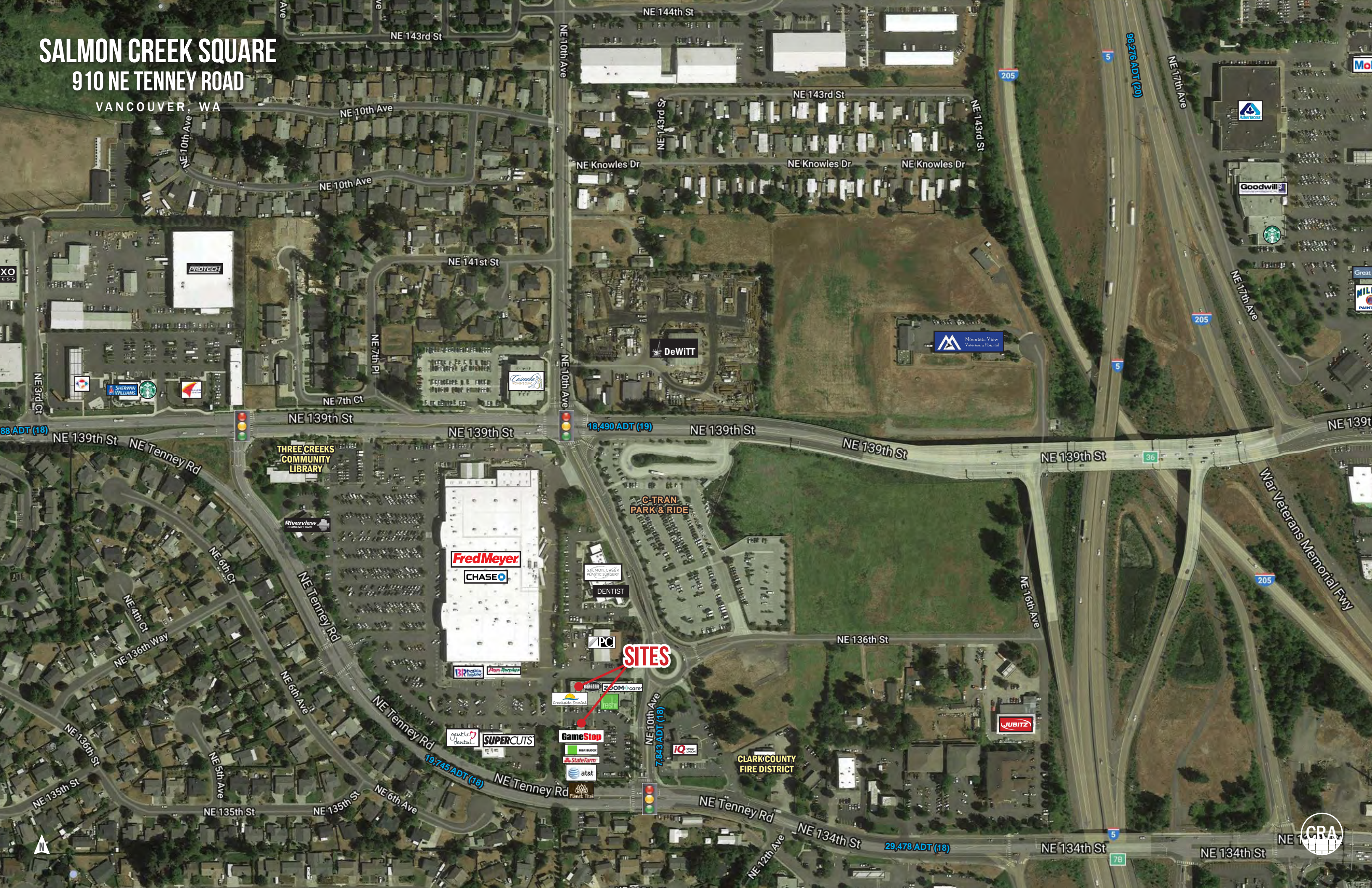
LEGACY

VANCOUVER CLINIC

Walgreens



# SALMON CREEK SQUARE 910 NE TENNEY ROAD VANCOUVER, WA



**SITES**

**Fred Meyer**  
**CHASE**

**GameStop**  
**State Farm**  
**at&t**

**SUPERCUTS**

**ZOOM**

**PC**

**DENTIST**

**C-TRAN  
PARK & RIDE**

**THREE CREEKS  
COMMUNITY  
LIBRARY**

**DeWitt**

**Mountain View  
Veterinary Hospital**

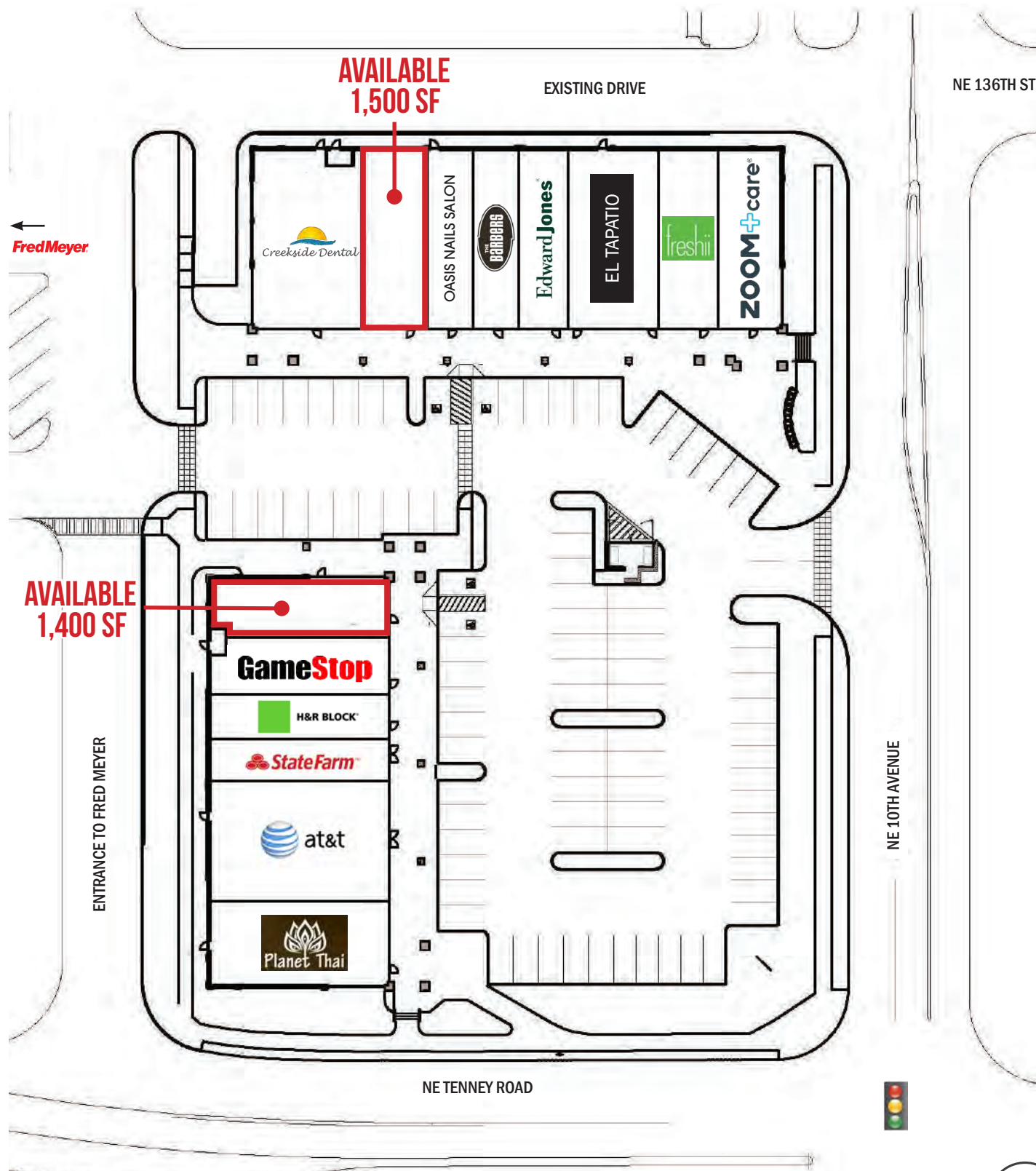


# SALMON CREEK SQUARE

910 NE TENNEY ROAD

VANCOUVER, WA

## SITE PLAN



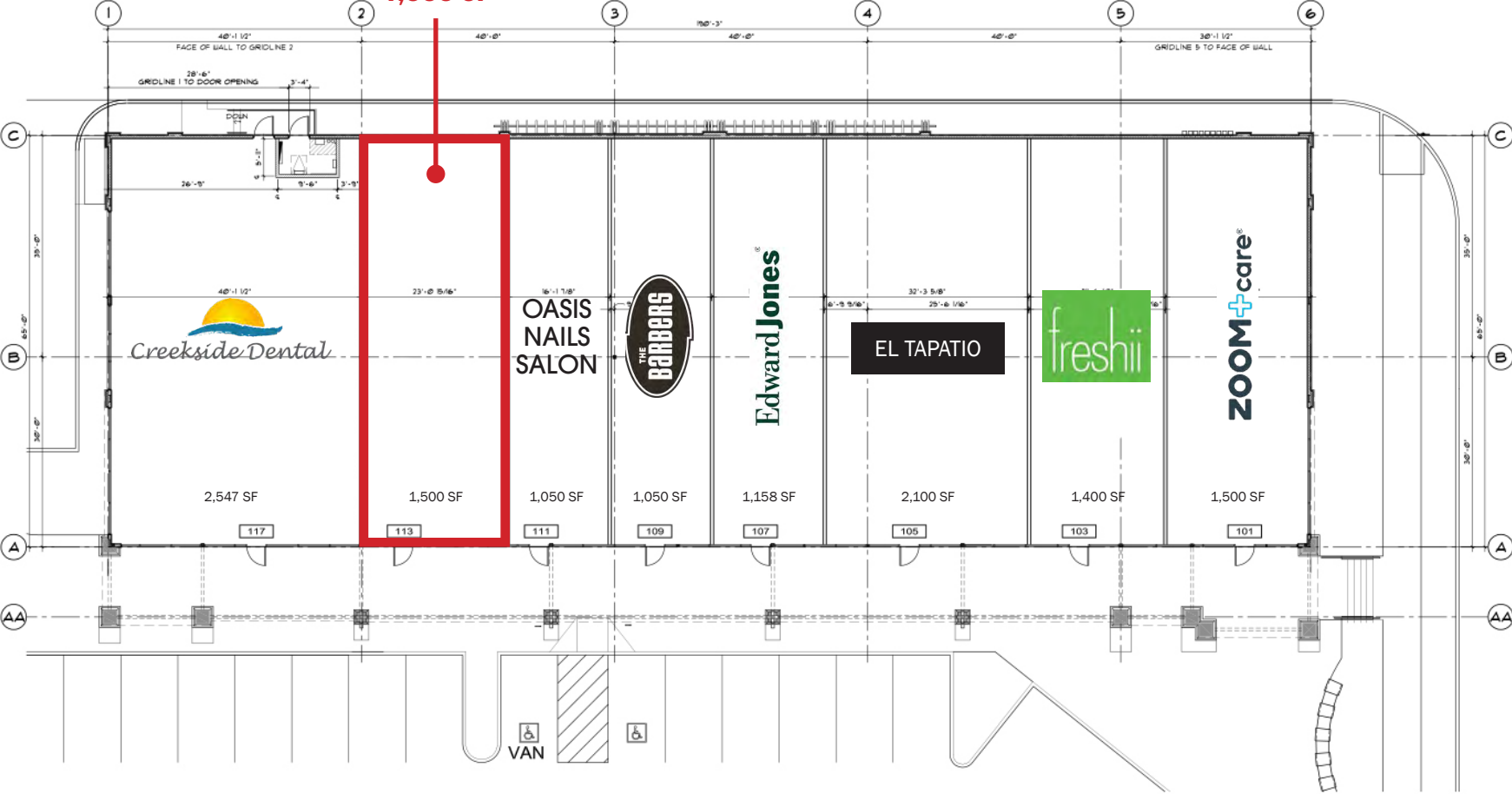
# SALMON CREEK SQUARE

## 910 NE TENNEY ROAD

VANCOUVER, WA

### SITE PLAN | 1,500 SF SPACE

**AVAILABLE  
MARCH 1, 2021  
1,500 SF**



# SALMON CREEK SQUARE

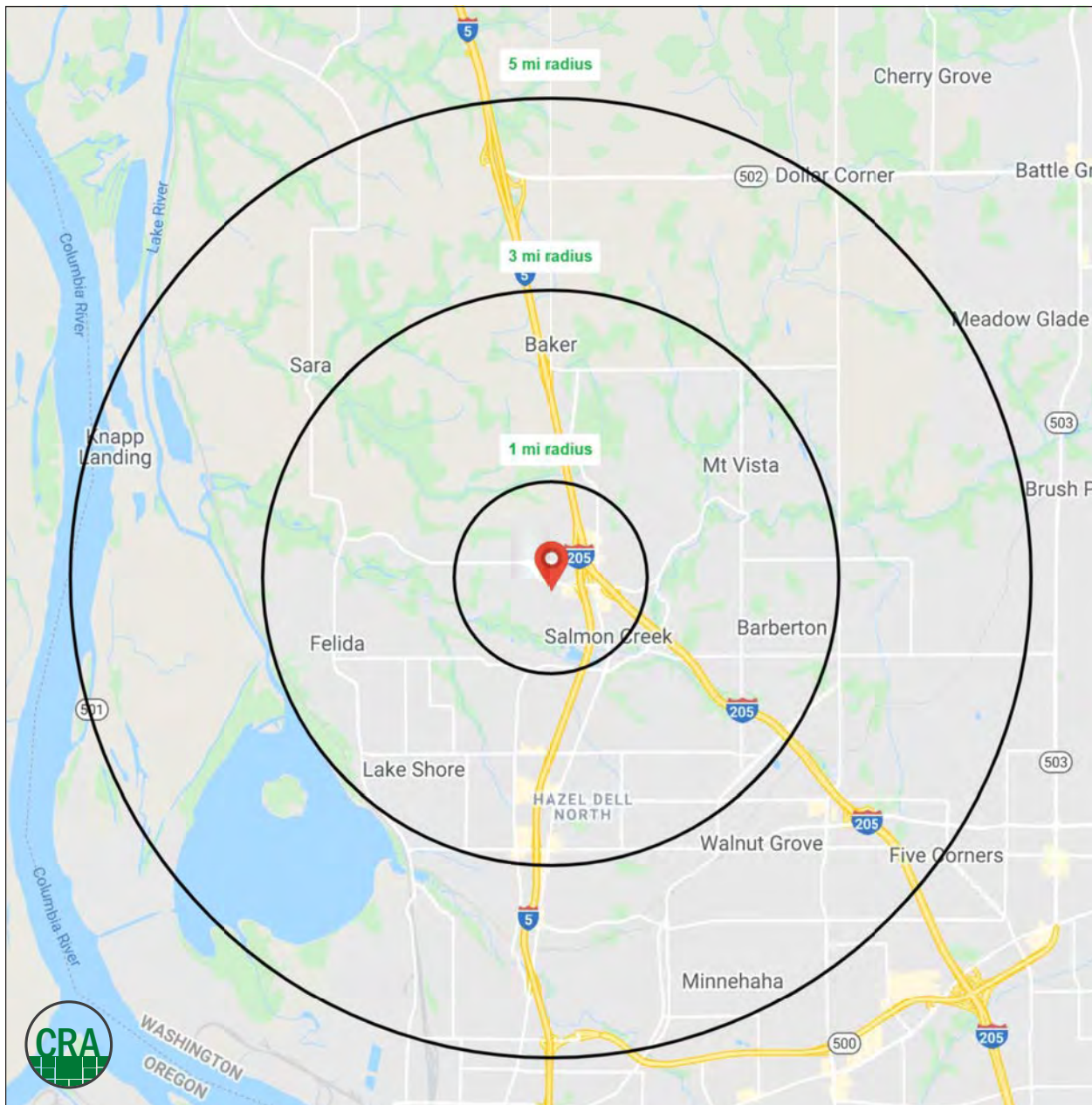
## 910 NE TENNEY ROAD

VANCOUVER, WA

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	10,572	74,586	126,937
Projected Population 2025	11,224	79,400	135,405
Average HH Income	\$122,025	\$116,382	\$109,763
Median Home Value	\$350,544	\$371,753	\$364,252
Daytime Demographics 16+	13,103	46,292	78,696
Some College or Higher	77.3%	75.2%	72.9%

**\$122,025**  
Average Household Income  
1 MILE RADIUS



# FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.7192/-122.6612

RF1

## Salmon Creek Square

### Vancouver, WA 98685

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	10,572	74,586	126,937
	2025 Projected Population	11,224	79,400	135,405
	2010 Census Population	10,006	63,146	107,693
	2000 Census Population	7,285	50,999	89,182
	Projected Annual Growth 2020 to 2025	1.2%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	2.3%	2.3%	2.1%
<b>HOUSEHOLDS</b>	2020 Estimated Households	4,136	28,231	48,555
	2025 Projected Households	4,416	30,240	52,132
	2010 Census Households	3,832	23,600	40,560
	2000 Census Households	2,883	18,966	33,549
	Projected Annual Growth 2020 to 2025	1.4%	1.4%	1.5%
	Historical Annual Growth 2000 to 2020	2.2%	2.4%	2.2%
<b>AGE</b>	2020 Est. Population Under 10 Years	11.3%	11.5%	11.6%
	2020 Est. Population 10 to 19 Years	13.0%	13.3%	12.7%
	2020 Est. Population 20 to 29 Years	10.5%	11.3%	11.9%
	2020 Est. Population 30 to 44 Years	19.9%	19.3%	19.4%
	2020 Est. Population 45 to 59 Years	19.9%	20.2%	19.9%
	2020 Est. Population 60 to 74 Years	18.4%	18.2%	17.9%
	2020 Est. Population 75 Years or Over	7.1%	6.3%	6.6%
	2020 Est. Median Age	41.0	40.4	40.0
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	48.5%	49.0%	49.2%
	2020 Est. Female Population	51.5%	51.0%	50.8%
	2020 Est. Never Married	23.8%	24.4%	25.6%
	2020 Est. Now Married	58.0%	58.3%	55.2%
	2020 Est. Separated or Divorced	13.2%	13.3%	15.0%
	2020 Est. Widowed	5.0%	4.0%	4.2%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	12.1%	13.1%	10.7%
	2020 Est. HH Income \$150,000 to \$199,999	11.1%	11.5%	9.9%
	2020 Est. HH Income \$100,000 to \$149,999	19.6%	21.7%	21.2%
	2020 Est. HH Income \$75,000 to \$99,999	15.8%	15.0%	16.0%
	2020 Est. HH Income \$50,000 to \$74,999	18.0%	16.2%	17.7%
	2020 Est. HH Income \$35,000 to \$49,999	10.4%	9.7%	9.8%
	2020 Est. HH Income \$25,000 to \$34,999	4.0%	4.8%	5.5%
	2020 Est. HH Income \$15,000 to \$24,999	4.4%	4.2%	4.6%
	2020 Est. HH Income Under \$15,000	4.5%	3.9%	4.6%
	2020 Est. Average Household Income	\$122,025	\$116,382	\$109,763
	2020 Est. Median Household Income	\$90,057	\$97,174	\$90,677
	2020 Est. Per Capita Income	\$47,772	\$44,073	\$42,030
2020 Est. Total Businesses	1,147	2,756	4,469	
2020 Est. Total Employees	9,202	19,338	33,246	

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## Salmon Creek Square

Vancouver, WA 98685

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>RACE</b>	2020 Est. White	84.5%	83.6%	83.4%
	2020 Est. Black	2.1%	2.1%	2.3%
	2020 Est. Asian or Pacific Islander	6.6%	5.2%	4.9%
	2020 Est. American Indian or Alaska Native	0.6%	0.8%	0.8%
	2020 Est. Other Races	6.3%	8.4%	8.6%
<b>HISPANIC</b>	2020 Est. Hispanic Population	748	6,852	12,169
	2020 Est. Hispanic Population	7.1%	9.2%	9.6%
	2025 Proj. Hispanic Population	7.5%	9.7%	10.2%
	2010 Hispanic Population	5.2%	6.8%	7.1%
<b>EDUCATION (Adults 25 or Older)</b>	2020 Est. Adult Population (25 Years or Over)	7,496	52,032	88,910
	2020 Est. Elementary (Grade Level 0 to 8)	0.5%	2.1%	2.2%
	2020 Est. Some High School (Grade Level 9 to 11)	2.6%	4.0%	4.3%
	2020 Est. High School Graduate	19.6%	18.7%	20.6%
	2020 Est. Some College	26.0%	25.4%	27.1%
	2020 Est. Associate Degree Only	11.4%	10.4%	10.9%
	2020 Est. Bachelor Degree Only	22.9%	25.1%	22.4%
	2020 Est. Graduate Degree	16.9%	14.3%	12.5%
<b>HOUSING</b>	2020 Est. Total Housing Units	4,268	29,067	50,123
	2020 Est. Owner-Occupied	68.9%	70.8%	69.3%
	2020 Est. Renter-Occupied	28.0%	26.3%	27.5%
	2020 Est. Vacant Housing	3.1%	2.9%	3.1%
<b>HOMES BUILT BY YEAR</b>	2020 Homes Built 2010 or later	10.5%	11.0%	9.5%
	2020 Homes Built 2000 to 2009	21.6%	17.8%	16.6%
	2020 Homes Built 1990 to 1999	23.9%	22.5%	20.9%
	2020 Homes Built 1980 to 1989	16.0%	12.7%	11.6%
	2020 Homes Built 1970 to 1979	13.8%	18.0%	18.0%
	2020 Homes Built 1960 to 1969	4.7%	7.3%	7.7%
	2020 Homes Built 1950 to 1959	2.2%	3.7%	5.9%
	2020 Homes Built Before 1949	4.3%	4.2%	6.7%
<b>HOME VALUES</b>	2020 Home Value \$1,000,000 or More	0.7%	0.5%	0.5%
	2020 Home Value \$500,000 to \$999,999	11.9%	17.4%	16.4%
	2020 Home Value \$400,000 to \$499,999	16.2%	20.6%	18.5%
	2020 Home Value \$300,000 to \$399,999	39.3%	34.8%	34.5%
	2020 Home Value \$200,000 to \$299,999	21.0%	19.1%	21.6%
	2020 Home Value \$150,000 to \$199,999	1.9%	1.8%	2.4%
	2020 Home Value \$100,000 to \$149,999	1.5%	1.5%	1.8%
	2020 Home Value \$50,000 to \$99,999	2.3%	0.9%	0.8%
	2020 Home Value \$25,000 to \$49,999	2.9%	1.2%	1.2%
	2020 Home Value Under \$25,000	1.6%	1.4%	1.7%
	2020 Median Home Value	\$350,544	\$371,753	\$364,252
	2020 Median Rent	\$1,339	\$1,269	\$1,247

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RF1

Salmon Creek Square		1 mi radius	3 mi radius	5 mi radius
Vancouver, WA 98685				
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	8,516	59,917	102,318
	2020 Est. Civilian Employed	54.1%	54.9%	55.5%
	2020 Est. Civilian Unemployed	4.9%	4.9%	4.9%
	2020 Est. in Armed Forces	0.1%	-	-
	2020 Est. not in Labor Force	40.9%	40.1%	39.5%
	2020 Labor Force Males	47.6%	48.4%	48.7%
	2020 Labor Force Females	52.4%	51.6%	51.3%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	4,606	32,919	56,773
	2020 Mgmt, Business, & Financial Operations	18.8%	19.6%	17.7%
	2020 Professional, Related	27.4%	23.9%	22.9%
	2020 Service	16.2%	14.7%	16.0%
	2020 Sales, Office	18.6%	22.2%	22.3%
	2020 Farming, Fishing, Forestry	-	0.1%	0.2%
	2020 Construction, Extraction, Maintenance	7.8%	7.6%	8.1%
	2020 Production, Transport, Material Moving	11.0%	11.9%	12.9%
	2020 White Collar Workers	64.9%	65.7%	62.8%
	2020 Blue Collar Workers	35.1%	34.3%	37.2%
	TRANSPORTATION TO WORK	2020 Drive to Work Alone	79.2%	76.6%
2020 Drive to Work in Carpool		7.8%	8.5%	8.8%
2020 Travel to Work by Public Transportation		2.2%	3.0%	3.0%
2020 Drive to Work on Motorcycle		0.1%	0.2%	0.3%
2020 Walk or Bicycle to Work		1.3%	1.8%	2.1%
2020 Other Means		0.7%	0.7%	0.7%
2020 Work at Home		8.8%	9.0%	8.4%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	25.7%	23.2%	25.1%
	2020 Travel to Work in 15 to 29 Minutes	43.1%	40.7%	41.1%
	2020 Travel to Work in 30 to 59 Minutes	22.0%	27.3%	25.9%
	2020 Travel to Work in 60 Minutes or More	7.0%	7.4%	8.0%
	2020 Average Travel Time to Work	20.5	22.3	21.8
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$337.54 M	\$2.2 B	\$3.64 B
	2020 Est. Apparel	\$12 M	\$78.53 M	\$129.31 M
	2020 Est. Contributions, Gifts	\$20.02 M	\$132.2 M	\$215.01 M
	2020 Est. Education, Reading	\$11.4 M	\$75.66 M	\$121.66 M
	2020 Est. Entertainment	\$19.42 M	\$127.4 M	\$209.51 M
	2020 Est. Food, Beverages, Tobacco	\$51.16 M	\$332.57 M	\$552.95 M
	2020 Est. Furnishings, Equipment	\$12.05 M	\$79.02 M	\$130.05 M
	2020 Est. Health Care, Insurance	\$30.64 M	\$199.29 M	\$331.64 M
	2020 Est. Household Operations, Shelter, Utilities	\$108.3 M	\$704.15 M	\$1.17 B
	2020 Est. Miscellaneous Expenses	\$6.43 M	\$41.9 M	\$69.14 M
	2020 Est. Personal Care	\$4.53 M	\$29.58 M	\$48.94 M
	2020 Est. Transportation	\$61.6 M	\$402.11 M	\$666.62 M

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EXPERIENCE



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