

FOR SALE • DEVELOPMENT SITE

VANCOUVER MALL DR & ANDRESEN

VANCOUVER,
WASHINGTON
(PORTLAND MSA)

**NEW
PRICE!**



LOCATION

NE Corner of NE Vancouver Mall Dr. & Andresen Rd., Vancouver, WA

PARCEL SIZE

67,954 SF (1.56 AC)

SALE PRICE \$849,000 (\$12.49/SF)

COMMENTS

- Located at high-traffic, signalized intersection close to SR-500 & I-205
- Near Westfield Vancouver Mall, anchored by Macy's, Cinetopia, JCPenney, Sears & Old Navy
- Other major retailers in the trade area include Target, Walmart, Winco and 24 Hour Fitness

TRAFFIC COUNT

Andresen Rd • 33,810 ADT (12) | Vancouver Mall Dr • 10,637 ADT (12)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population 2016	17,890	122,070	256,973
Population Forecast 2021	19,030	130,221	273,963
Average HH Income	\$58,822	\$61,713	\$67,344
Employees	11,080	49,735	123,889

Source: Regis - SitesUSA (2016)



JEFF OLSON

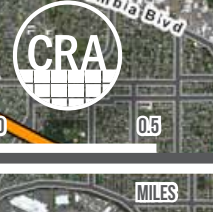
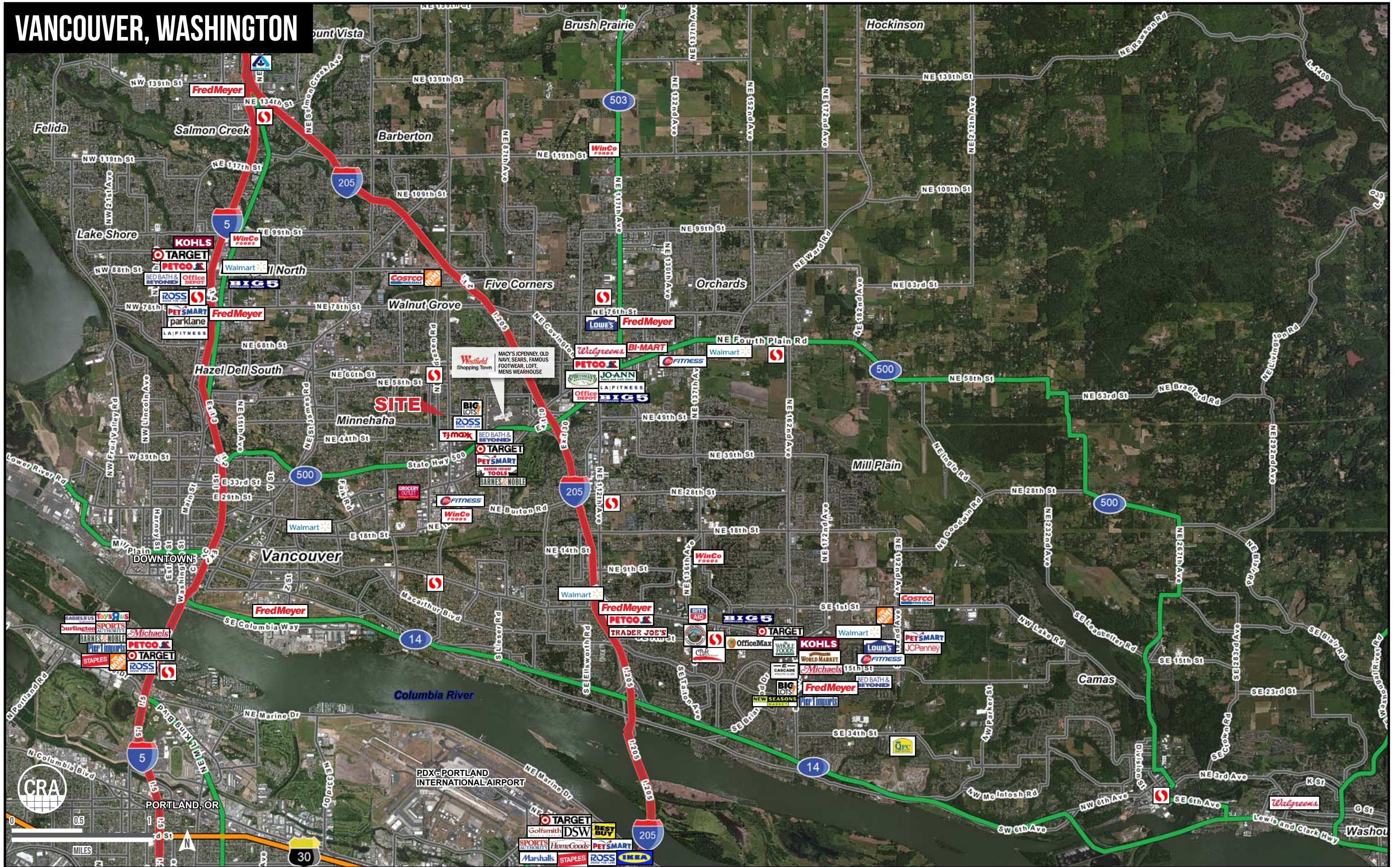
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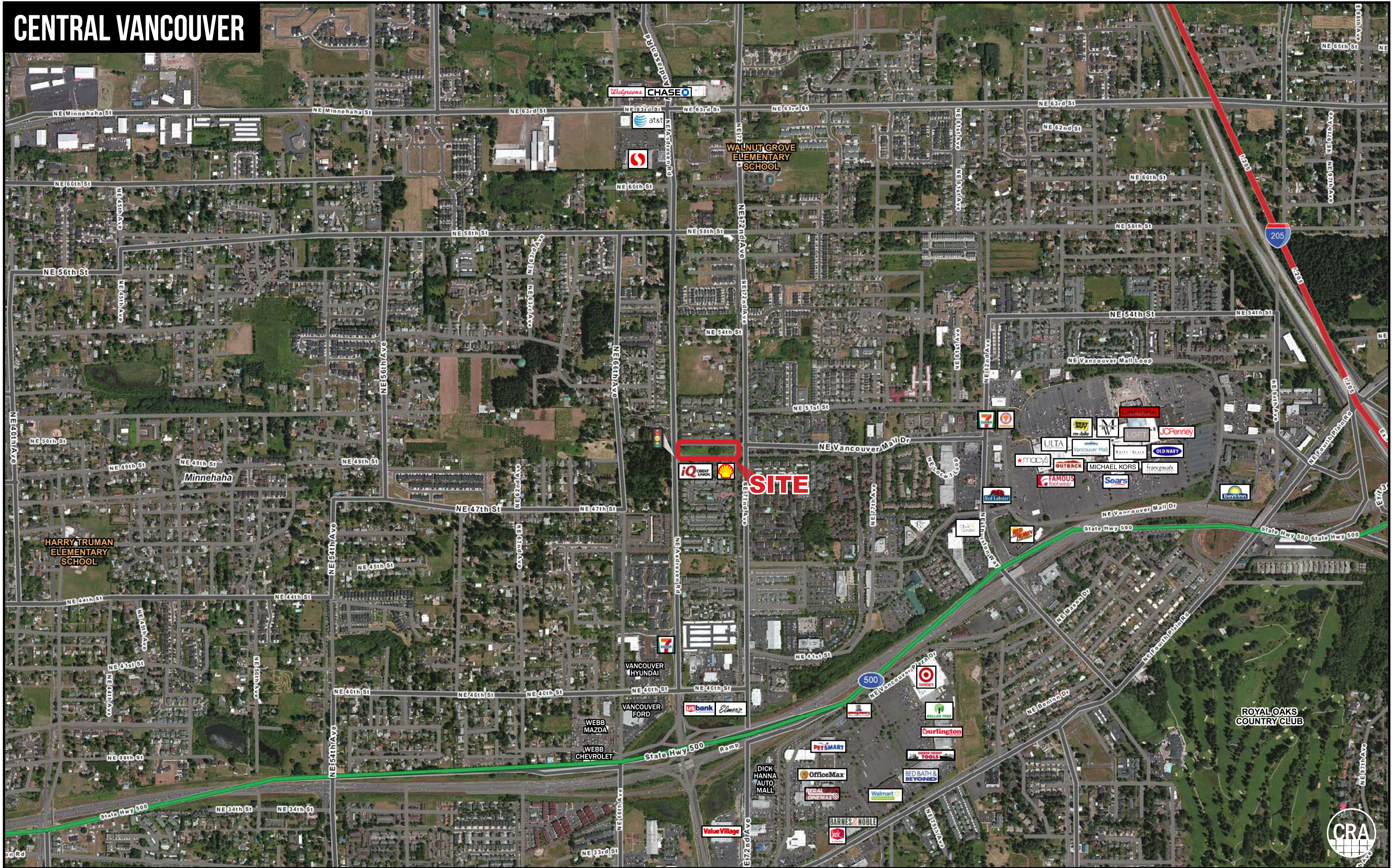
VANCOUVER, WASHINGTON



PDX-PORTLAND INTERNATIONAL AIRPORT

A cluster of retail store logos is located in the bottom center of the map, including Target, DSW, Best Buy, HomeGoods, PetSmart, and others.

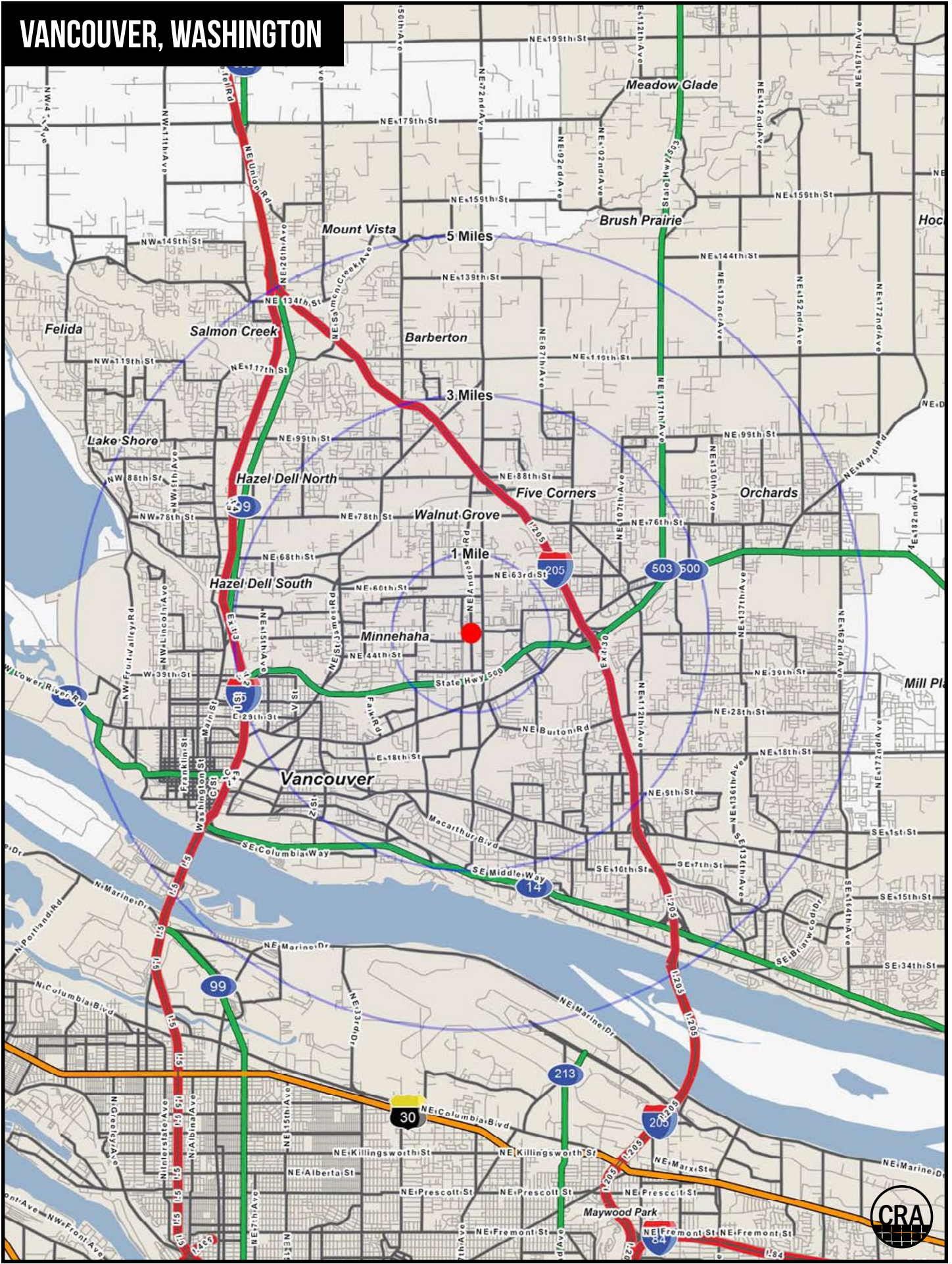
CENTRAL VANCOUVER



SITE



VANCOUVER, WASHINGTON



FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6577/-122.6021

RF1

NE Vancouver Mall Dr & NE Andresen Rd

Vancouver, WA

	1 Mile	3 Miles	5 Miles	
POPULATION	2016 Estimated Population	17,890	122,070	256,973
	2021 Projected Population	19,030	130,221	273,963
	2010 Census Population	16,085	112,602	239,880
	2000 Census Population	11,919	95,709	207,517
	Projected Annual Growth 2016 to 2021	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2016	3.1%	1.7%	1.5%
HOUSEHOLDS	2016 Estimated Households	7,791	48,814	101,344
	2021 Projected Households	8,352	52,507	108,954
	2010 Census Households	6,914	44,413	93,194
	2000 Census Households	4,708	37,045	79,282
	Projected Annual Growth 2016 to 2021	1.4%	1.5%	1.5%
	Historical Annual Growth 2000 to 2016	4.1%	2.0%	1.7%
AGE	2016 Est. Population Under 10 Years	13.2%	13.3%	12.8%
	2016 Est. Population 10 to 19 Years	11.4%	12.6%	13.0%
	2016 Est. Population 20 to 29 Years	17.9%	15.6%	14.6%
	2016 Est. Population 30 to 44 Years	18.6%	19.8%	20.0%
	2016 Est. Population 45 to 59 Years	15.9%	18.4%	19.2%
	2016 Est. Population 60 to 74 Years	13.1%	14.1%	14.7%
	2016 Est. Population 75 Years or Over	9.9%	6.2%	5.7%
	2016 Est. Median Age	35.8	35.7	36.6
MARITAL STATUS & GENDER	2016 Est. Male Population	47.2%	49.1%	49.4%
	2016 Est. Female Population	52.8%	50.9%	50.6%
	2016 Est. Never Married	30.0%	30.1%	29.7%
	2016 Est. Now Married	40.8%	44.1%	46.0%
	2016 Est. Separated or Divorced	20.0%	19.8%	19.1%
	2016 Est. Widowed	9.2%	6.0%	5.2%
INCOME	2016 Est. HH Income \$200,000 or More	2.4%	2.0%	3.2%
	2016 Est. HH Income \$150,000 to \$199,999	2.5%	3.2%	4.1%
	2016 Est. HH Income \$100,000 to \$149,999	11.5%	11.2%	12.6%
	2016 Est. HH Income \$75,000 to \$99,999	11.2%	13.3%	13.9%
	2016 Est. HH Income \$50,000 to \$74,999	21.1%	21.6%	20.7%
	2016 Est. HH Income \$35,000 to \$49,999	15.9%	15.9%	15.3%
	2016 Est. HH Income \$25,000 to \$34,999	12.2%	11.0%	10.1%
	2016 Est. HH Income \$15,000 to \$24,999	12.3%	11.2%	10.2%
	2016 Est. HH Income Under \$15,000	10.9%	10.6%	9.9%
	2016 Est. Average Household Income	\$58,822	\$61,713	\$67,344
	2016 Est. Median Household Income	\$49,299	\$52,499	\$56,625
	2016 Est. Per Capita Income	\$25,625	\$24,738	\$26,697
	2016 Est. Total Businesses	892	5,292	12,339
2016 Est. Total Employees	11,080	49,735	123,889	

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NE Vancouver Mall Dr & NE Andresen Rd

Vancouver, WA

		1 Mile	3 Miles	5 Miles
RACE	2016 Est. White	78.6%	79.6%	80.8%
	2016 Est. Black	4.1%	3.4%	3.0%
	2016 Est. Asian or Pacific Islander	6.2%	5.5%	5.4%
	2016 Est. American Indian or Alaska Native	0.7%	0.9%	0.9%
	2016 Est. Other Races	10.3%	10.6%	9.9%
HISPANIC	2016 Est. Hispanic Population	2,005	15,126	28,957
	2016 Est. Hispanic Population	11.2%	12.4%	11.3%
	2021 Proj. Hispanic Population	12.3%	13.6%	12.4%
	2010 Hispanic Population	9.2%	10.8%	9.8%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	11,890	80,993	172,124
	2016 Est. Elementary (Grade Level 0 to 8)	3.3%	4.0%	3.8%
	2016 Est. Some High School (Grade Level 9 to 11)	7.8%	8.1%	7.0%
	2016 Est. High School Graduate	25.3%	28.3%	26.9%
	2016 Est. Some College	29.6%	28.2%	28.4%
	2016 Est. Associate Degree Only	11.5%	10.7%	10.7%
	2016 Est. Bachelor Degree Only	14.6%	14.4%	15.5%
	2016 Est. Graduate Degree	7.9%	6.3%	7.7%
HOUSING	2016 Est. Total Housing Units	7,985	50,242	104,333
	2016 Est. Owner-Occupied	42.0%	50.6%	55.3%
	2016 Est. Renter-Occupied	55.5%	46.6%	41.8%
	2016 Est. Vacant Housing	2.4%	2.8%	2.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	17.9%	9.3%	8.1%
	2010 Homes Built 2000 to 2004	12.6%	9.1%	9.0%
	2010 Homes Built 1990 to 1999	21.4%	19.4%	20.9%
	2010 Homes Built 1980 to 1989	14.7%	12.9%	13.3%
	2010 Homes Built 1970 to 1979	15.6%	20.4%	21.3%
	2010 Homes Built 1960 to 1969	7.6%	11.1%	9.4%
	2010 Homes Built 1950 to 1959	4.2%	7.3%	6.7%
	2010 Homes Built Before 1949	6.1%	10.6%	11.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.6%	0.8%	0.9%
	2010 Home Value \$500,000 to \$999,999	4.0%	4.3%	5.4%
	2010 Home Value \$400,000 to \$499,999	3.5%	4.3%	5.6%
	2010 Home Value \$300,000 to \$399,999	9.7%	12.4%	14.2%
	2010 Home Value \$200,000 to \$299,999	46.5%	41.7%	41.4%
	2010 Home Value \$150,000 to \$199,999	22.9%	21.4%	19.1%
	2010 Home Value \$100,000 to \$149,999	8.1%	7.7%	6.3%
	2010 Home Value \$50,000 to \$99,999	3.2%	2.7%	2.6%
	2010 Home Value \$25,000 to \$49,999	0.3%	1.0%	1.1%
	2010 Home Value Under \$25,000	1.2%	3.6%	3.4%
	2010 Median Home Value	\$222,017	\$227,120	\$240,700
	2010 Median Rent	\$884	\$765	\$770

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Vancouver, WA				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	14,351	96,662	204,005
	2016 Est. Civilian Employed	57.4%	59.8%	60.2%
	2016 Est. Civilian Unemployed	4.2%	4.5%	4.2%
	2016 Est. in Armed Forces	-	0.1%	0.1%
	2016 Est. not in Labor Force	38.4%	35.6%	35.5%
	2016 Labor Force Males	46.2%	48.5%	48.9%
	2016 Labor Force Females	53.8%	51.5%	51.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,014	49,368	108,349
	2010 Mgmt, Business, & Financial Operations	10.3%	11.3%	12.5%
	2010 Professional, Related	19.9%	17.9%	19.4%
	2010 Service	18.5%	19.7%	18.1%
	2010 Sales, Office	28.0%	25.3%	25.7%
	2010 Farming, Fishing, Forestry	0.2%	0.5%	0.5%
	2010 Construction, Extraction, Maintenance	8.5%	9.3%	8.6%
	2010 Production, Transport, Material Moving	14.6%	16.0%	15.2%
	2010 White Collar Workers	58.2%	54.5%	57.6%
	2010 Blue Collar Workers	41.8%	45.5%	42.4%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	78.8%	76.7%	77.6%
	2010 Drive to Work in Carpool	13.0%	11.9%	10.2%
	2010 Travel to Work by Public Transportation	1.5%	3.0%	3.3%
	2010 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
	2010 Walk or Bicycle to Work	2.3%	2.7%	2.6%
	2010 Other Means	0.3%	0.8%	1.0%
	2010 Work at Home	4.0%	4.7%	5.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	30.1%	29.5%	28.7%
	2010 Travel to Work in 15 to 29 Minutes	45.1%	41.9%	41.9%
	2010 Travel to Work in 30 to 59 Minutes	20.9%	24.1%	24.4%
	2010 Travel to Work in 60 Minutes or More	4.0%	4.5%	5.0%
	2010 Average Travel Time to Work	18.8	19.6	20.1
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$379 M	\$2.45 B	\$5.41 B
	2016 Est. Apparel	\$13.2 M	\$85.3 M	\$188 M
	2016 Est. Contributions, Gifts	\$23.9 M	\$156 M	\$353 M
	2016 Est. Education, Reading	\$13.7 M	\$88.7 M	\$201 M
	2016 Est. Entertainment	\$21.0 M	\$137 M	\$302 M
	2016 Est. Food, Beverages, Tobacco	\$59.3 M	\$383 M	\$837 M
	2016 Est. Furnishings, Equipment	\$12.7 M	\$82.6 M	\$184 M
	2016 Est. Health Care, Insurance	\$34.1 M	\$219 M	\$479 M
	2016 Est. Household Operations, Shelter, Utilities	\$118 M	\$760 M	\$1.68 B
	2016 Est. Miscellaneous Expenses	\$5.74 M	\$36.8 M	\$80.6 M
	2016 Est. Personal Care	\$4.95 M	\$32.0 M	\$70.4 M
	2016 Est. Transportation	\$72.9 M	\$473 M	\$1.04 B

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