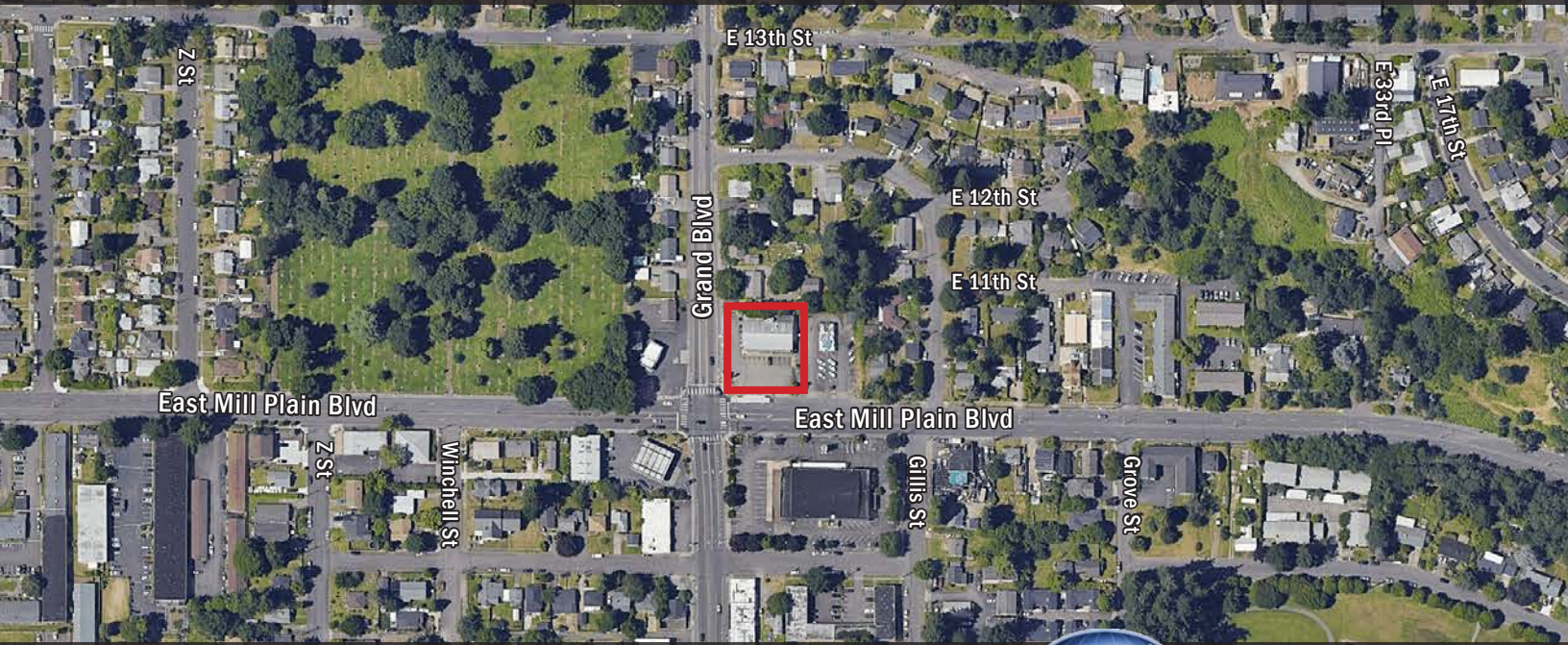


FOR SALE

VANCOUVER

RETAIL INVESTMENT PROPERTY



KIN PROPERTIES

ADDRESS

2900 E Mill Plain Blvd
Vancouver, WA 98661

AVAILABLE SPACE

5,400 SF Building
0.43 AC Lot (18,701 SF)

PRICE & CAP RATE

\$1,275,000
7.52% Cap Rate

HIGHLIGHTS

- NNN Lease
- Single tenant (VN Market) with sublease in place to Blind Onion Pizza
- Tenant has term through October 2028 with no remaining options
- Prime corner location on busy E Mill Plain Blvd

TRAFFIC COUNTS

E Mill Plain Blvd – 14,245 ADT ('22)
N Grand Blvd – 9,156 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Bob LeFeber 503.807.4174 | bob@cra-nw.com
Sam LeFeber 503.866.1956 | sam@cra-nw.com

503.274.0211
www.cra-nw.com



VANCOUVER INVESTMENT
2900 E MILL PLAIN BLVD
VANCOUVER, WA



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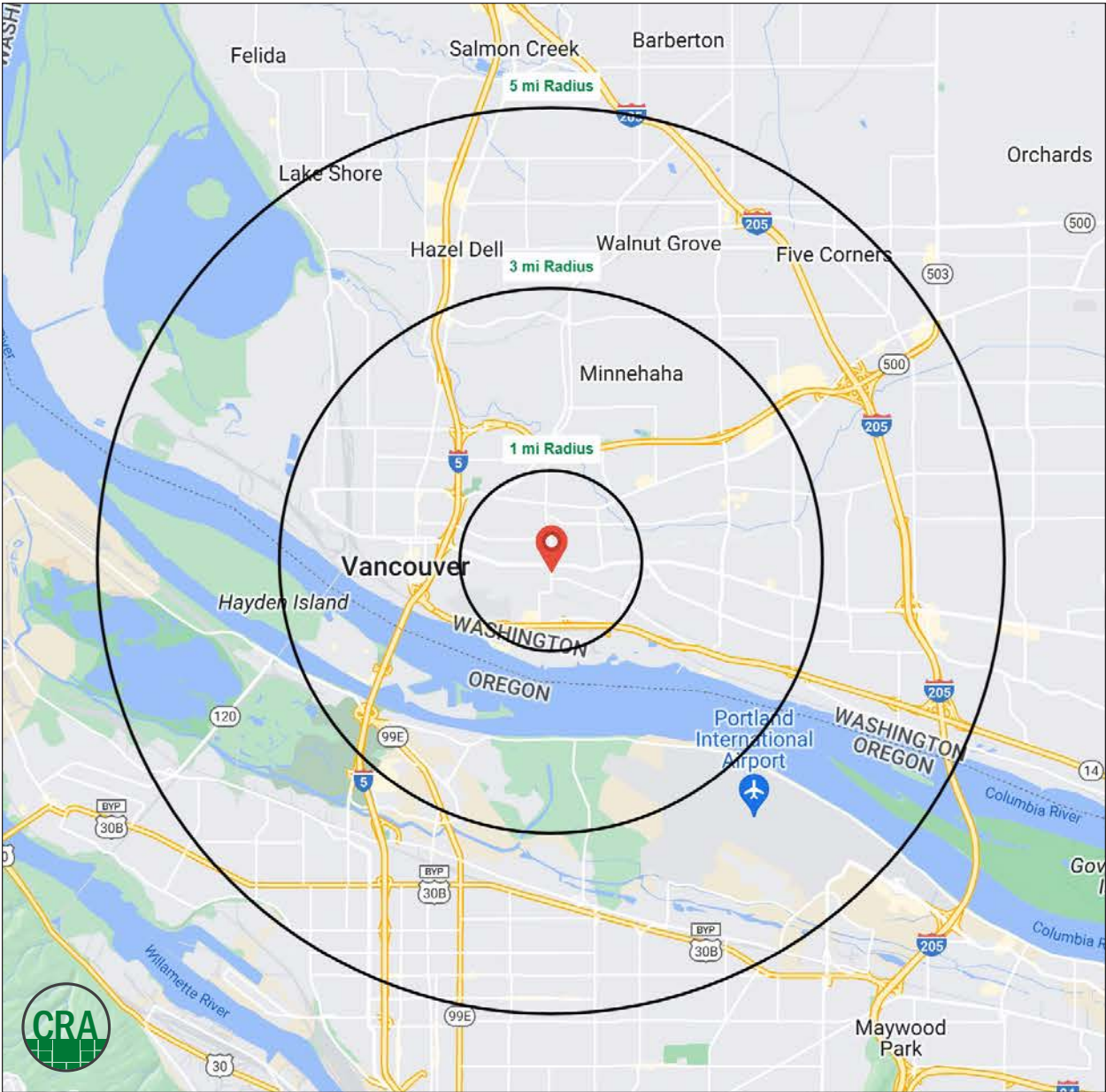


DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	14,909	94,644	261,056
Projected Population 2028	15,550	99,134	276,054
Estimated Households	6,870	40,646	107,401
Average HH Income	\$93,737	\$102,176	\$106,629
Median Home Value	\$425,794	\$414,479	\$443,013
Daytime Demographics 16+	10,314	85,789	199,278
Some College or Higher	64.1%	65.3%	70.4%

\$102,176

Average Household Income
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.6286/-122.6402

2900 E Mill Plain Blvd Vancouver, WA 98661	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	14,909	94,644	261,056
2028 Projected Population	15,550	99,134	276,054
2020 Census Population	14,622	91,787	254,034
2010 Census Population	13,728	80,649	223,189
Projected Annual Growth 2023 to 2028	0.9%	0.9%	1.1%
Historical Annual Growth 2010 to 2023	0.7%	1.3%	1.3%
2023 Median Age	37.3	37.9	37.1
Households			
2023 Estimated Households	6,870	40,646	107,401
2028 Projected Households	7,508	44,553	117,934
2020 Census Households	6,669	38,965	103,149
2010 Census Households	6,192	33,992	90,396
Projected Annual Growth 2023 to 2028	1.9%	1.9%	2.0%
Historical Annual Growth 2010 to 2023	0.8%	1.5%	1.4%
Race and Ethnicity			
2023 Estimated White	72.0%	72.9%	72.1%
2023 Estimated Black or African American	4.3%	4.9%	6.5%
2023 Estimated Asian or Pacific Islander	4.7%	5.3%	5.7%
2023 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.0%
2023 Estimated Other Races	17.9%	15.9%	14.9%
2023 Estimated Hispanic	19.3%	16.4%	14.6%
Income			
2023 Estimated Average Household Income	\$93,737	\$102,176	\$106,629
2023 Estimated Median Household Income	\$64,302	\$77,377	\$82,940
2023 Estimated Per Capita Income	\$43,273	\$44,306	\$44,117
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.5%	3.6%	3.2%
2023 Estimated Some High School (Grade Level 9 to 11)	6.0%	5.9%	4.6%
2023 Estimated High School Graduate	25.5%	25.1%	21.9%
2023 Estimated Some College	25.1%	24.1%	24.1%
2023 Estimated Associates Degree Only	10.0%	10.3%	9.7%
2023 Estimated Bachelors Degree Only	18.5%	19.5%	23.7%
2023 Estimated Graduate Degree	10.5%	11.5%	12.9%
Business			
2023 Estimated Total Businesses	573	5,621	14,415
2023 Estimated Total Employees	6,365	56,962	124,550
2023 Estimated Employee Population per Business	11.1	10.1	8.6
2023 Estimated Residential Population per Business	26.0	16.8	18.1

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

BOB LEFEBER 503.807.4174 | bob@cra-nw.com

SAM LEFEBER 503.866.1956 | sam@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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