

# FOR LEASE

# COLUMBIA CROSSING @ CTC

## VANCOUVER, WASHINGTON



### LOCATION

16701 SE Mill Plain Blvd  
Vancouver, WA 98683

### AVAILABLE SPACE

12,314 SF (Divisible to +/- 6,000 SF)

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

Mill Plain Blvd – 24,720 ADT ('25)

164th Ave – 32,186 ADT ('25)

### HIGHLIGHTS

- Approximately 240,000 SF high profile shopping center at Vancouver's prime retail intersection of 164th & Mill Plain Blvd.
- Strong daily traffic generators including Target, New Seasons, Fred Meyer, Walmart, Home Depot, Lowe's Home Improvement, Trader Joe's and many other shops and restaurants.
- Primary employment corridor surrounded by the 500-acre Columbia Tech Center.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com  
Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211  
www.cra-nw.com



PHOTOS

COLUMBIA CROSSING @ CTC  
16701 SE MILL PLAIN BLVD  
VANCOUVER, WA





# COLUMBIA CROSSING @ CTC

## 16701 SE MILL PLAIN BLVD

VANCOUVER, WA



MOUNTAIN VIEW  
HIGH SCHOOL  
1,669 STUDENTS

MILL PLAIN  
ELEMENTARY SCHOOL

COLUMBIA VALLEY  
ELEMENTARY SCHOOL

COLUMBIA CROSSING  
SHOPPING CENTER

SITE



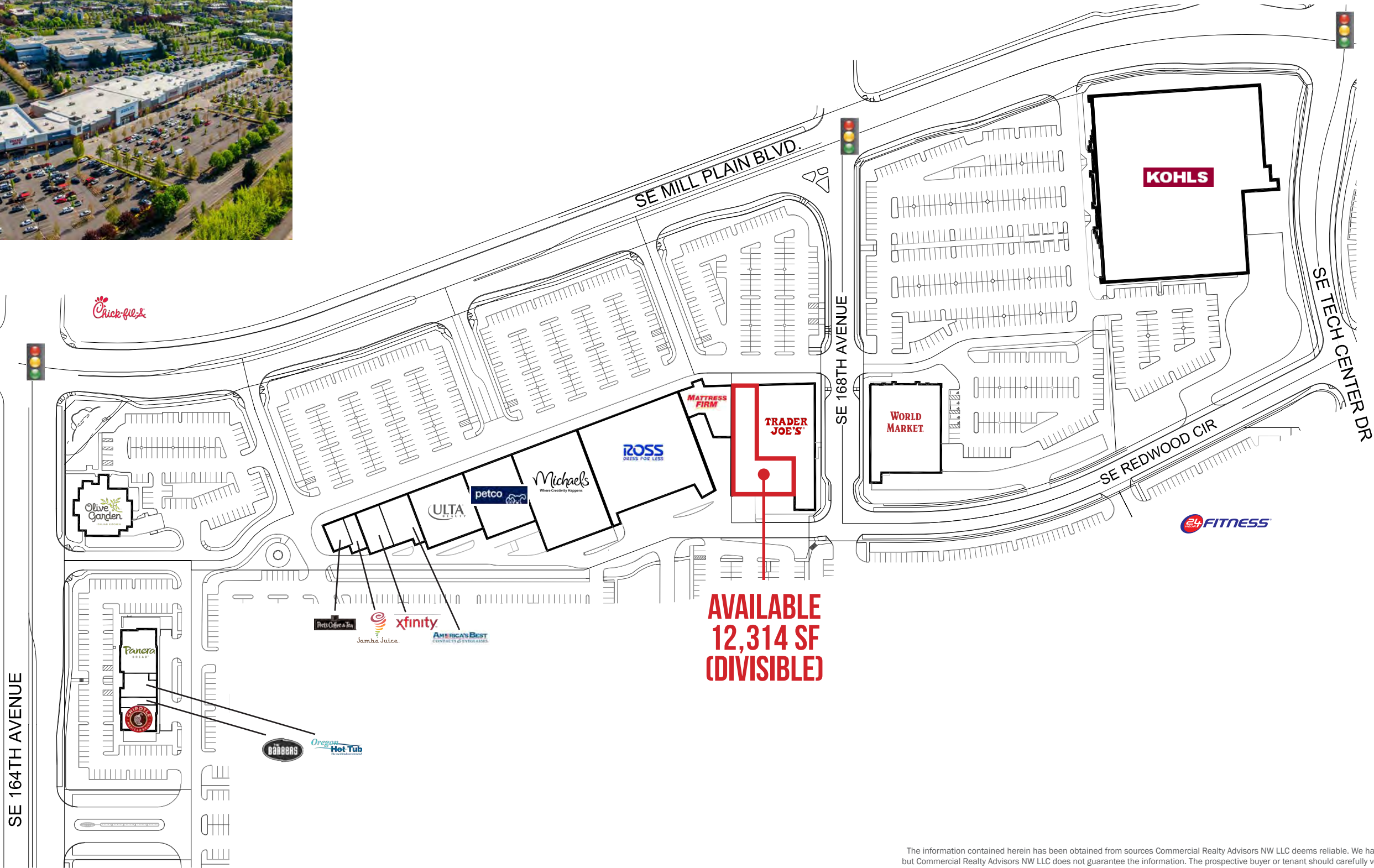






SITE PLAN

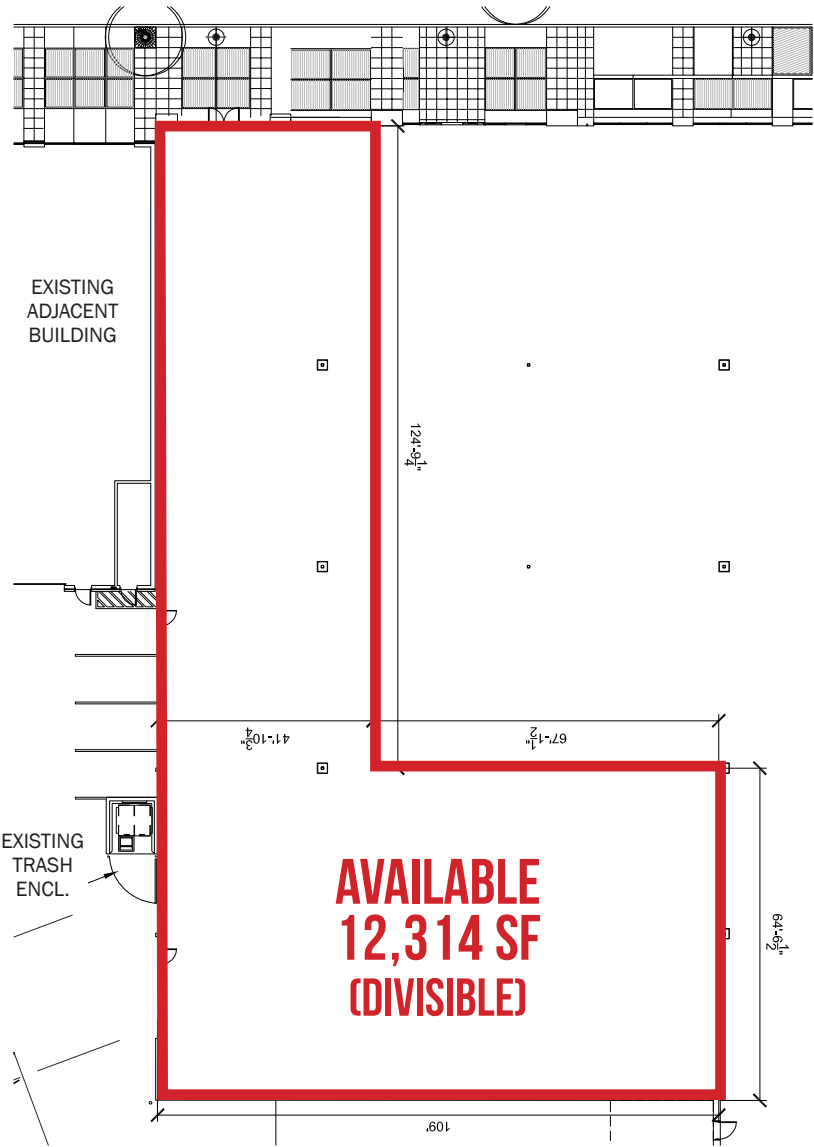
COLUMBIA CROSSING @ CTC  
16701 SE MILL PLAIN BLVD  
VANCOUVER, WA



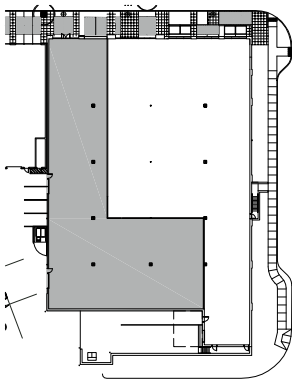
The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

COLUMBIA CROSSING @ CTC  
16701 SE MILL PLAIN BLVD  
VANCOUVER, WA

FLOOR PLAN



BUILDING PLAN



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



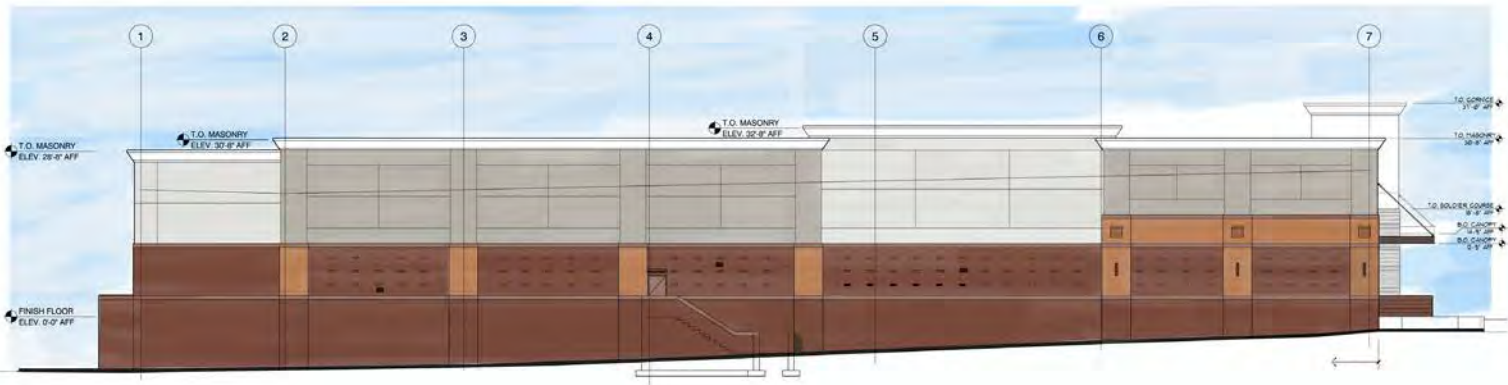


# COLUMBIA CROSSING @ CTC

## 16701 SE MILL PLAIN BLVD

VANCOUVER, WA

### ELEVATION



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



# COLUMBIA CROSSING @ CTC

## 16701 SE MILL PLAIN BLVD

### DEMOGRAPHIC SUMMARY

VANCOUVER, WA

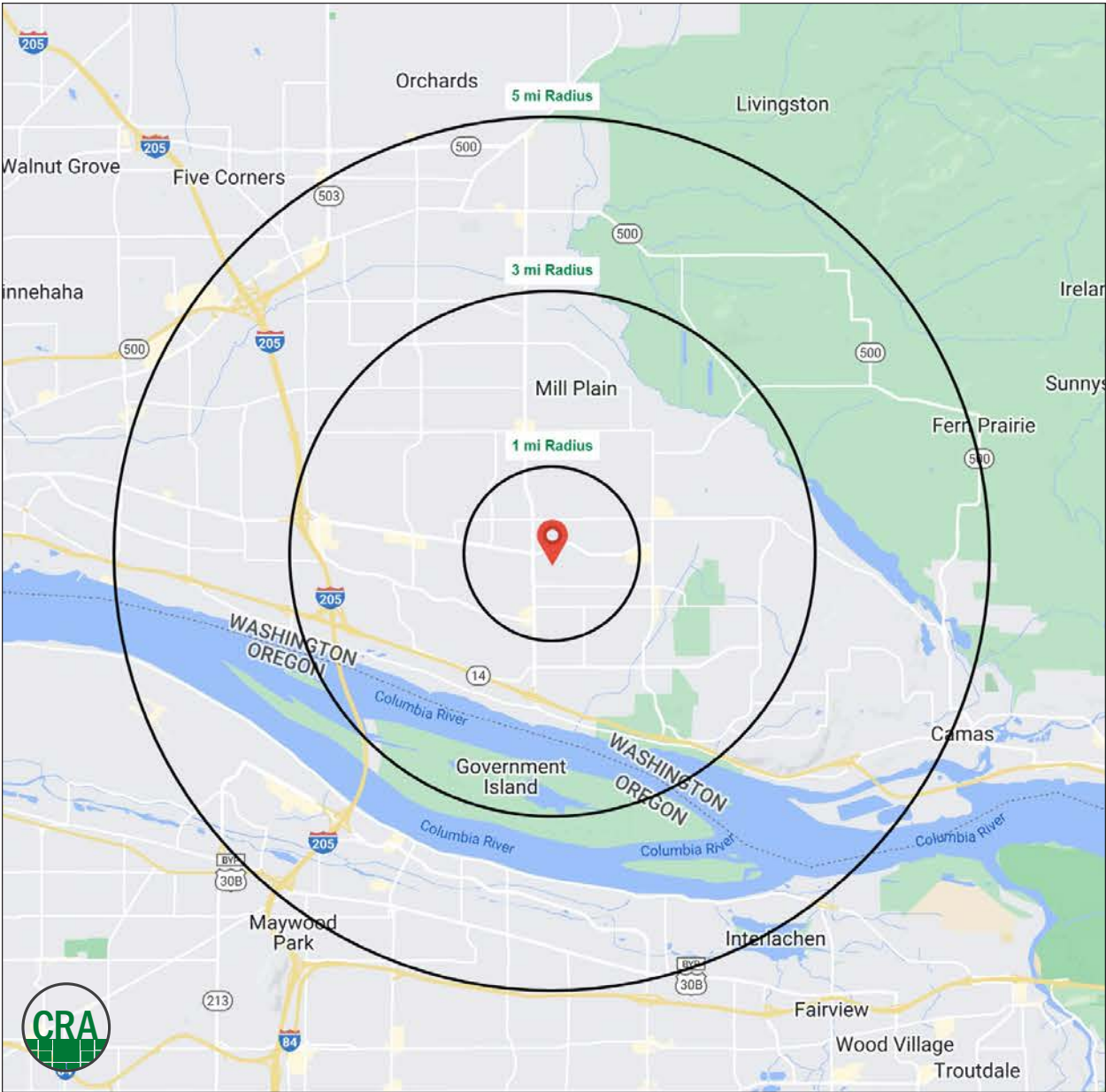
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	18,202	95,338	195,556
Projected Population 2029	18,331	99,688	201,926
Average HH Income	\$116,903	\$130,029	\$127,348
Median HH Income	\$88,002	\$96,172	\$95,779
Median Home Value	\$479,616	\$539,350	\$527,481
Daytime Demographics 16+	16,128	61,190	145,265
Some College or Higher	65.4%	71.5%	68.4%

**\$130,029**

Average Household Income  
3 MILE RADIUS

**39.1**

Median Age  
1 MILE RADIUS





## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6152/-122.4994

Columbia Crossing Vancouver, WA 98684	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	18,202	95,338	195,556
2029 Projected Population	18,331	99,688	201,926
2020 Census Population	19,229	93,412	190,276
2010 Census Population	15,615	80,369	165,288
Projected Annual Growth 2024 to 2029	0.1%	0.9%	0.7%
Historical Annual Growth 2010 to 2024	1.2%	1.3%	1.3%
2024 Median Age	39.1	39.2	38.4
<b>Households</b>			
2024 Estimated Households	7,749	38,028	75,278
2029 Projected Households	7,838	40,117	78,224
2020 Census Households	7,708	35,364	70,741
2010 Census Households	6,305	30,534	61,642
Projected Annual Growth 2024 to 2029	0.2%	1.1%	0.8%
Historical Annual Growth 2010 to 2024	1.6%	1.8%	1.6%
<b>Race and Ethnicity</b>			
2024 Estimated White	69.4%	71.8%	71.2%
2024 Estimated Black or African American	3.5%	3.3%	4.0%
2024 Estimated Asian or Pacific Islander	11.8%	10.6%	9.8%
2024 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.7%
2024 Estimated Other Races	14.6%	13.6%	14.3%
2024 Estimated Hispanic	13.7%	12.8%	13.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$116,903	\$130,029	\$127,348
2024 Estimated Median Household Income	\$88,002	\$96,172	\$95,779
2024 Estimated Per Capita Income	\$49,856	\$51,962	\$49,147
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	5.1%	2.5%	2.8%
2024 Estimated Some High School (Grade Level 9 to 11)	5.6%	4.5%	4.8%
2024 Estimated High School Graduate	23.9%	21.5%	24.0%
2024 Estimated Some College	21.6%	22.7%	22.7%
2024 Estimated Associates Degree Only	8.9%	10.2%	9.8%
2024 Estimated Bachelors Degree Only	22.9%	23.9%	22.5%
2024 Estimated Graduate Degree	12.0%	14.6%	13.4%
<b>Business</b>			
2024 Estimated Total Businesses	875	3,449	8,336
2024 Estimated Total Employees	10,118	31,706	84,767
2024 Estimated Employee Population per Business	11.6	9.2	10.2
2024 Estimated Residential Population per Business	20.8	27.6	23.5



*For more information, please contact:*

**JEFF OLSON** 503.957.1452 | [jeff@cra-nw.com](mailto:jeff@cra-nw.com)

**KELLI MAK** 503.680.3765 | [kelli@cra-nw.com](mailto:kelli@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](http://www.cra-nw.com)



**503.274.0211**

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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.