

— FOR LEASE —

TERMINAL 1 @ PORT OF VANCOUVER



» JOIN THE THRIVING VANCOUVER WATERFRONT DISTRICT! «



THE WATERFRONT
VANCOUVER · WASHINGTON



ADDRESS

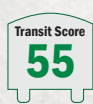
378 W Columbia Way
Vancouver, WA 98660

AVAILABLE SPACE

- Suite 102 - 1,724 RSF
- Suite 106 - 4,520 RSF
- Suite 108 - 2,618 RSF

RENTAL RATE

\$45.00 PSF/YR/NNN

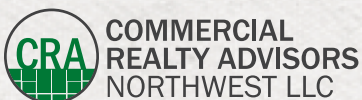


HIGHLIGHTS

- 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.



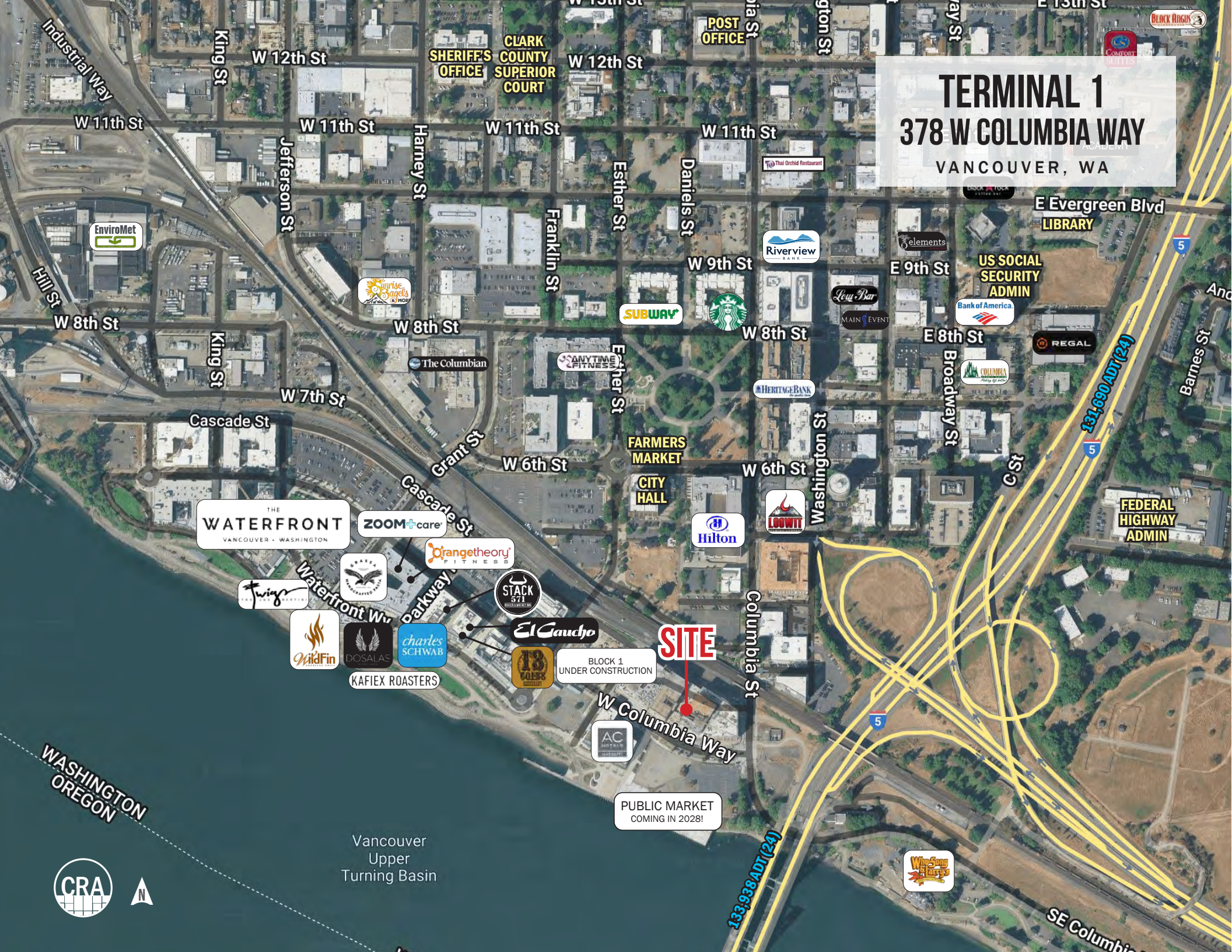
PUBLIC MARKET COMING IN 2028!



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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

SITE

AC
HOTEL &
MANSION

PUBLIC MARKET
COMING IN 2028!



Vancouver
Upper
Turning Basin

133-938 ADT (24)

131-690 ADT (24)

Wings
of
Fire

SE Columbia

Industrial Way

W 12th St

CLARK COUNTY
SHERIFF'S
OFFICE
CLARK COUNTY
SUPERIOR
COURT

POST
OFFICE

TERMINAL 1
378 W COLUMBIA WAY
VANCOUVER, WA

COMFORT
SUITES

BLACK ANGUS

W 11th St

W 11th St

W 11th St

W 11th St

E Evergreen Blvd

LIBRARY

EnviroMet

Sunrise
Sweets

SUBWAY

Starbucks

Riverview
BANK

elements

US SOCIAL
SECURITY
ADMIN

Bank of America

REGAL

Hill St

W 8th St

W 8th St

W 9th St

W 8th St

E 9th St

E 8th St

King St

W 7th St

Grant St

W 6th St

FARMERS
MARKET
CITY
HALL

W 6th St

Washington St

Broadway St

C St

FEDERAL
HIGHWAY
ADMIN

Cascade St

Hilton

LOUWI

Waterfront
parkway

Columbia St

WASHINGTON
OREGON

W Columbia Way

5

5

5

5

5

THE WATERFRONT

VANCOUVER • WASHINGTON



- OPEN
- UNDER CONSTRUCTION
- PLANNED



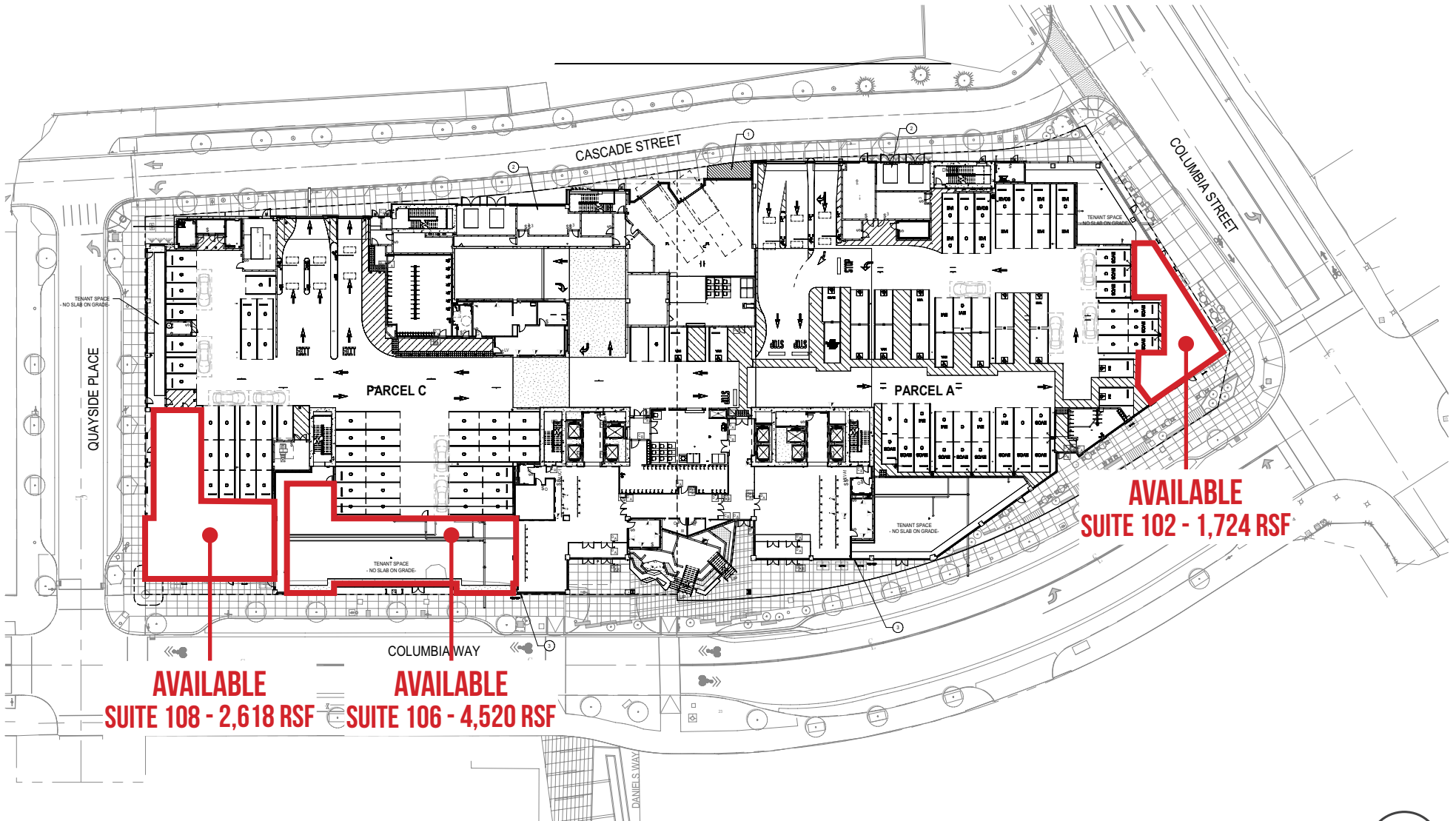
FOR MORE INFORMATION, PLEASE VISIT OUR WEBSITE
THEWATERFRONTVANCOUVERUSA.COM

SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



SITE PLAN

TERMINAL 1 378 W COLUMBIA WAY VANCOUVER, WA



TERMINAL 1

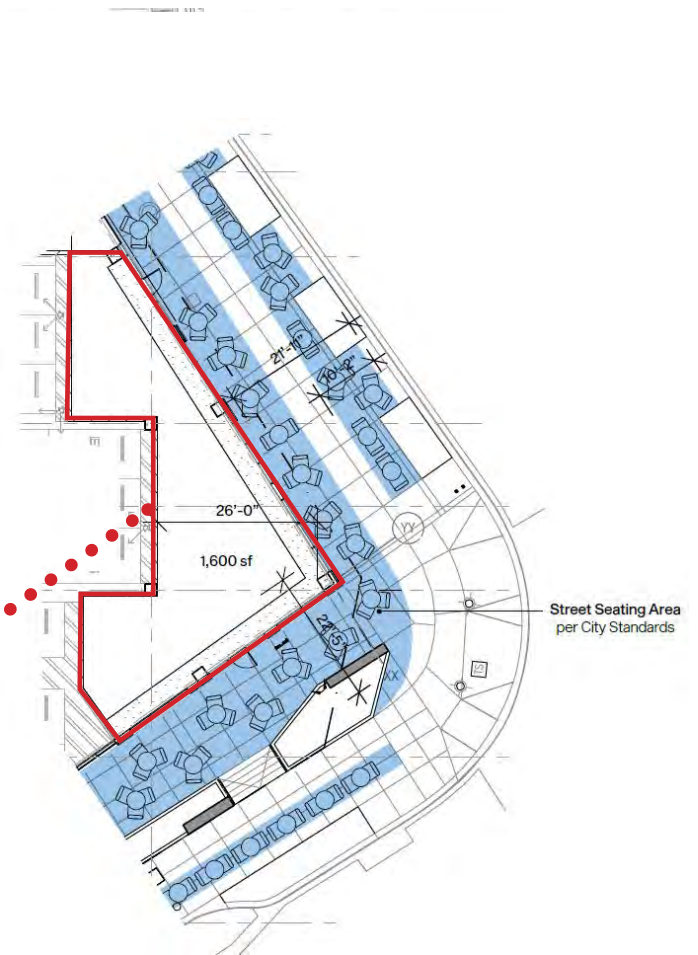
378 W COLUMBIA WAY

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



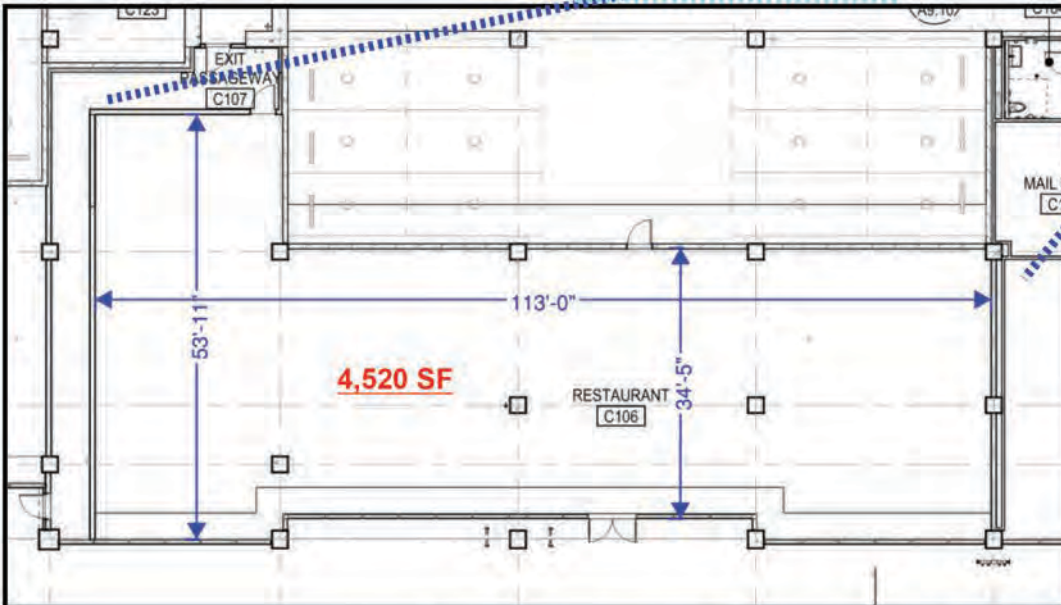
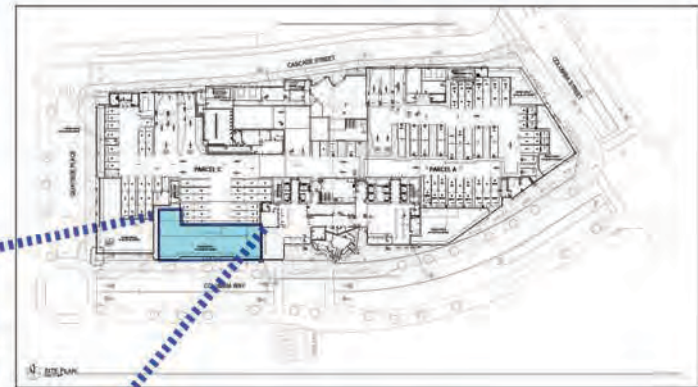
SITE PLAN

TERMINAL 1 378 W COLUMBIA WAY VANCOUVER, WA



SUITE 106

- 4,520 SF
- Frontage: Columbia Way & Daniel's Way Path



TERMINAL 1

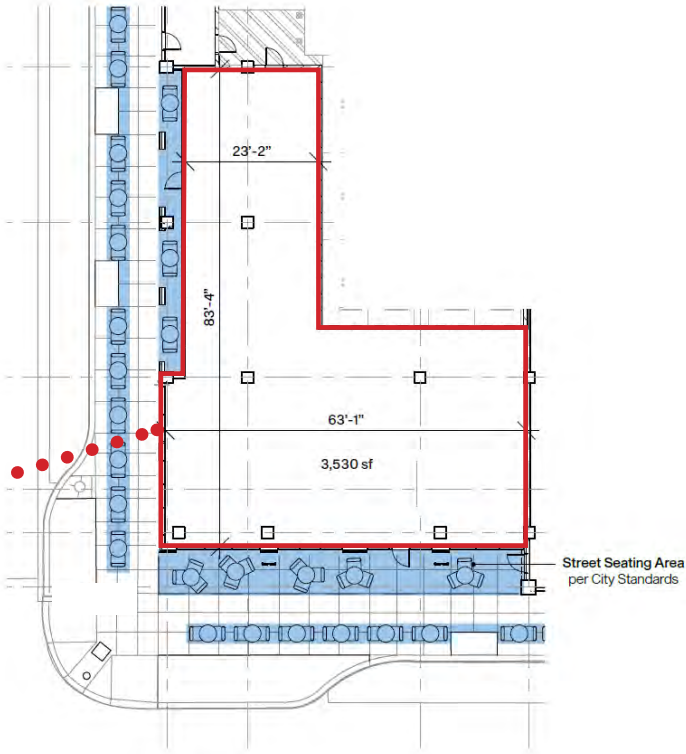
378 W COLUMBIA WAY

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

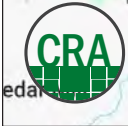
Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	8,906	64,760	238,324
Projected Population 2030	10,922	66,406	241,133
Average HH Income	\$112,021	\$112,124	\$120,993
Median Home Value	\$356,508	\$470,189	\$520,071
Daytime Demographics 16+	20,804	62,929	187,064
Some College 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

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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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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

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