

— FOR LEASE —

BLOCK 1 @ PORT OF VANCOUVER



» JOIN THE THRIVING VANCOUVER WATERFRONT DISTRICT! «



ADDRESS

378 W Columbia Way
Vancouver, WA 98660

AVAILABLE SPACE

- Retail 1: 974 SF
 - Retail 2: 931 SF
 - Retail 3: 991 SF
 - Retail 4: 866 SF
- Can combine to 1,922 SF

RENTAL RATE

\$45.00 PSF/YR/NNN

Walk Score **66**

Bike Score **71**

Transit Score **55**

HIGHLIGHTS

- Vancouver's Waterfront curves along the Columbia River, offering sweeping river views and direct water access. This 32-acre master-planned development features 1.25 million SF of Class A creative office space, 250,000 SF of retail and dining, and 3,300 residential units. At its heart is the 7.3-acre Vancouver Waterfront Park, anchored by the iconic Grant Street Pier—a 90-foot cable-stayed pedestrian pier extending over the river. www.visitvancouverwa.com/waterfront
- The Terminal 1 building provides 1,200 parking stalls in total- pay to park for public and building tenants, etc.
- Available June 1 2026



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BLOCK 1
378 W COLUMBIA WAY
VANCOUVER, WA



THE WATERFRONT
VANCOUVER - WASHINGTON

ZOOM+care

Orangetheory FITNESS

twigs

U.S. AIR FORCE

WildFin

DOSALAS

charles SCHWAB

KAFIEX ROASTERS

STACK 571

El Gaucho

13 COINERS

SITE

TERMINAL 1

AC HOTELS



Vancouver
Upper
Turning Basin

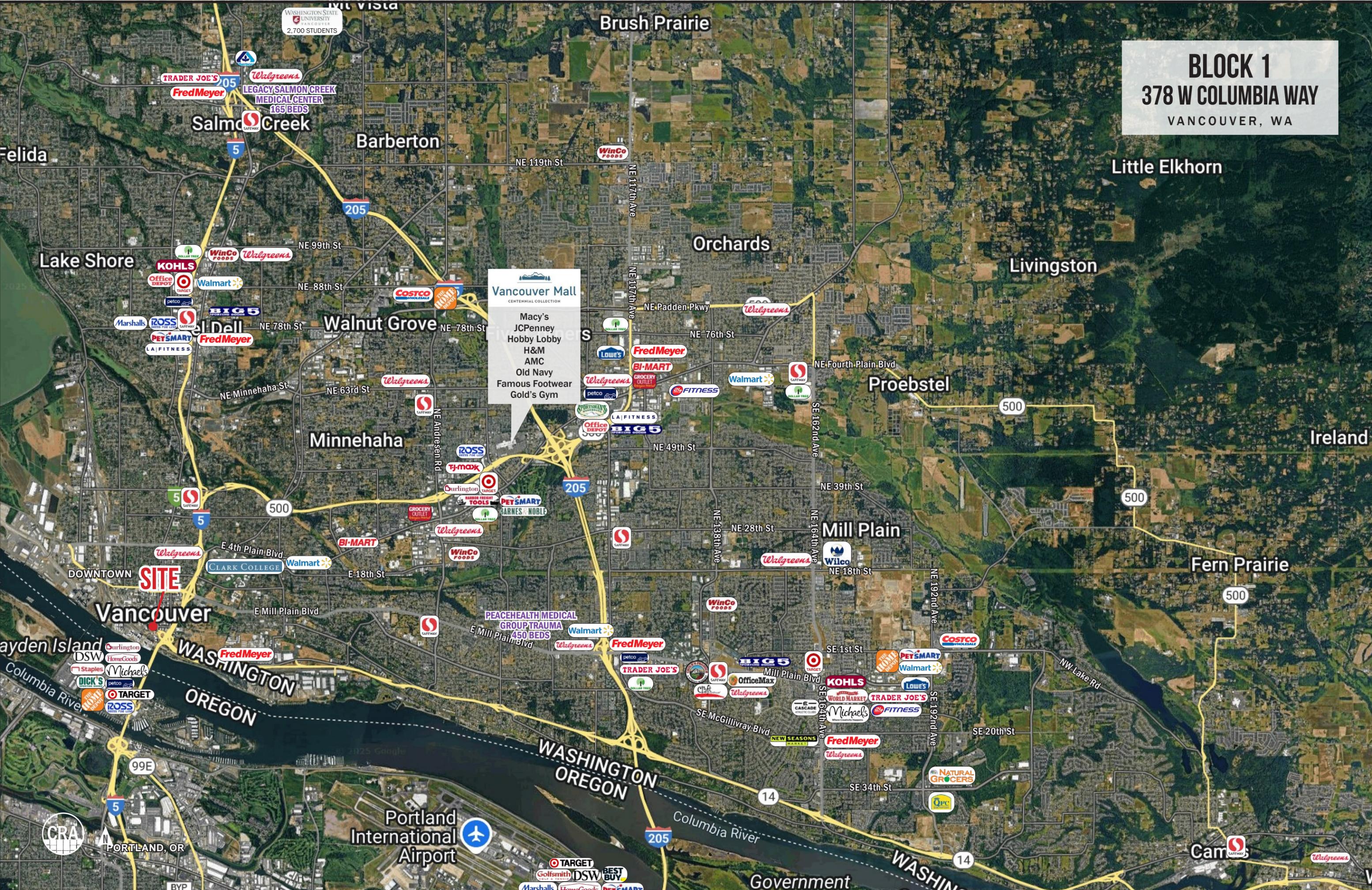
133-938 ADT (24)

131-690 ADT (24)

SE Columbia

BLOCK 1
378 W COLUMBIA WAY
VANCOUVER, WA

Vancouver Mall
CENTENNIAL COLLECTION
Macy's
JCPenney
Hobby Lobby
H&M
AMC
Old Navy
Famous Footwear
Gold's Gym



WASHINGTON STATE UNIVERSITY
2,700 STUDENTS
LEGACY SALMON CREEK
MEDICAL CENTER
165 BEDS

PEACEHEALTH MEDICAL
GROUP TRAUMA
450 BEDS

CRA
PORTLAND, OR

Portland International
Airport

TARGET
Golfsmith
DSW
BEST BUY

Cam
SAFeway

Walgreens

THE WATERFRONT

VANCOUVER • WASHINGTON



- OPEN
- UNDER CONSTRUCTION
- PLANNED



BROADSTONE RIVA (BLOCK 19)
Alliance Residential
7-story, 180 apartments,
underground parking

BROADSTONE CLARO (BLOCK 17)
Alliance Residential Company
7-story, 178 unit
apartment building

RIVERWEST (BLOCK 8)
HSP Properties
• Airfield Estates
• Charles Schwab
• Grassa
• Kaifex Roasters
• People's Community
Federal Credit Union
• Pop Local
• Salt & Straw
• Zoom+Care
206 apartments over retail

THE WATERFRONT VANCOUVER PARKING CENTER (BLOCK 7)
Gramor Development
829-space, 8-story
Parking garage and 10,500 SF of
ground floor retail
• White Birch Design Co.
• Cantong Café

THE COLUMBIA AT THE WATERFRONT (BLOCK 20)
Jackson Square Properties
248 apartments

BLOCK 15
Interior Park

REDIVIVA (BLOCK 6 WEST)
Gramor Development
• Barnard Griffin Winery
• Brian Carter Cellars
• Pepper Bridge Winery &
Amavi Cellars
• Stack 571 Burger &
Whiskey Bar
• Valo & Massalto
63 apartments over retail

THE MURDOCK (BLOCK 6 EAST)
Gramor Development
• OnPoint CCU
• Ruse Brewing Crust Collective
• The Yard Milkshake Bar
Class A office over retail

WATERFRONT PARK

THE SPRINGS LIVING AT THE WATERFRONT (BLOCK 18)
250 apartments

THE DON (BLOCK 12)
Gramor Development
• Maryhill Winery
• Twigs Bistro & Martini Bar
• Waterfront Taphouse
• Willamette Valley Vineyards

THE MILLER (BLOCK 3)
Summit Development
• Shinsen Sushi & Lounge
High-rise residential
180 apartment units

HOTEL INDIGO & KIRKLAND TOWER (BLOCK 4)
Kirkland Development
• 13 Coins
• El Gaucho
• Witness Tree Lounge
• Evoke Winery
138 room Hotel Indigo and
40 unit condominium building

THE JEAN (BLOCK 9)
Gramor Development
• DosAlas Latin Kitchen & Tequila Bar
• WildFin American Grill

GRANT STREET PIER Cable-Stayed Pier

WATERFRONT PARK
Headwaters Wall Water Feature

TERMINAL 1
Port of Vancouver
Zoom Info expansion into
366,000 SF to occupy by 2025
Vancouver Landing

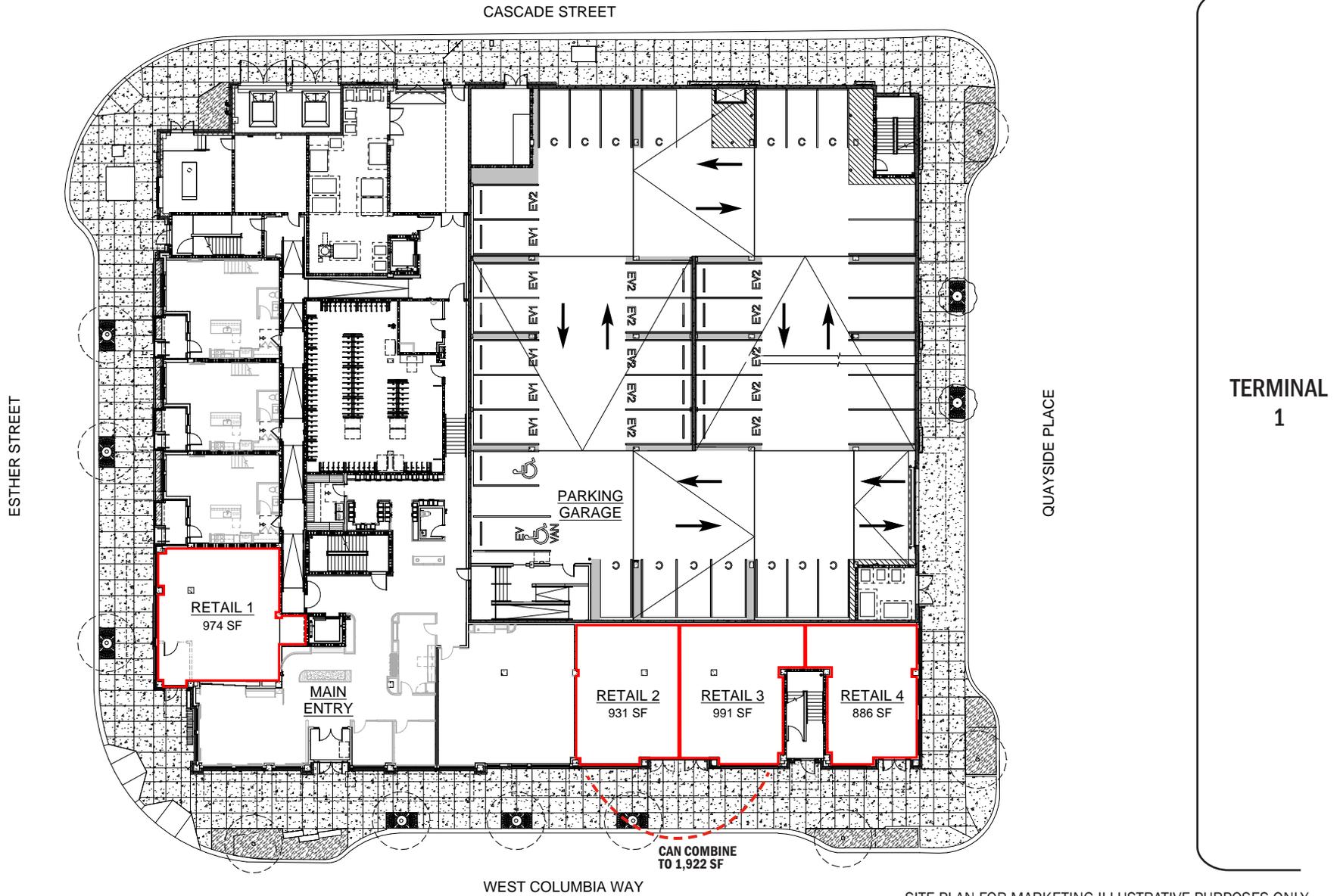
BLOCK 1 & 2
Lincoln Properties
Proposed mixed-use
24,500 SF retail/restaurant,
171,000 SF office, 200 apartments
Anticipated to open 2026

AC HOTEL BY MARRIOTT
Port of Vancouver
150 rooms

FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE
THEWATERFRONTVANCOUVERUSA.COM

SITE PLAN

BLOCK 1 378 W COLUMBIA WAY VANCOUVER, WA



BLOCK 1

378 W COLUMBIA WAY

VANCOUVER, WA

DEMOGRAPHIC SUMMARY

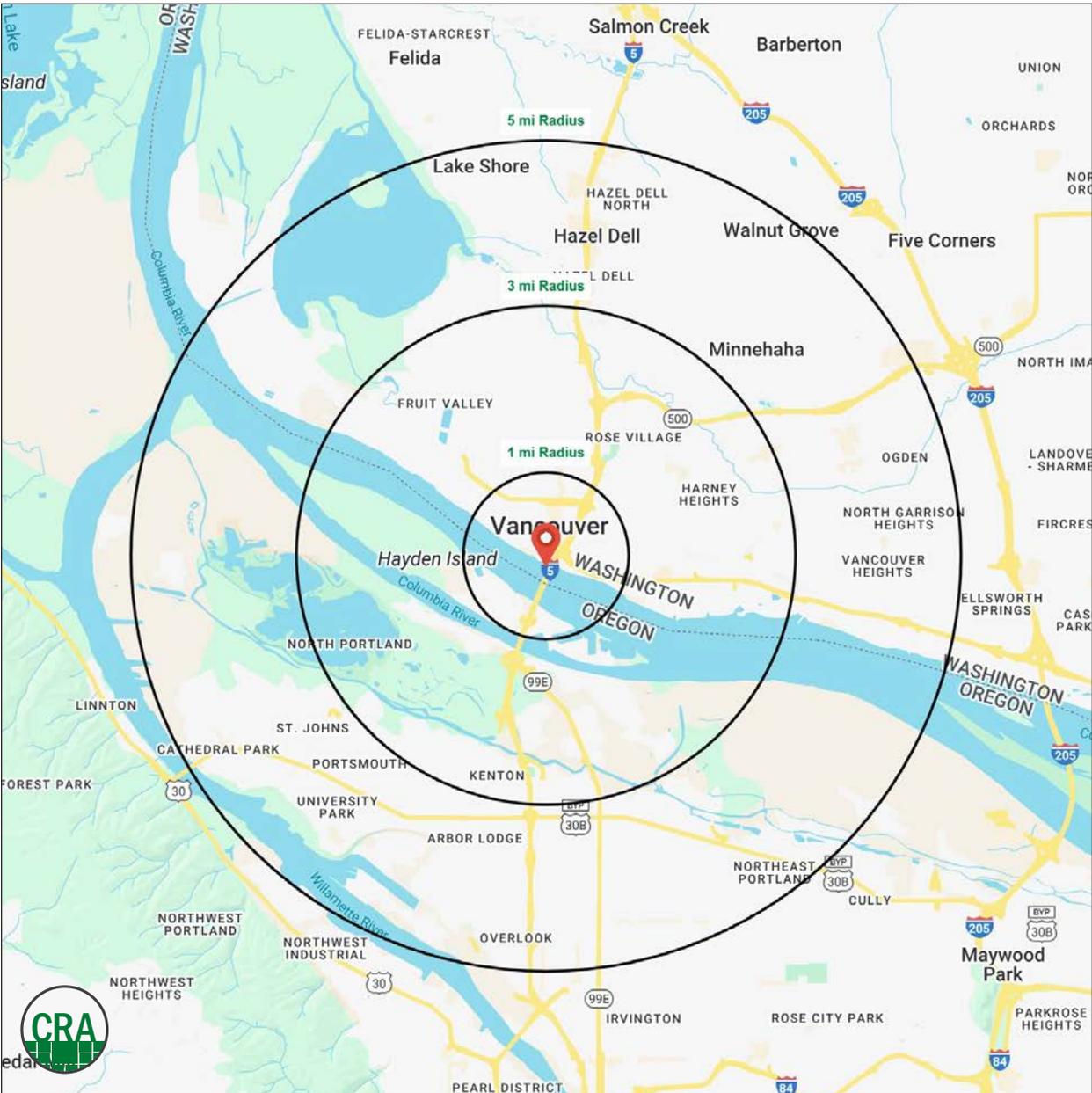
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	8,906	64,760	238,324
Projected Population 2030	10,922	66,406	241,133
Average HH Income	\$112,021	\$112,124	\$120,993
Median Home Value	\$356,508	\$470,189	\$520,071
Daytime Demographics 16+	20,804	62,929	187,064
Some College or Higher	72.1%	68.2%	72.4%

\$112,021

Average Household Income
1 MILE RADIUS

42.3

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6226/-122.6747

378 W Columbia Way Vancouver, WA 98660	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	8,906	64,760	238,324
2030 Projected Population	10,922	66,406	241,133
2020 Census Population	6,717	62,124	234,484
2010 Census Population	5,511	55,510	204,373
Projected Annual Growth 2025 to 2030	4.5%	0.5%	0.2%
Historical Annual Growth 2010 to 2025	4.1%	1.1%	1.1%
2025 Median Age	42.3	38.4	37.2
Households			
2025 Estimated Households	5,740	30,510	102,758
2030 Projected Households	7,429	32,391	105,863
2020 Census Households	3,580	26,944	95,781
2010 Census Households	2,627	23,693	83,366
Projected Annual Growth 2025 to 2030	5.9%	1.2%	0.6%
Historical Annual Growth 2010 to 2025	7.9%	1.9%	1.6%
Race and Ethnicity			
2025 Estimated White	75.3%	70.9%	69.9%
2025 Estimated Black or African American	4.0%	5.6%	7.2%
2025 Estimated Asian or Pacific Islander	5.6%	5.4%	5.9%
2025 Estimated American Indian or Native Alaskan	1.3%	1.2%	1.1%
2025 Estimated Other Races	13.7%	17.0%	15.9%
2025 Estimated Hispanic	12.7%	16.7%	15.1%
Income			
2025 Estimated Average Household Income	\$112,021	\$112,124	\$120,993
2025 Estimated Median Household Income	\$66,105	\$81,932	\$93,055
2025 Estimated Per Capita Income	\$72,835	\$53,067	\$52,388
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	3.7%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	5.5%	6.0%	4.8%
2025 Estimated High School Graduate	20.7%	22.0%	20.0%
2025 Estimated Some College	23.6%	23.4%	21.4%
2025 Estimated Associates Degree Only	8.4%	8.6%	8.7%
2025 Estimated Bachelors Degree Only	24.4%	22.5%	27.3%
2025 Estimated Graduate Degree	15.7%	13.7%	15.1%
Business			
2025 Estimated Total Businesses	2,010	4,431	13,672
2025 Estimated Total Employees	17,099	42,747	119,341
2025 Estimated Employee Population per Business	8.5	9.6	8.7
2025 Estimated Residential Population per Business	4.4	14.6	17.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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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.