

NOW LEASING > NEW SHOPPING CENTER

SKYVIEW STATION

SALMON CREEK | VANCOUVER, WA



LOCATION

Salmon Creek: NE 10th Ave & NE 139th St

AVAILABLE SPACE

New restaurant/retail shop space
Up to +/- 25,000 SF available

RENTAL RATE

Please call for details

HIGHLIGHTS

- New anchor, restaurant and retail shop space with drive-thru opportunities.
- Located off the new 139th Street freeway interchange at the merge of I-5 and I-205.
- Across from Fred Meyer in a high traffic retail area with surrounding residential.

TRAFFIC COUNTS

NE 139th Street - 17,941 ADT ('21)

I-5 - 81,272 ADT ('22)

I-205 - 71,461 ADT ('22)

NEARBY



Fred Meyer

Walgreens



WASHINGTON STATE UNIVERSITY
VANCOUVER



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RENDERINGS

SKYVIEW STATION
NE 10TH AVE & NE 139TH ST
SALMON CREEK | VANCOUVER, WA



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SITE

WETLANDS NOT BUILDABLE N-A-P

WESTSIDE GOLF RANGE

C-TRAN PARK & RIDE

SALMON CREEK ELEMENTARY SCHOOL

SKYVIEW HIGH SCHOOL 11 STUDENTS

SALMON CREEK INDOOR SPORTS

BANNER BANK

Fred Meyer

GameStop

FQ

Walgreens

VANCOUVER CLINIC

LEGACY

29,753 ADT (22)

20,789 ADT (22)

17,941 ADT (21)

19,009 ADT (21)

81,272 ADT (22)

77,461 ADT (22)



SKYVIEW STATION

NE 10TH AVE & NE 139TH ST

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NE 10th Ave
10,219 ADT (22)

NE 139th St
17,941 ADT (21)

NE 10th Ave
7,807 ADT (22)

NE 139th St
29,478 ADT (22)

205

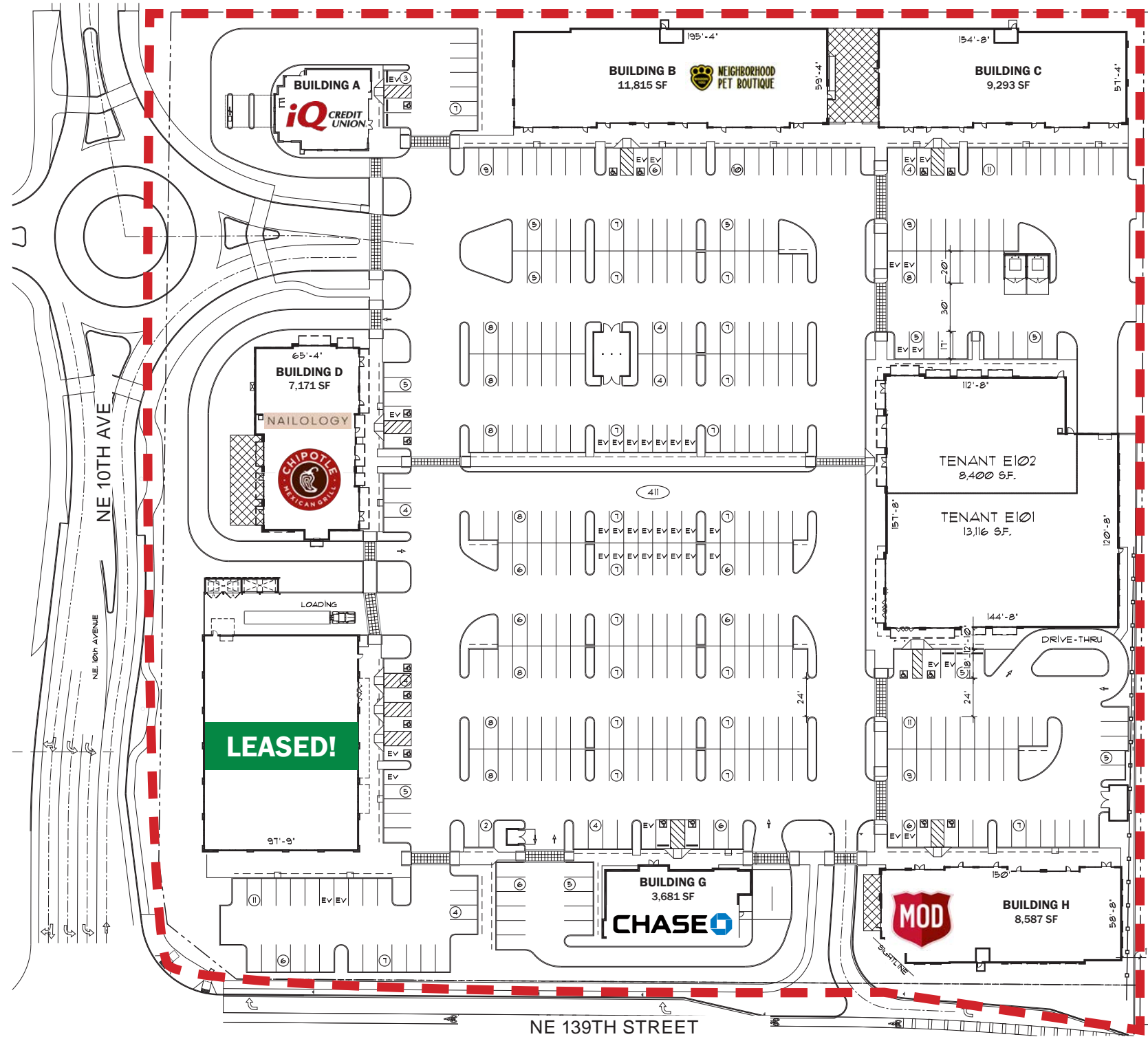
105,761 ADT (22)

NE 139th St
16,060 ADT (22)

205

78





SKYVIEW STATION

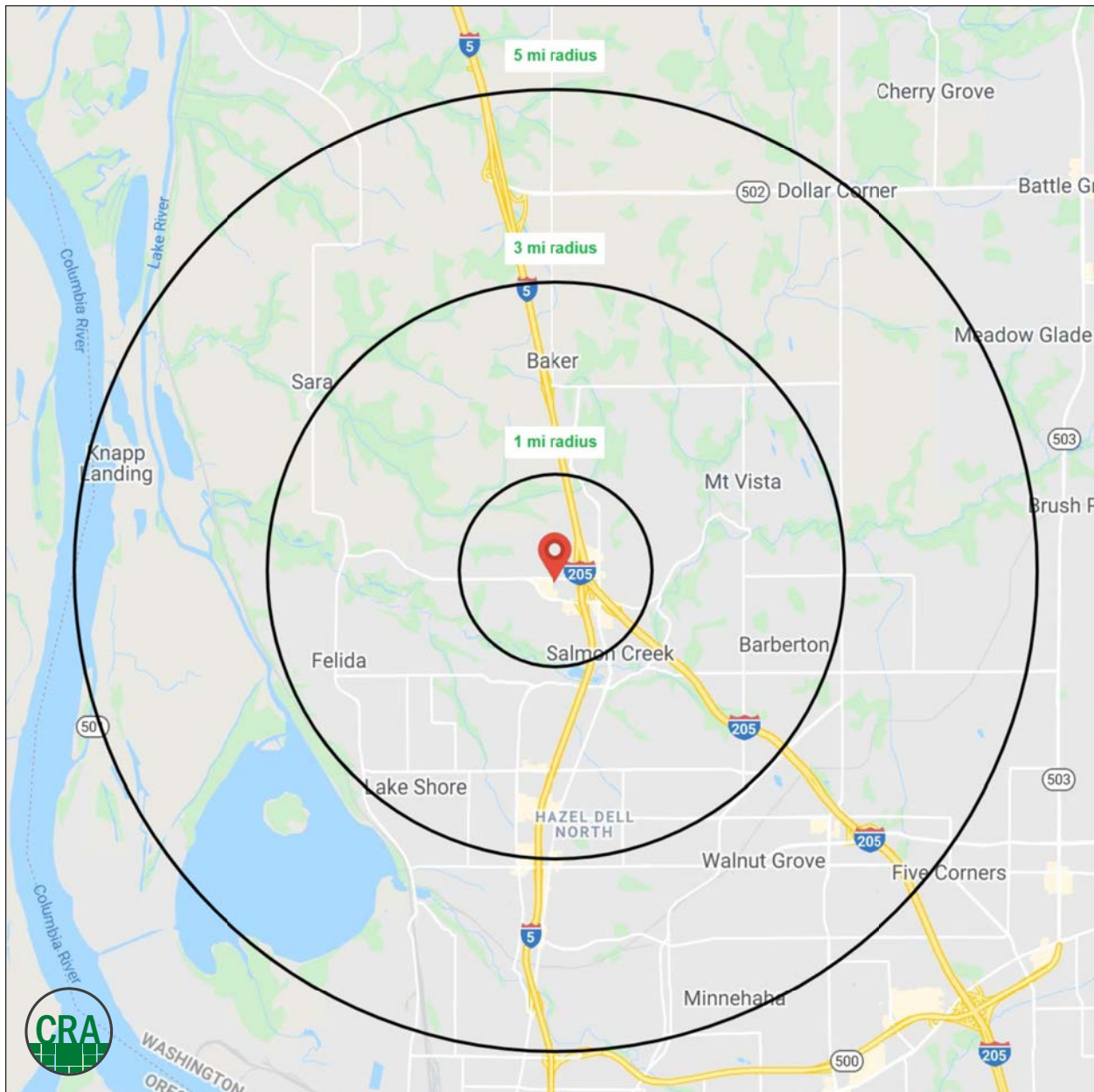
NE 10TH AVE & NE 139TH ST

SALMON CREEK | VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	12,131	71,952	125,470
Average HH Income	\$113,436	\$112,023	\$107,915
Median HH Income	\$93,331	\$96,253	\$92,921
Median Home Value	\$364,198	\$400,316	\$394,869
Daytime Demographics 16+	11,005	41,688	76,644
Some College or Higher	75.5%	73.8%	71.4%

\$113,436
Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.7225/-122.6602

Skyview Station	1 mi	3 mi	5 mi
Vancouver, WA 98685	radius	radius	radius
Population			
2022 Estimated Population	12,131	71,952	125,470
2027 Projected Population	12,422	77,455	134,593
2020 Census Population	12,045	70,748	122,862
2010 Census Population	10,972	59,622	103,533
Projected Annual Growth 2022 to 2027	0.5%	1.5%	1.5%
Historical Annual Growth 2010 to 2022	0.9%	1.7%	1.8%
2022 Median Age	39.9	41.0	40.5
Households			
2022 Estimated Households	4,656	26,964	47,122
2027 Projected Households	4,929	30,056	52,320
2020 Census Households	4,625	26,466	46,056
2010 Census Households	4,176	22,177	38,797
Projected Annual Growth 2022 to 2027	1.2%	2.3%	2.2%
Historical Annual Growth 2010 to 2022	1.0%	1.8%	1.8%
Race and Ethnicity			
2022 Estimated White	78.6%	77.6%	77.3%
2022 Estimated Black or African American	2.5%	2.2%	2.3%
2022 Estimated Asian or Pacific Islander	5.3%	5.2%	5.0%
2022 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
2022 Estimated Other Races	12.9%	14.2%	14.6%
2022 Estimated Hispanic	8.8%	10.1%	10.6%
Income			
2022 Estimated Average Household Income	\$113,436	\$112,023	\$107,915
2022 Estimated Median Household Income	\$93,331	\$96,253	\$92,921
2022 Estimated Per Capita Income	\$43,863	\$42,072	\$40,624
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.6%	1.7%
2022 Estimated Some High School (Grade Level 9 to 11)	3.8%	3.6%	4.0%
2022 Estimated High School Graduate	19.4%	21.1%	22.9%
2022 Estimated Some College	24.2%	25.6%	26.2%
2022 Estimated Associates Degree Only	14.3%	9.6%	10.4%
2022 Estimated Bachelors Degree Only	22.3%	25.0%	22.1%
2022 Estimated Graduate Degree	14.7%	13.6%	12.7%
Business			
2022 Estimated Total Businesses	731	2,446	4,777
2022 Estimated Total Employees	6,833	17,113	33,472
2022 Estimated Employee Population per Business	9.4	7.0	7.0
2022 Estimated Residential Population per Business	16.6	29.4	26.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.