

— FOR LEASE —

TERMINAL 1 @ PORT OF VANCOUVER



» JOIN THE THRIVING VANCOUVER WATERFRONT DISTRICT! «



ADDRESS

378 W Columbia Way
Vancouver, WA 98660

AVAILABLE SPACE

- Suite 102 - 1,724 RSF
- Suite 108 - 2,618 RSF

RENTAL RATE

\$45.00 PSF/YR/NNN



HIGHLIGHTS

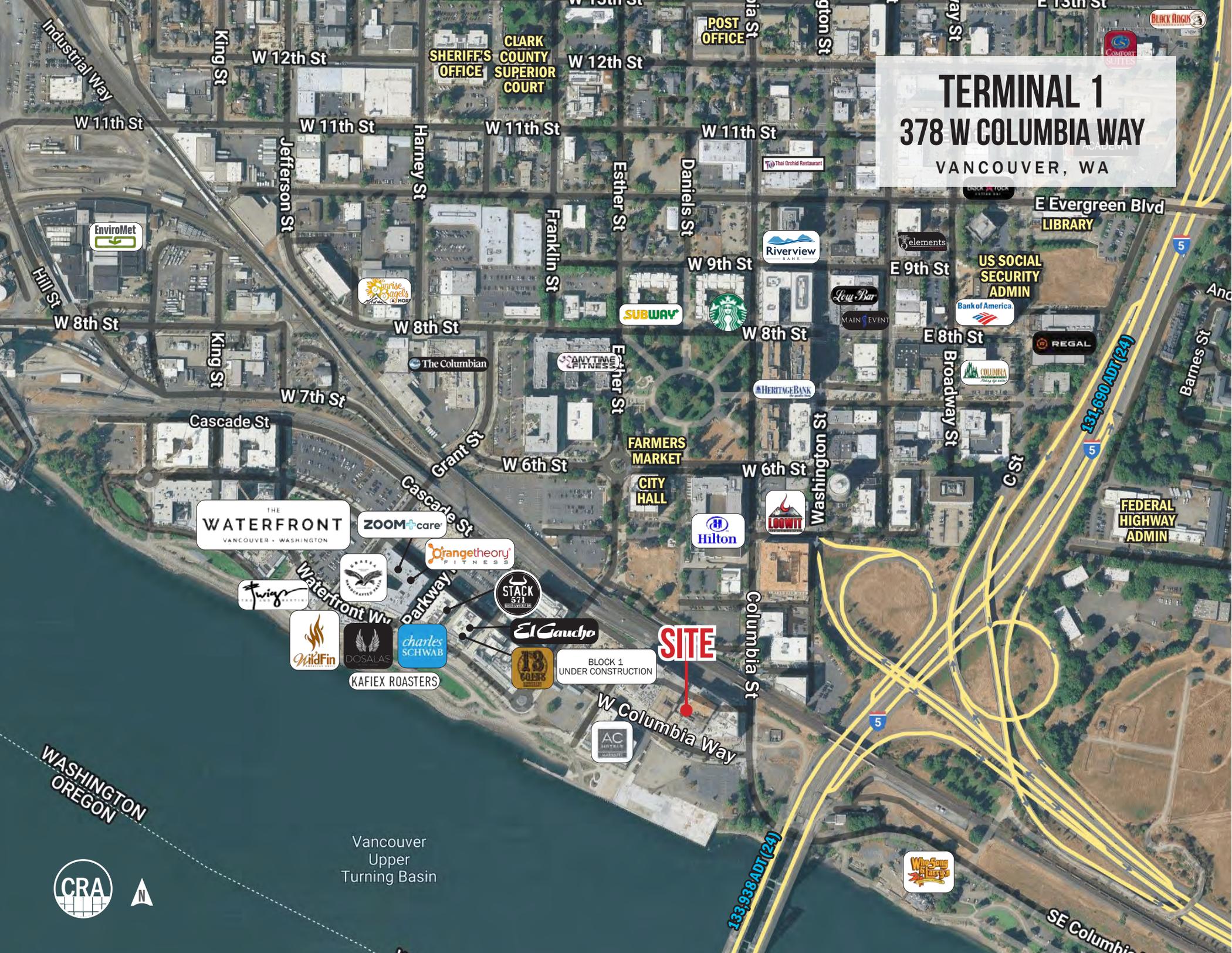
- Vancouver's Waterfront curves along the Columbia River, offering sweeping river views and direct water access. This 32-acre master-planned development features 1.25 million SF of Class A creative office space, 250,000 SF of retail and dining, and 3,300 residential units. At its heart is the 7.3-acre 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 building provides 1,200 parking stalls in total- pay to park for public and building tenants, etc.
- Ample off-street Public Parking available throughout the district.



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TERMINAL 1 378 W COLUMBIA WAY VANCOUVER, WA



THE WATERFRONT
VANCOUVER - WASHINGTON

ZOOM+care

Orangetheory
FITNESS

Twigs

SEASIDE
RESTAURANT

WildFin

DOSALAS

charles
SCHWAB

KAFIEX ROASTERS

STACK
571

El Gaucho

13
SOLERS

BLOCK 1
UNDER CONSTRUCTION

AC
JEWELL'S
MARKET

SITE

Hilton

LOWITT

FARMERS
MARKET
CITY
HALL

HERITAGE BANK

ANYTIME
FITNESS

The Columbian

SUBWAY

Starbucks

Riverview
BANK

elements

US SOCIAL
SECURITY
ADMIN

Bank of America

REGAL

COLUMBIA
Place de la vie

FEDERAL
HIGHWAY
ADMIN

E Evergreen Blvd
LIBRARY

Thai Orchid Restaurant

CLARK COUNTY
SHERIFF'S
OFFICE
CLARK COUNTY
SUPERIOR
COURT

POST
OFFICE

COMFORT
SUITES

BLACK RINGS

Vancouver
Upper
Turning Basin



133-938 ADR (24)

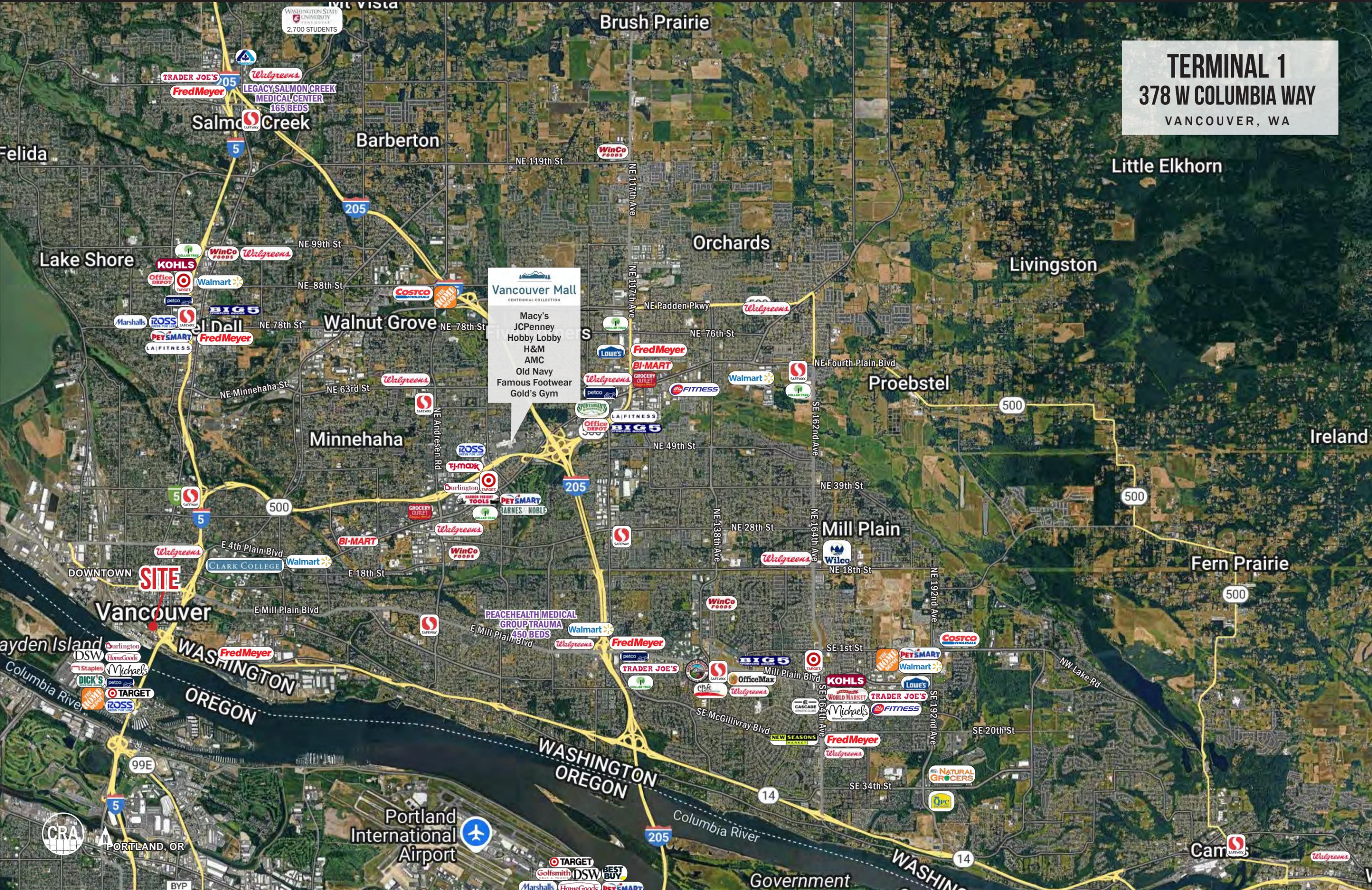
131-990 ADR (24)

Wild
Sang
Country

TERMINAL 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

SITE



PORTLAND, OR

BYP



Portland International
Airport

TARGET
Golfsmith DSW BEST BUY
Marshalls HomeGoods PETSMART

Government

WASHINGTON

Cam

Walgreens

THE WATERFRONT

VANCOUVER • WASHINGTON



- OPEN
- UNDER CONSTRUCTION
- PLANNED



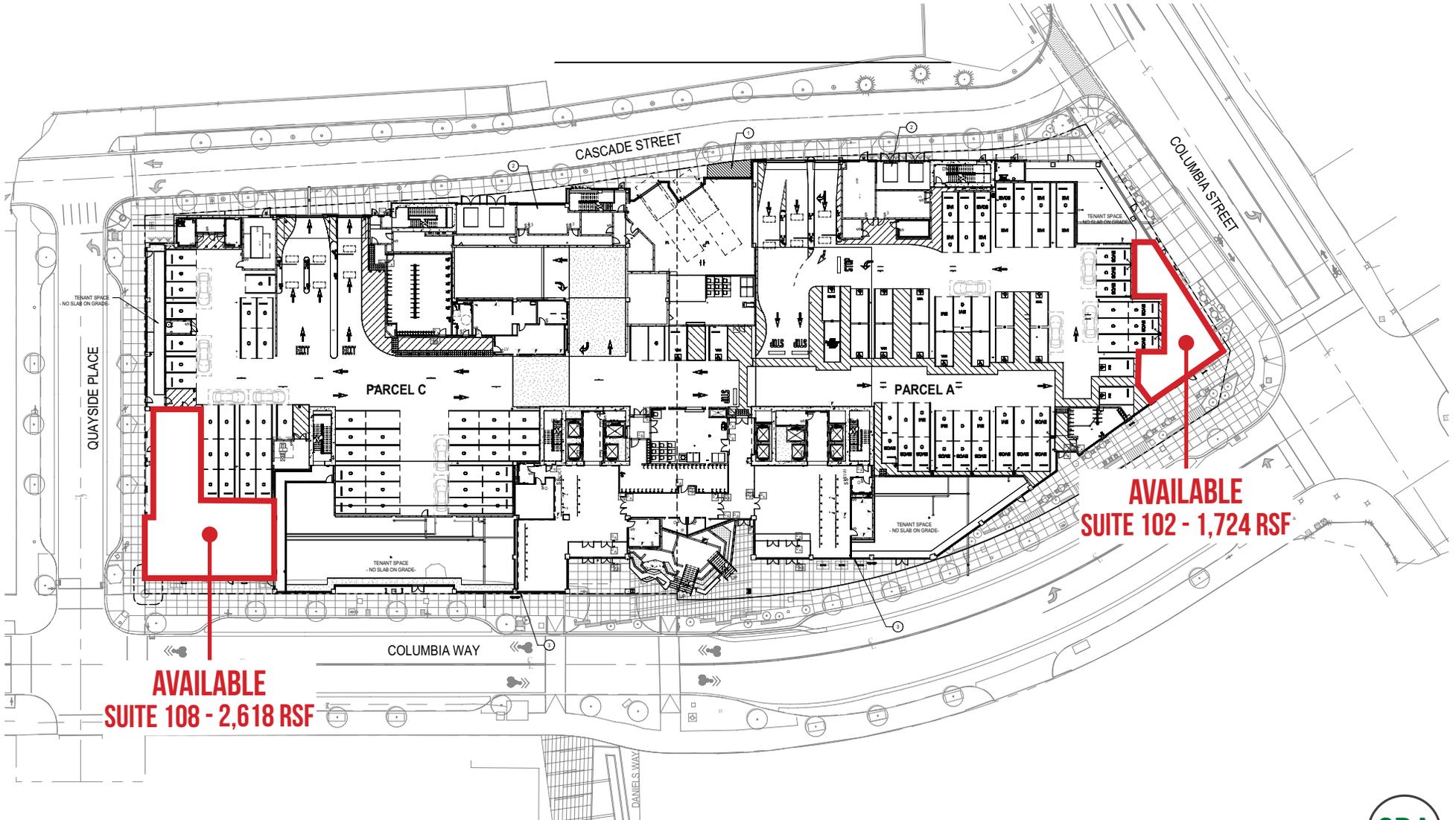
FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE
THEWATERFRONTVANCOUVERUSA.COM

SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



SITE PLAN

TERMINAL 1 378 W COLUMBIA WAY VANCOUVER, WA



**AVAILABLE
SUITE 108 - 2,618 RSF**

**AVAILABLE
SUITE 102 - 1,724 RSF**



TERMINAL 1

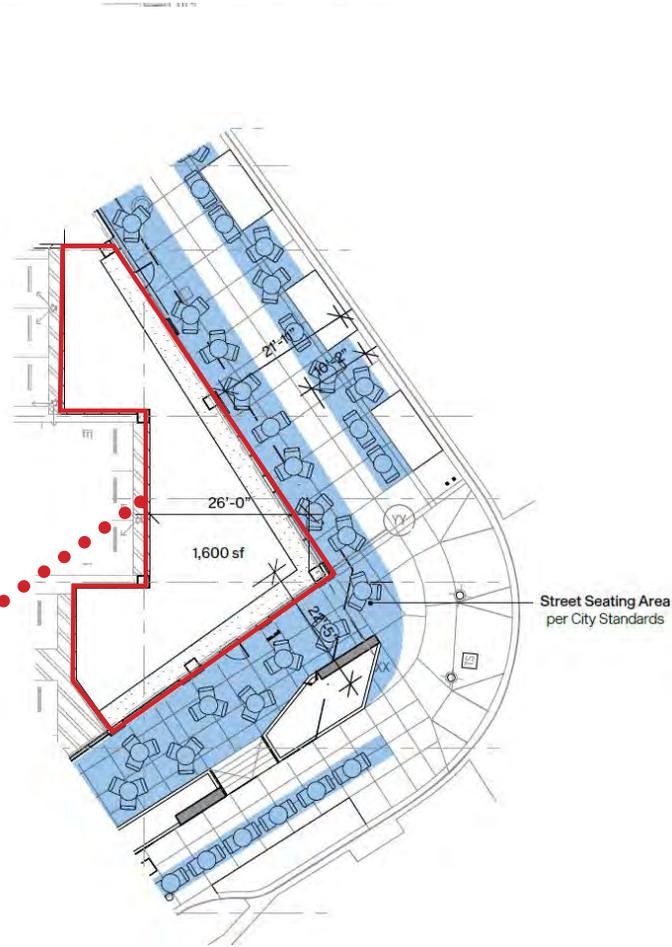
378 W COLUMBIA WAY

VANCOUVER, WA

SITE PLAN

SUITE 102

- 1,724 RSF- more retail focused with no type I hood as discussed
- 14+ Clear Ceiling Height
- Gas Stubbed to Premises
- 4" Grease Trap installed



TERMINAL 1

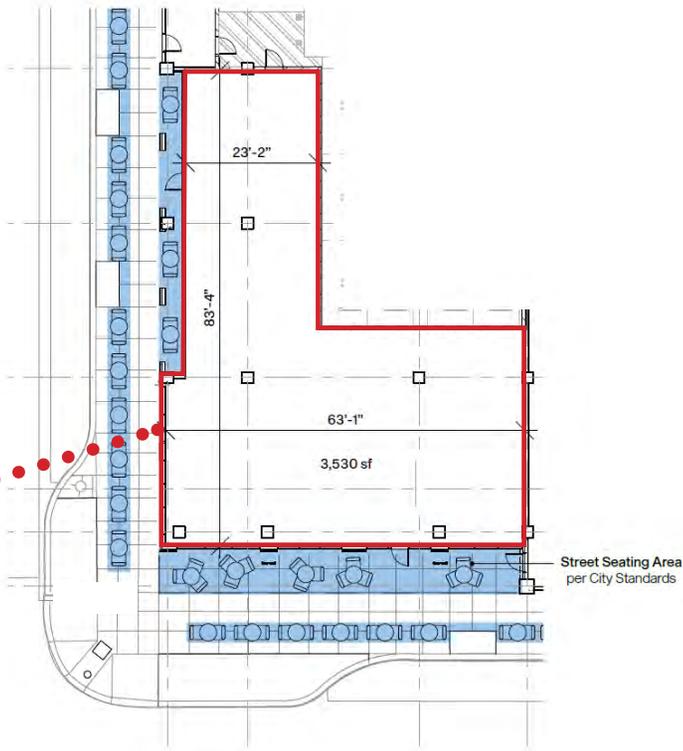
378 W COLUMBIA WAY

VANCOUVER, WA

SITE PLAN

SUITE 108

- 2,618 RSF- more retail focused with no type I hood
- 14+ Clear Ceiling Height
- Gas Stubbed to Premises
- 4" Grease Trap installed



TERMINAL 1

378 W COLUMBIA WAY

VANCOUVER, WA

DEMOGRAPHIC SUMMARY

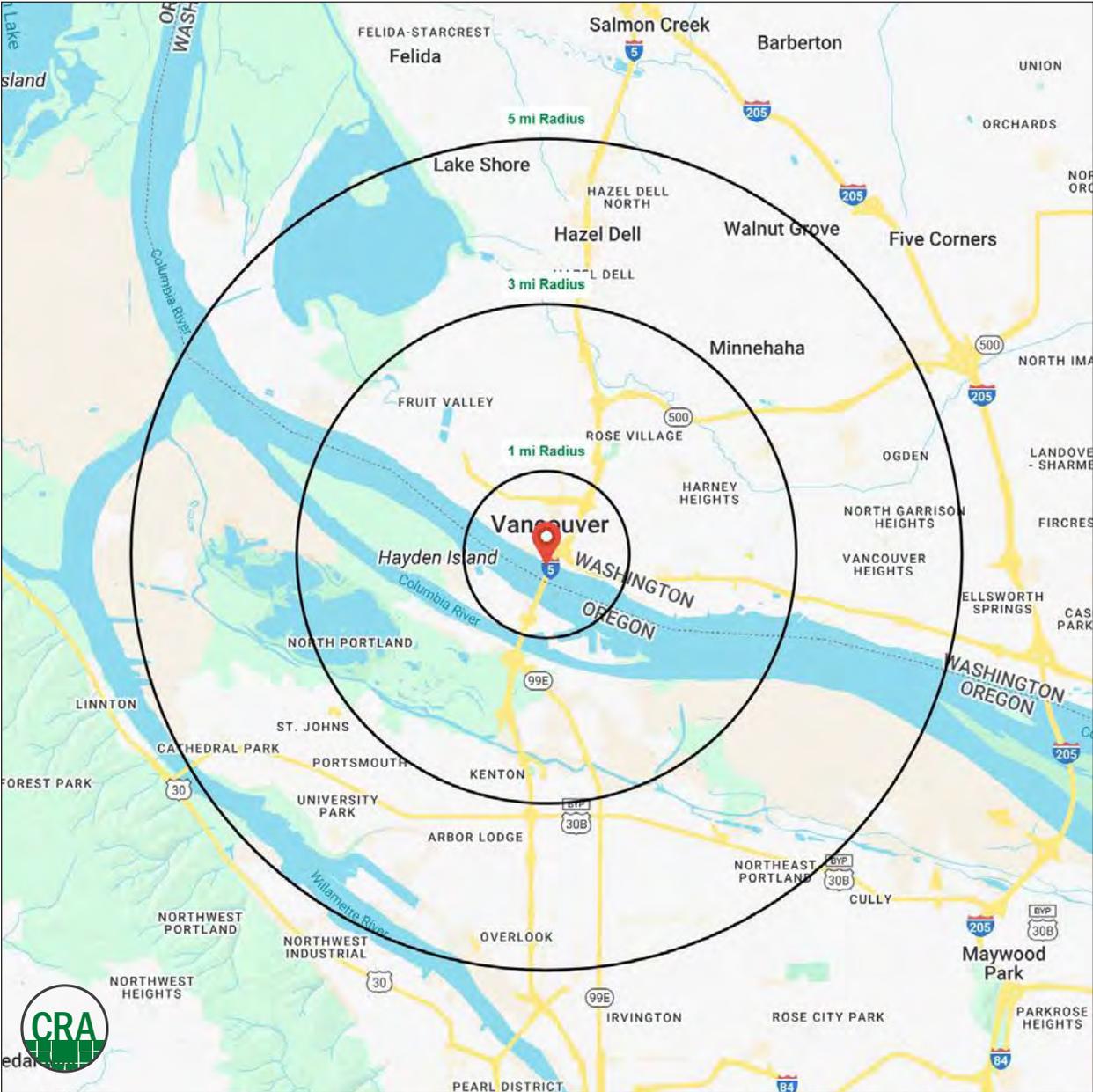
| Source: Regis - SitesUSA (2025) | 1 MILE | 2 MILE | 3 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2025 | 8,906 | 64,760 | 238,324 |
| Projected Population 2030 | 10,922 | 66,406 | 241,133 |
| Average HH Income | \$112,021 | \$112,124 | \$120,993 |
| 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
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.