FORMER STARBUCKS
DRIVE-THRU ENDCAP

AVAILABLE @ 164TH & MILL PLAIN



VANCOUVER, WASHINGTON

TARGET. | FredMeyer | NEW SEASONS MARKET | TRADER JOE'S | Chick-fil-A | Banfield PET HOSPITAL | HEWLETT PACKARD | PeaceHealth

LOCATION

918 SE 164th Ave,
Vancouver, WA 98683

AVAILABLE SPACE

2,000 SF Drive-thru Endcap

RENTAL RATE

Please call for details

TRAFFIC COUNTS

164th Ave – 32,765 ADT ('26)
Mill Plain Blvd – 25,137 ADT ('26)

HIGHLIGHTS

- High traffic drive-thru in the heart of Fisher's Landing
- Strong daily traffic generators including Target, Trader Joe's, Fred Meyer and New Seasons Market
- Located near Columbia Tech Center with major employers such as Hewlett Packard, PeaceHealth, Banfield Pet and Clark College
- Available Now!



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FORMER STARBUCKS
918 SE 164TH AVENUE
VANCOUVER, WA

SITE

25,137 ADT (26)

32,765 ADT (26)

COLUMBIA CROSSING SHOPPING CENTER

MILL PLAIN ELEMENTARY SCHOOL

COLUMBIA VALLE ELEMENTARY SCHO

STARDUST DINER

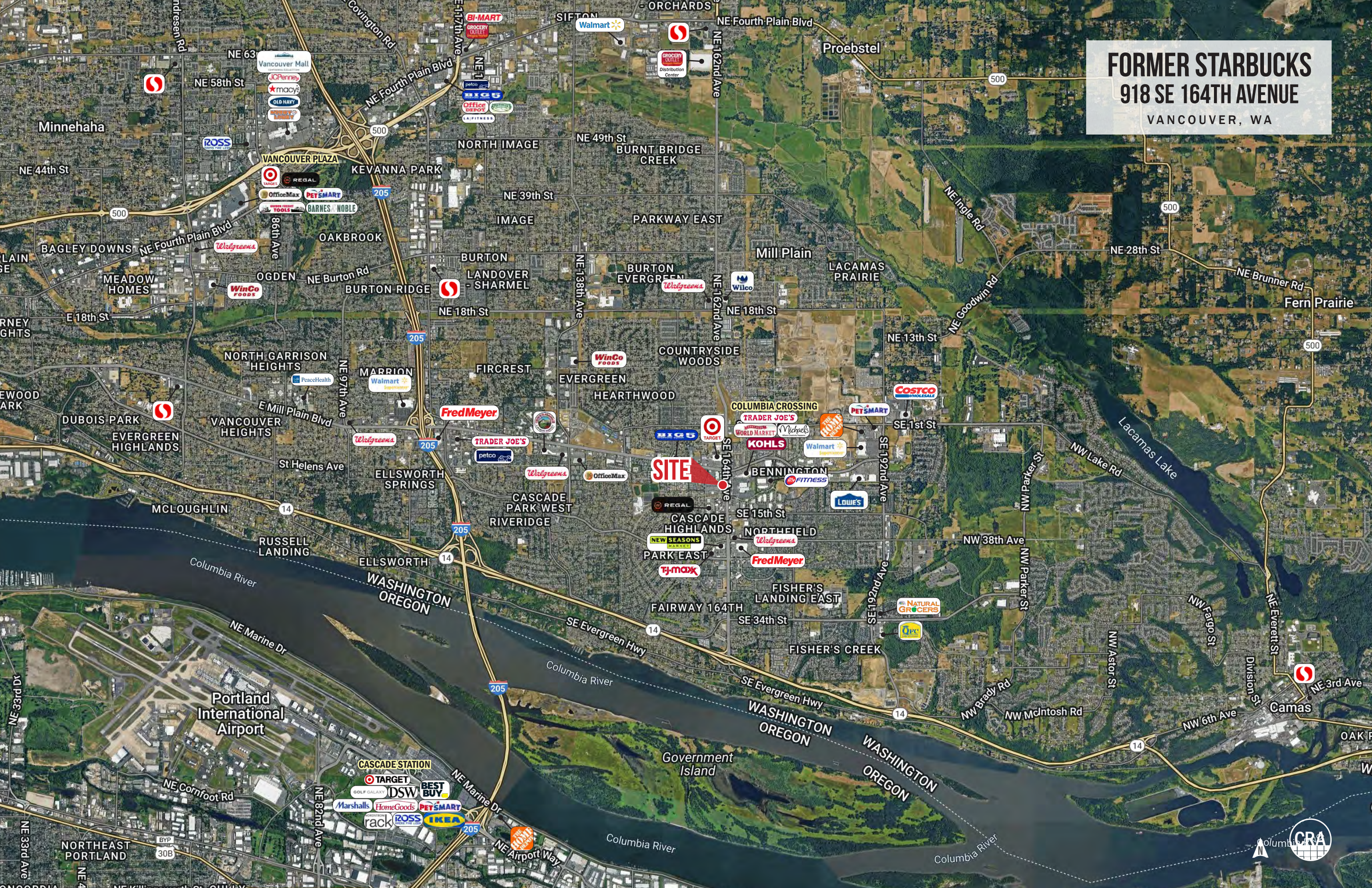
MAKOTO JAPANESE BUFFET

SE 3rd St
SE 4th St
SE 5th St
SE 6th St
SE 12th St
SE 14th St
SE 15th St
SE Redwood Cir
SE Tech Center Dr
SE Sequoia Cir
SE Cardinal Ct
Mill Plain Ct
SE 157th Ave
SE 155th Ave
SE 159th Ave
SE 160th Ave
SE 164th Ave
SE 168th Ave
SE 169th Ave
SE 171st Ave
SE 172nd Ave
SE Briarwood Dr
SE Tech Center Dr

BIG 5 SPORTING GOODS
BevMo!
GameStop
OnPoint Community Credit Union
Baja Fresh Mexican Grill
TARGET
Cactus Ya Ya
The UPS Store
the old spaghetti factory
COLD STONE CREAMERY
JIMMY JOHN'S
AT&T
Chick-fil-A
RED ROBIN
planet fitness
NOTHING BUNDT CAKES
PACIFIC NORTHWEST PET ER & SPECIALTY CENTER
7-ELEVEN
SUBWAY
REGAL
TACO BELL
PEOPLE'S COMMUNITY FEDERAL CREDIT UNION
Goodwill
BREWED AWAKENINGS COFFEE ROASTERS
Carl's Jr.
CASCADE ATHLETIC CLUBS
SHERWIN WILLIAMS
UMPQUA BANK
Olive Garden
ULTA BEAUTY
petco
Panera BREAD
Oregon Hot Tub
CHIPOTLE MEXICAN GRILL
PeaceHealth
hp invent
Bank of America
SPRINGHILL SUITES Marriott
ROSS DRESS FOR LESS
TRADER JOE'S
WORLD MARKET
Michaels THE ARTS AND CRAFTS STORE
Graphic Packaging INTERNATIONAL
24 HOUR FITNESS
TOWNEPLACE SUITES MARRIOTT
ADAIR HOMES
AUTO ZONE
HARDWARE
U-HAUL
VANCOUVER CLINIC
CHARTER COLLEGE
KOHLS
Riverview BANK
HUB
Therapeutic Associ PHYSICAL THERA

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FORMER STARBUCKS
918 SE 164TH AVENUE
VANCOUVER, WA



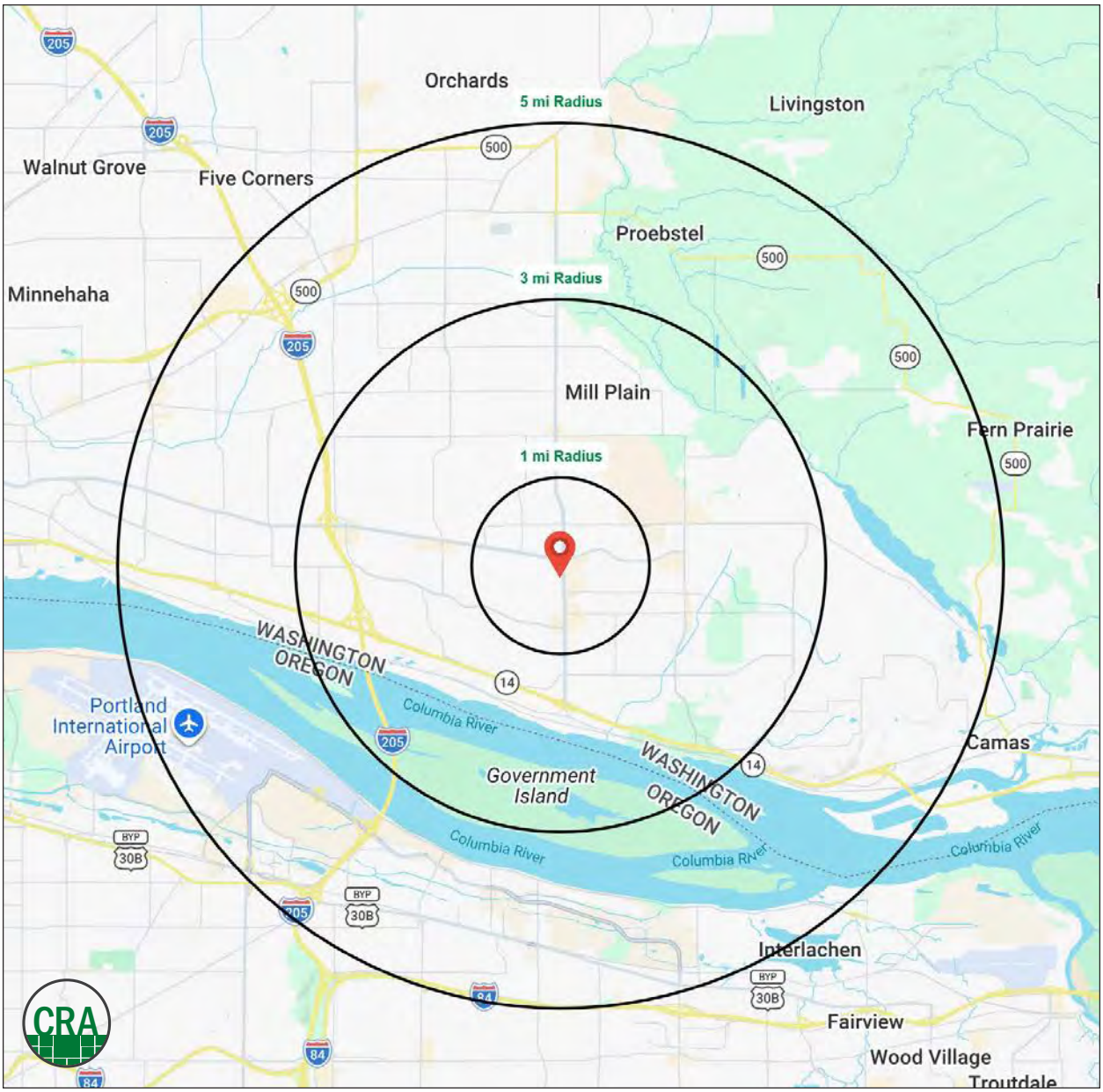
FORMER STARBUCKS
918 SE 164TH AVENUE
VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	20,758	95,948	197,775
Estimated Households 2026	9,057	38,719	77,142
Average HH Income	$125,234	$137,764	$135,544
Median Home Value	$497,141	$559,266	$554,228
Daytime Demographics 16+	18,149	64,610	151,001
Some College or Higher	64.0%	70.5%	68.2%

$137,764
Average Household Income
3 MILE RADIUS

39.7
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.6142/-122.505

918 SE 164th Ave Vancouver, WA 98683	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	20,758	95,948	197,775
2031 Projected Population	20,342	97,190	198,964
2020 Census Population	21,962	94,492	194,020
2010 Census Population	18,473	81,665	169,504
Projected Annual Growth 2026 to 2031	-0.4%	0.3%	0.1%
Historical Annual Growth 2010 to 2026	0.8%	1.1%	1.0%
2026 Median Age	39.7	39.4	38.6
Households			
2026 Estimated Households	9,057	38,719	77,142
2031 Projected Households	8,916	39,424	77,729
2020 Census Households	8,880	35,872	72,405
2010 Census Households	7,502	31,094	63,382
Projected Annual Growth 2026 to 2031	-0.3%	0.4%	0.2%
Historical Annual Growth 2010 to 2026	1.3%	1.5%	1.4%
Race and Ethnicity			
2026 Estimated White	69.3%	71.0%	70.2%
2026 Estimated Black or African American	3.7%	3.3%	4.2%
2026 Estimated Asian or Pacific Islander	11.3%	11.0%	10.3%
2026 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.8%
2026 Estimated Other Races	15.0%	14.0%	14.6%
2026 Estimated Hispanic	14.4%	13.2%	14.0%
Income			
2026 Estimated Average Household Income	$125,234	$137,764	$135,544
2026 Estimated Median Household Income	$94,615	$103,228	$103,271
2026 Estimated Per Capita Income	$54,760	$55,686	$52,989
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	5.0%	2.9%	3.4%
2026 Estimated Some High School (Grade Level 9 to 11)	6.0%	4.9%	5.0%
2026 Estimated High School Graduate	25.0%	21.8%	23.4%
2026 Estimated Some College	20.5%	21.5%	22.4%
2026 Estimated Associates Degree Only	9.2%	10.0%	9.7%
2026 Estimated Bachelors Degree Only	21.2%	23.1%	22.0%
2026 Estimated Graduate Degree	13.0%	15.9%	14.1%
Business			
2026 Estimated Total Businesses	974	3,697	8,639
2026 Estimated Total Employees	11,408	34,530	89,152
2026 Estimated Employee Population per Business	11.7	9.3	10.3
2026 Estimated Residential Population per Business	21.3	26.0	22.9

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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:

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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