

FOR LEASE @ FISHER'S LANDING

DRIVE-THRU OPPORTUNITY



VANCOUVER, WASHINGTON



Fred Meyer

**NEW SEASONS
MARKET**

**TRADER
JOE'S**

Chick-fil-A

**Banfield
PET HOSPITAL**

**hp HEWLETT
PACKARD**

PeaceHealth

LOCATION

16333 SE 12th St,
Vancouver, WA 98683

AVAILABLE SPACE

Approx. 2,622 SF building with drive-thru

RENTAL RATE

Please call for details

TRAFFIC COUNTS

164th Ave – 34,084 ADT ('25)

HIGHLIGHTS

- Prominent freestanding building with drive-thru in the heart of Fisher's Landing
- Hard corner location at a signalized intersection with high traffic counts
- Strong daily traffic generators including Fred Meyer, New Seasons Market, Target and Trader Joe's
- Located near Columbia Tech Center with major employers such as Hewlett Packard, PeaceHealth, Banfield Pet and Clark College
- Available: July 2025. Please do not disturb current tenant.



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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DRIVE-THRU OPPORTUNITY 16333 SE 12TH STREET

VANCOUVER, WA

MOUNTAIN VIEW
HIGH SCHOOL
1,669 STUDENTS

SITE

COLUMBIA CROSSING
SHOPPING CENTER

COLUMBIA VALLEY
ELEMENTARY SCHOOL

MILL PLAIN
ELEMENTARY SCHOOL

76

PARK ROSE
HARDWARE

Auto
Zone

U-HAUL

Chick-fil-A

Olive Garden

Panera Bread

Bank of America

SE Tech Center Dr

SE 164th Ave

SE 15th St

SE 164th Ave

SE 16th St

SE 18th St

SE 20th St

SE 164th Ave

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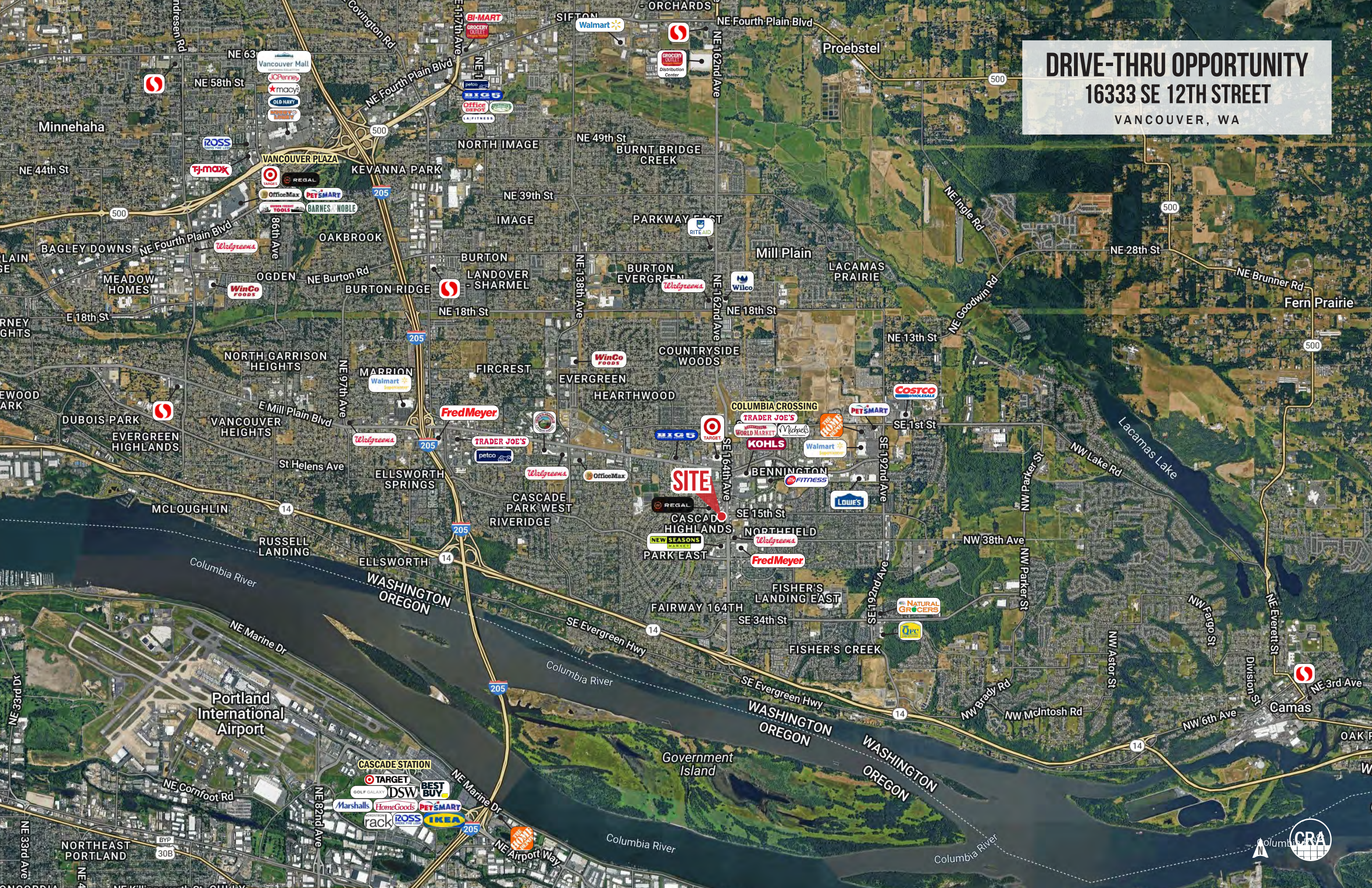
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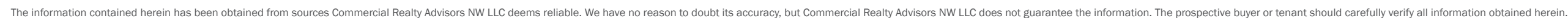
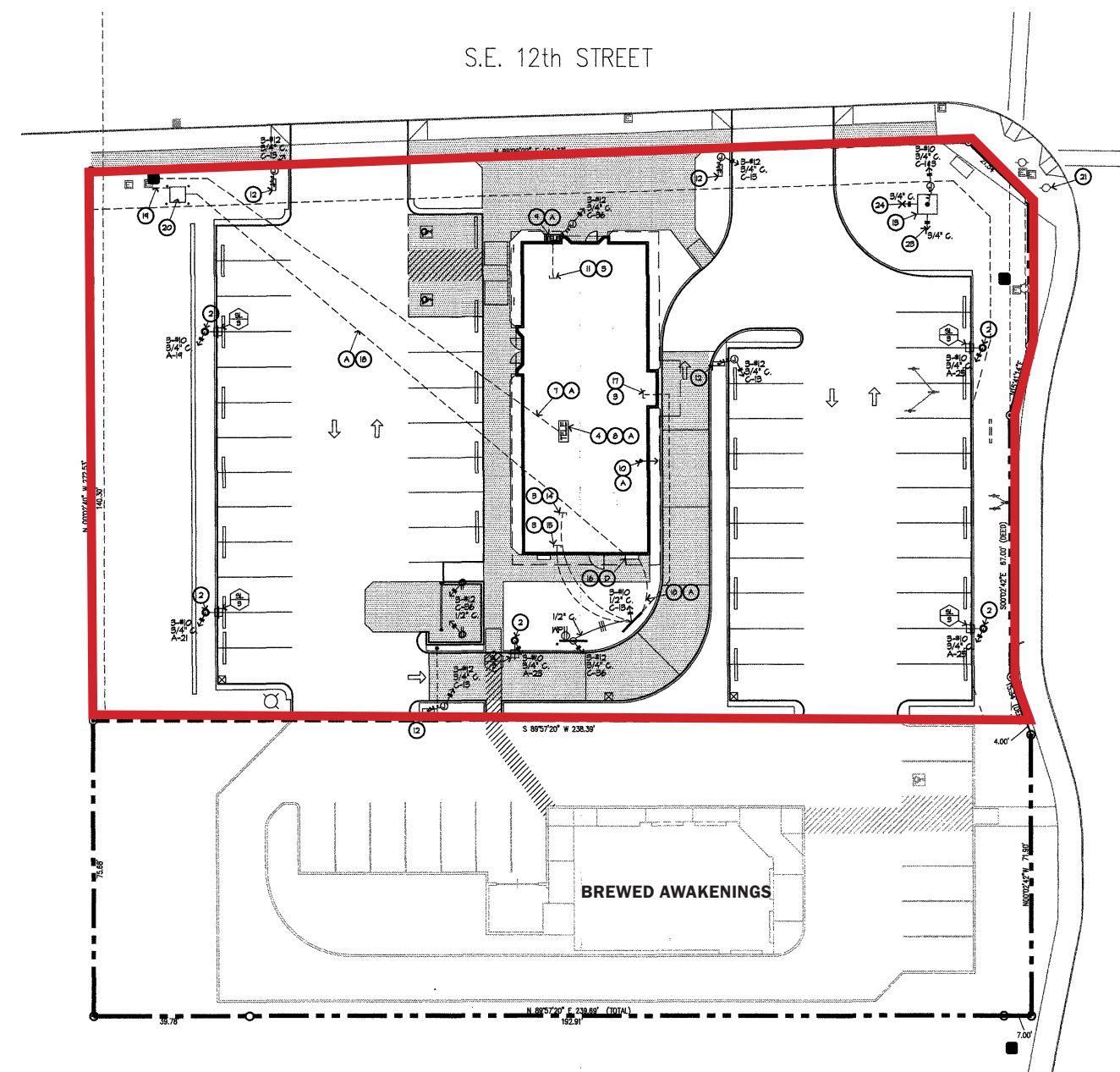
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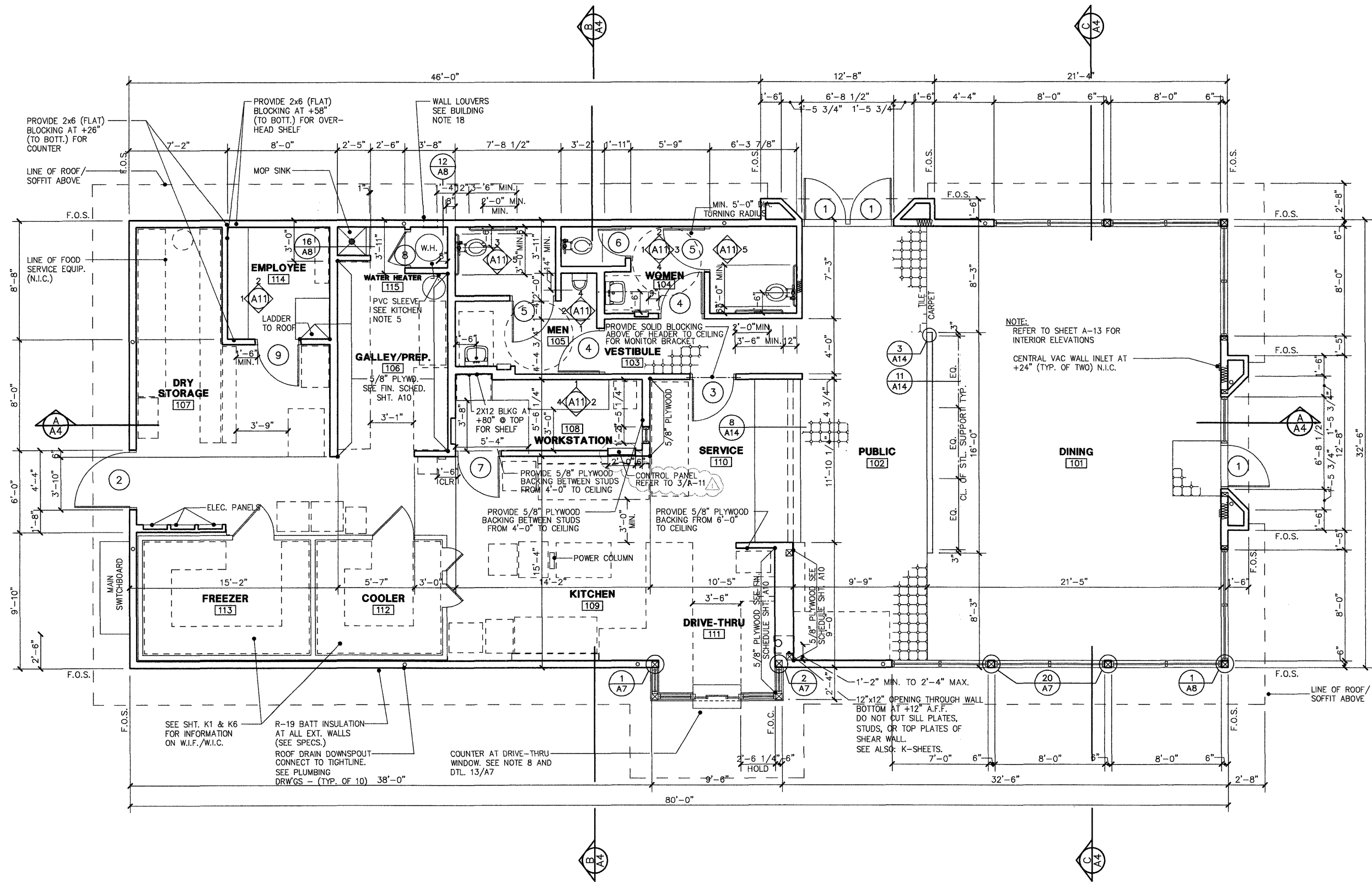


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16333 SE 12TH STREET
VANCOUVER, WA



FLOOR PLAN

DRIVE-THRU OPPORTUNITY
16333 SE 12TH STREET
VANCOUVER, WA



DRIVE-THRU OPPORTUNITY

16333 SE 12TH STREET

VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	20,950	94,727	196,467
Projected Population 2029	21,009	98,992	202,105
Average HH Income	\$113,105	\$128,634	\$126,219
Median HH Income	\$84,275	\$95,388	\$94,786
Median Home Value	\$486,629	\$535,789	\$525,052
Daytime Demographics 16+	17,781	61,851	148,048
Some College or Higher	66%	71.5%	68.7%

\$128,634

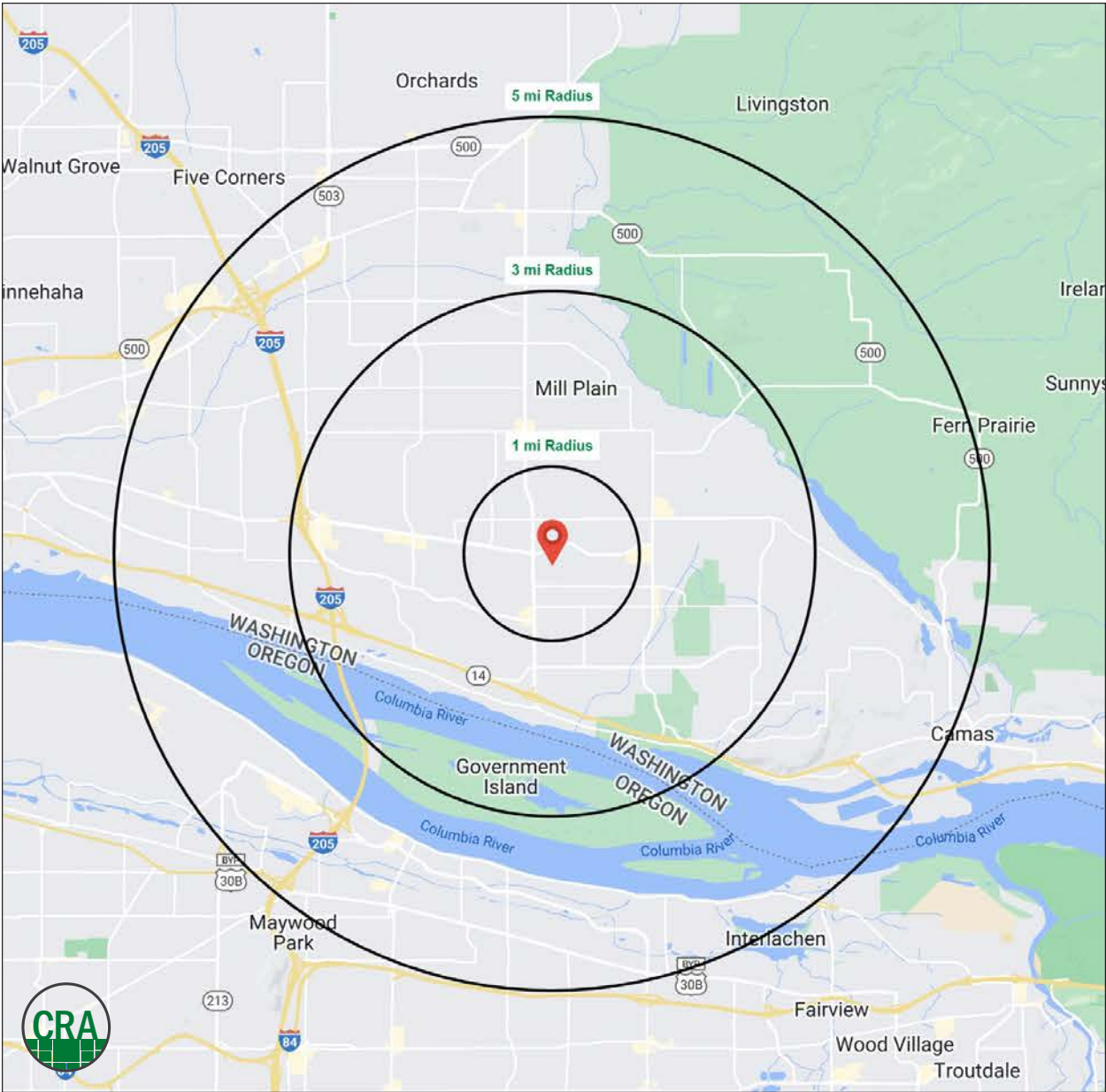
Average Household Income

3 MILE RADIUS

40

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: 45.6119/-122.5048

16333 SE 12th St Vancouver, WA 98683	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	20,950	94,727	196,467
2029 Projected Population	21,009	98,992	202,105
2020 Census Population	21,856	92,275	192,354
2010 Census Population	18,395	79,561	168,132
Projected Annual Growth 2024 to 2029	-	0.9%	0.6%
Historical Annual Growth 2010 to 2024	1.0%	1.4%	1.2%
2024 Median Age	40.0	39.2	38.6
Households			
2024 Estimated Households	9,062	37,880	76,077
2029 Projected Households	9,145	39,941	78,718
2020 Census Households	8,994	35,103	71,941
2010 Census Households	7,619	30,366	63,099
Projected Annual Growth 2024 to 2029	0.2%	1.1%	0.7%
Historical Annual Growth 2010 to 2024	1.4%	1.8%	1.5%
Race and Ethnicity			
2024 Estimated White	70.0%	71.8%	70.9%
2024 Estimated Black or African American	3.6%	3.3%	4.2%
2024 Estimated Asian or Pacific Islander	11.0%	10.6%	9.9%
2024 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.7%
2024 Estimated Other Races	14.8%	13.8%	14.2%
2024 Estimated Hispanic	14.2%	12.9%	13.7%
Income			
2024 Estimated Average Household Income	\$113,105	\$128,634	\$126,219
2024 Estimated Median Household Income	\$84,275	\$95,388	\$94,786
2024 Estimated Per Capita Income	\$49,050	\$51,540	\$49,009
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.6%	2.5%	2.8%
2024 Estimated Some High School (Grade Level 9 to 11)	5.4%	4.5%	4.8%
2024 Estimated High School Graduate	24.0%	21.4%	23.7%
2024 Estimated Some College	22.6%	22.9%	22.8%
2024 Estimated Associates Degree Only	8.8%	10.2%	9.7%
2024 Estimated Bachelors Degree Only	22.5%	23.8%	22.8%
2024 Estimated Graduate Degree	12.1%	14.6%	13.4%
Business			
2024 Estimated Total Businesses	951	3,557	8,545
2024 Estimated Total Employees	10,676	32,483	86,846
2024 Estimated Employee Population per Business	11.2	9.1	10.2
2024 Estimated Residential Population per Business	22.0	26.6	23.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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