

NOW LEASING > NEW SHOPPING CENTER

SKYVIEW STATION

SALMON CREEK | VANCOUVER, WA

WELCOMES

**TRADER
JOE'S®**



LOCATION

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

AVAILABLE SPACE

New restaurant/retail shop space
Up to +/- 6,917 SF available

RENTAL RATE

Please call for details

HIGHLIGHTS

- New anchor, restaurant and retail shop space 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 @ I-205 – 105,761 ADT ('22)

ANCHORED BY

**TRADER
JOE'S®**

NEARBY



SAFEWAY.

Walgreens

FredMeyer



WASHINGTON STATE UNIVERSITY
VANCOUVER



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REALTY ADVISORS
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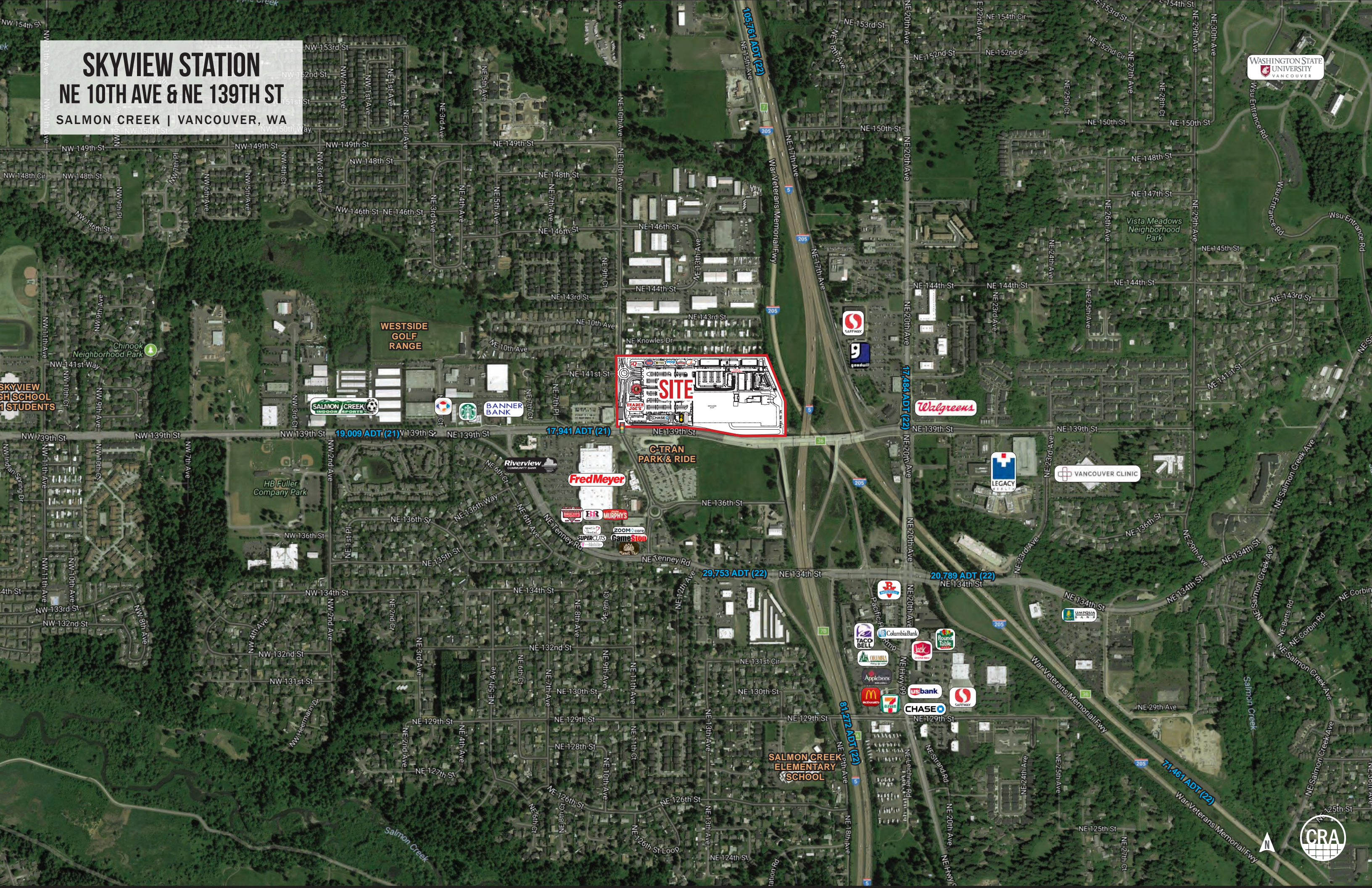
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RENDERINGS

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



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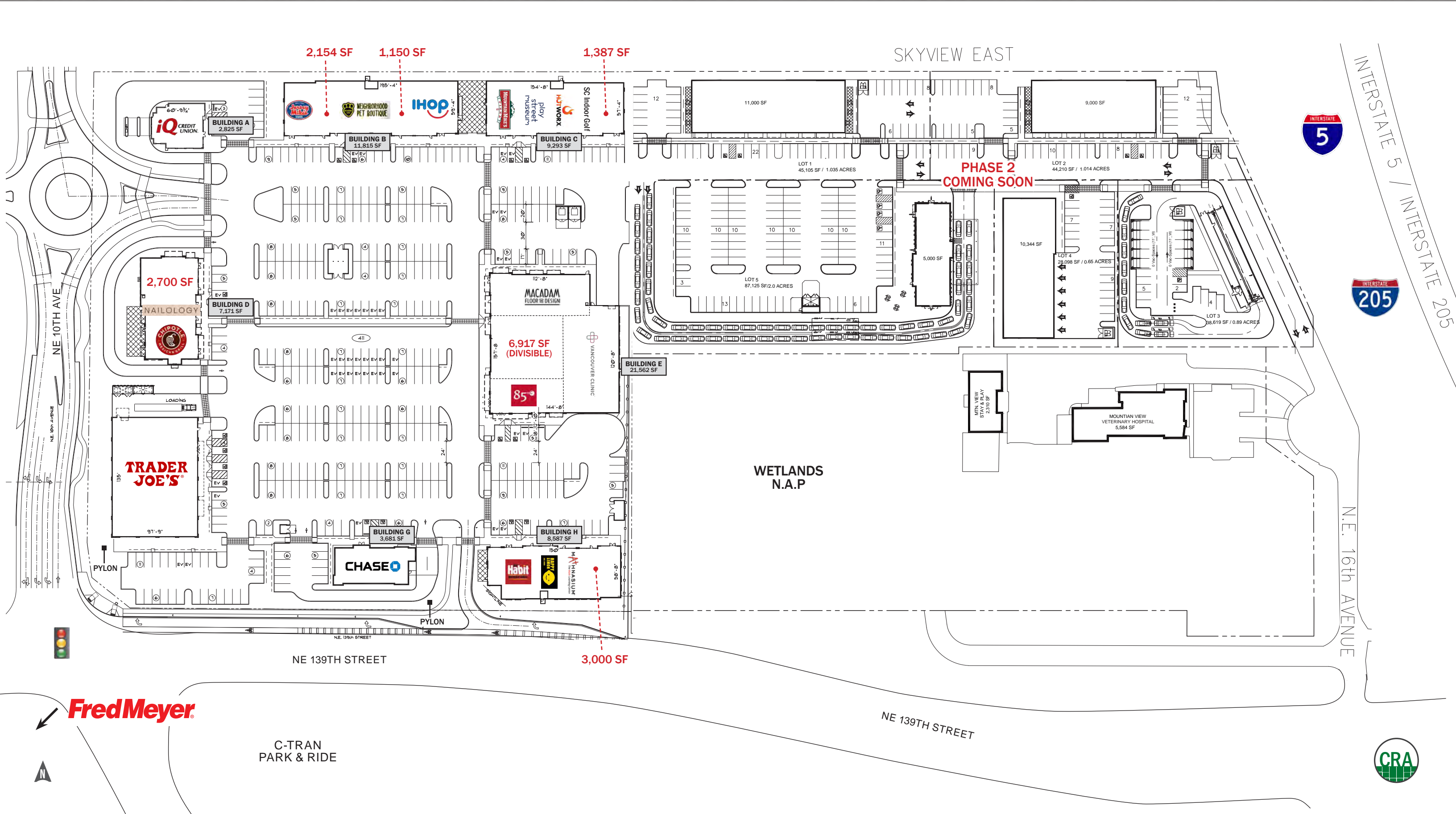


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SITE PLAN

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SKYVIEW STATION

NE 10TH AVE & NE 139TH ST

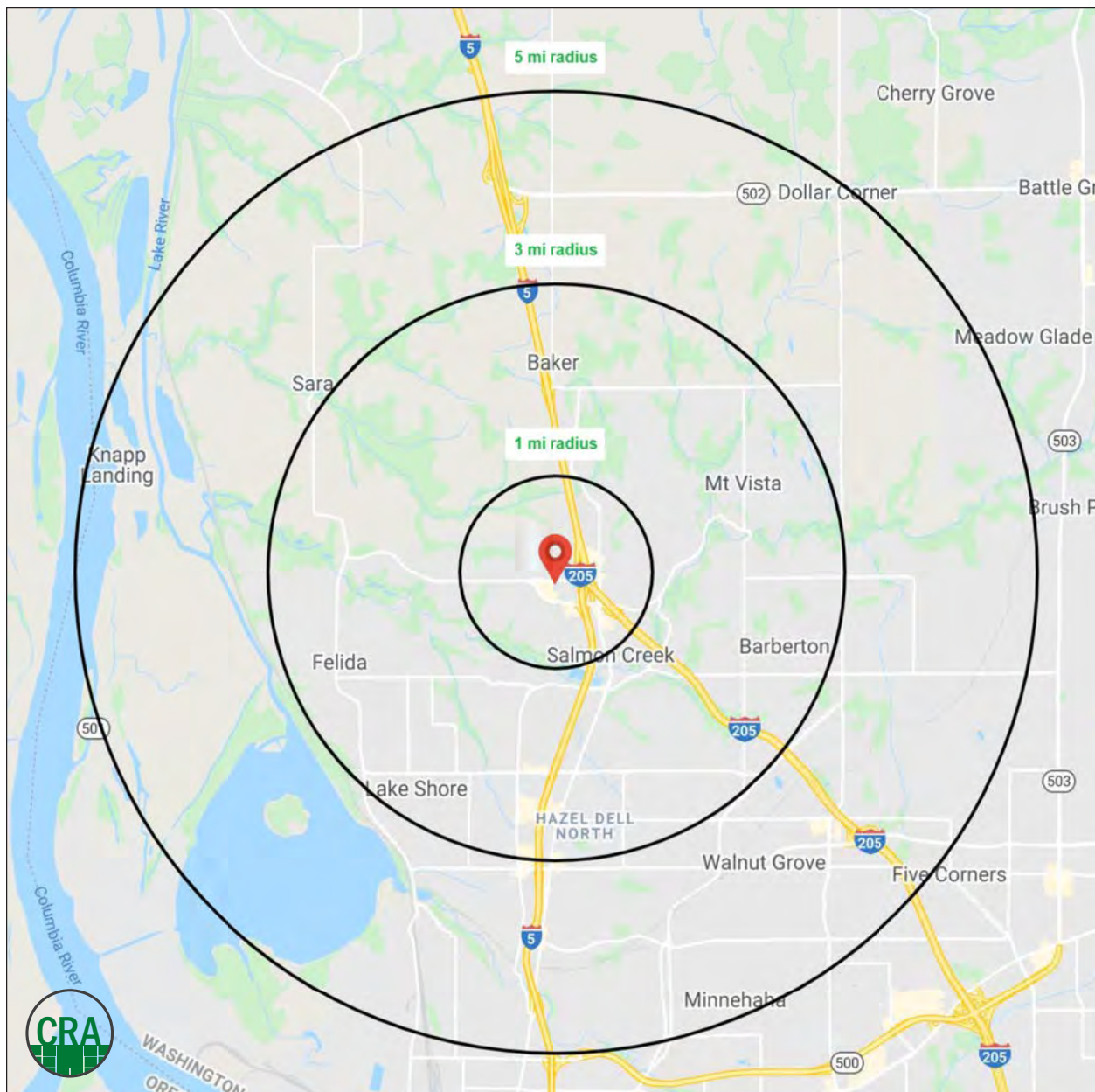
SALMON CREEK | VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	12,274	71,887	126,316
Average HH Income	\$147,552	\$147,267	\$140,900
Median HH Income	\$108,998	\$108,874	\$105,049
Median Home Value	\$454,636	\$477,533	\$472,293
Daytime Demographics 16+	9,138	36,717	68,352
Some College or Higher	77.4%	74.5%	72.5%

\$147,552

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.7225/-122.6602

Skyview Station Vancouver, WA 98685	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	12,274	71,887	126,316
2028 Projected Population	13,064	73,372	130,833
2020 Census Population	12,045	70,748	122,528
2010 Census Population	10,972	59,622	103,040
Projected Annual Growth 2023 to 2028	1.3%	0.4%	0.7%
Historical Annual Growth 2010 to 2023	0.9%	1.6%	1.7%
2023 Median Age	40.5	41.5	40.9
Households			
2023 Estimated Households	4,715	27,173	47,771
2028 Projected Households	5,006	27,578	49,183
2020 Census Households	4,625	26,466	45,946
2010 Census Households	4,176	22,177	38,625
Projected Annual Growth 2023 to 2028	1.2%	0.3%	0.6%
Historical Annual Growth 2010 to 2023	1.0%	1.7%	1.8%
Race and Ethnicity			
2023 Estimated White	79.8%	79.5%	79.4%
2023 Estimated Black or African American	2.8%	2.4%	2.4%
2023 Estimated Asian or Pacific Islander	6.2%	5.8%	5.7%
2023 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.7%
2023 Estimated Other Races	10.6%	11.6%	11.8%
2023 Estimated Hispanic	9.4%	10.3%	10.7%
Income			
2023 Estimated Average Household Income	\$147,552	\$147,267	\$140,900
2023 Estimated Median Household Income	\$108,998	\$108,874	\$105,049
2023 Estimated Per Capita Income	\$57,015	\$55,762	\$53,384
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.6%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.2%	3.0%	3.2%
2023 Estimated High School Graduate	17.9%	20.9%	22.6%
2023 Estimated Some College	21.2%	23.7%	24.8%
2023 Estimated Associates Degree Only	13.6%	9.9%	10.7%
2023 Estimated Bachelors Degree Only	23.8%	25.8%	23.2%
2023 Estimated Graduate Degree	18.7%	15.1%	13.9%
Business			
2023 Estimated Total Businesses	730	2,535	4,969
2023 Estimated Total Employees	5,458	14,812	30,306
2023 Estimated Employee Population per Business	7.5	5.8	6.1
2023 Estimated Residential Population per Business	16.8	28.4	25.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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www.cra-nw.com



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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.