

FOR SALE OR LEASE

ORCHARDS RETAIL DEVELOPMENT

VANCOUVER, WASHINGTON



Fred Meyer

LOWE'S

**FLOOR
DECOR**

DOLLAR TREE

CARMAX

**O'Reilly
AUTO PARTS**

**Jack
in the box**

**TACO
BELL**

LOCATION

7000 NE 117th Ave
Vancouver, WA 98662

AVAILABLE SPACE

1,000 SF - 20,000 SF
Anchor, retail shop space or pads

RENTAL RATE

Please call for details

TRAFFIC COUNTS

NE 117th Ave – 36,467 ADT ('26)
SR 500 & Fourth Plain Blvd – 64,200 ADT ('26)

HIGHLIGHTS

- New development site in Orchards with anchor, pad, restaurant and retail shop space opportunities
- Ideally positioned on NE 117th Avenue at a signalized intersection with strong visibility to the main retail corridor
- Retailers in the trade area include Fred Meyer, Lowe's, Floor & Decor, CarMax, Grocery Outlet, Bi-Mart, Planet Fitness and more
- Surrounded by a strong residential base with new housing communities being built



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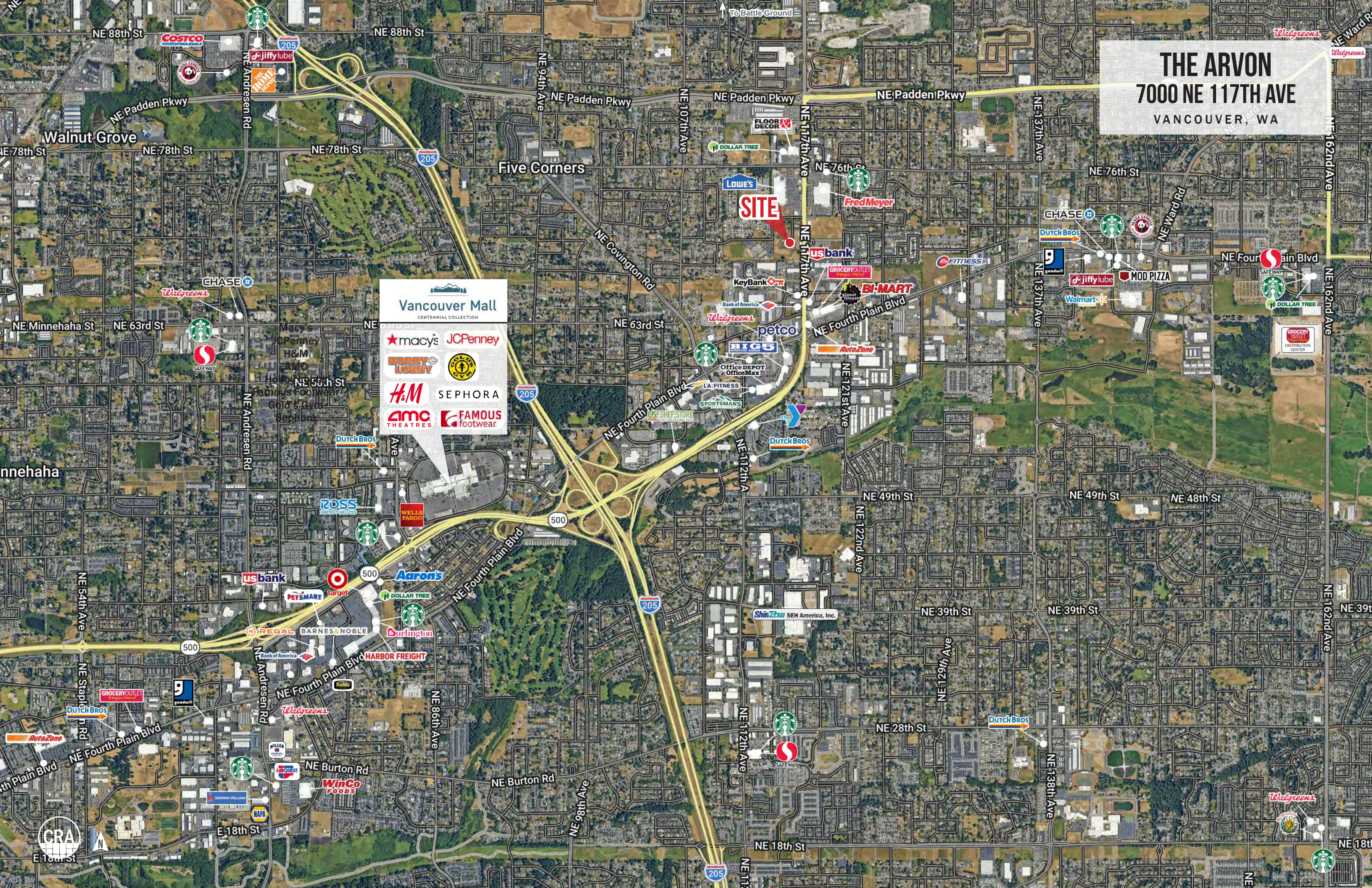
RENDERINGS

THE ARVON

7000 NE 117TH AVE
VANCOUVER, WA

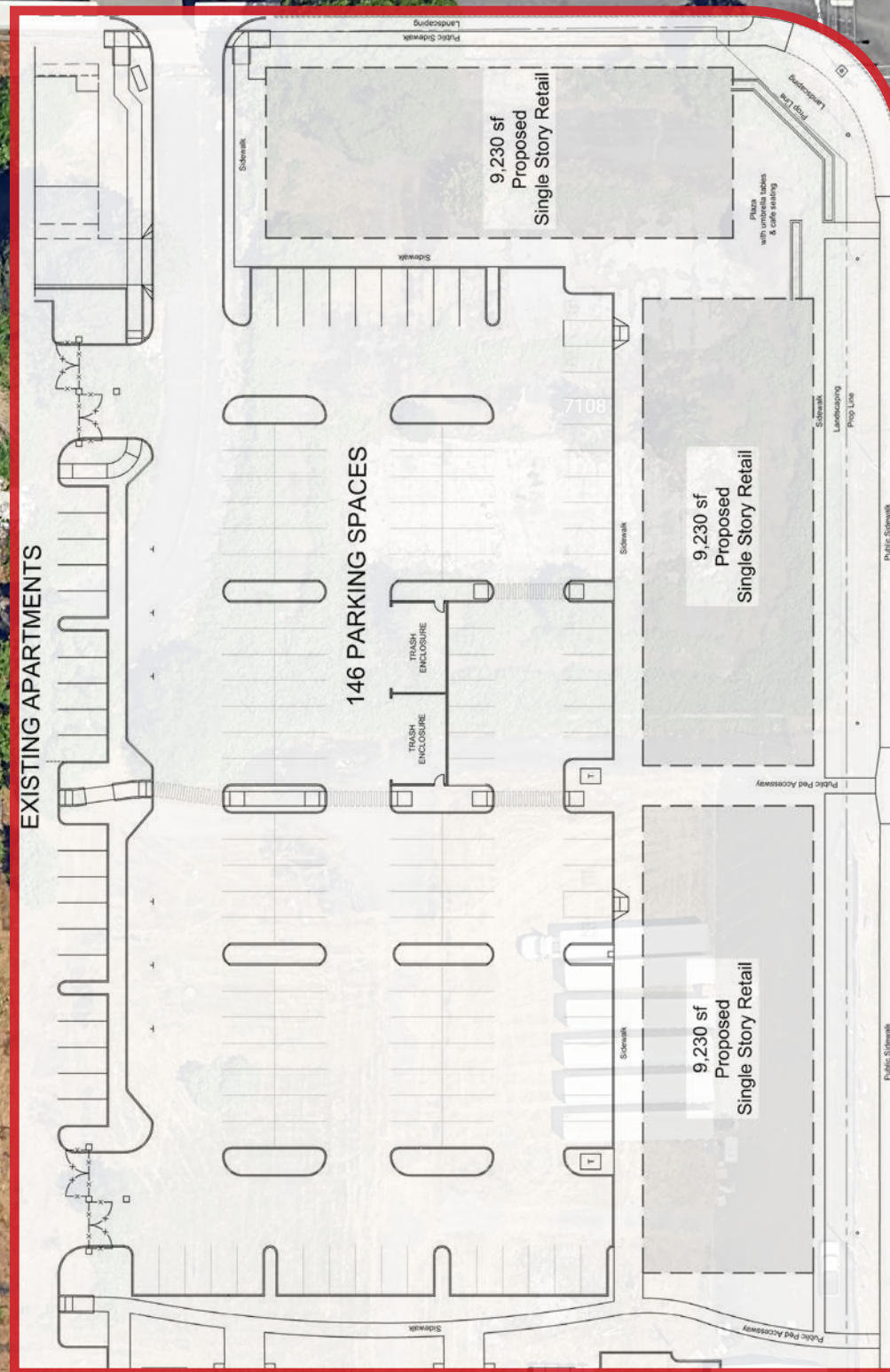


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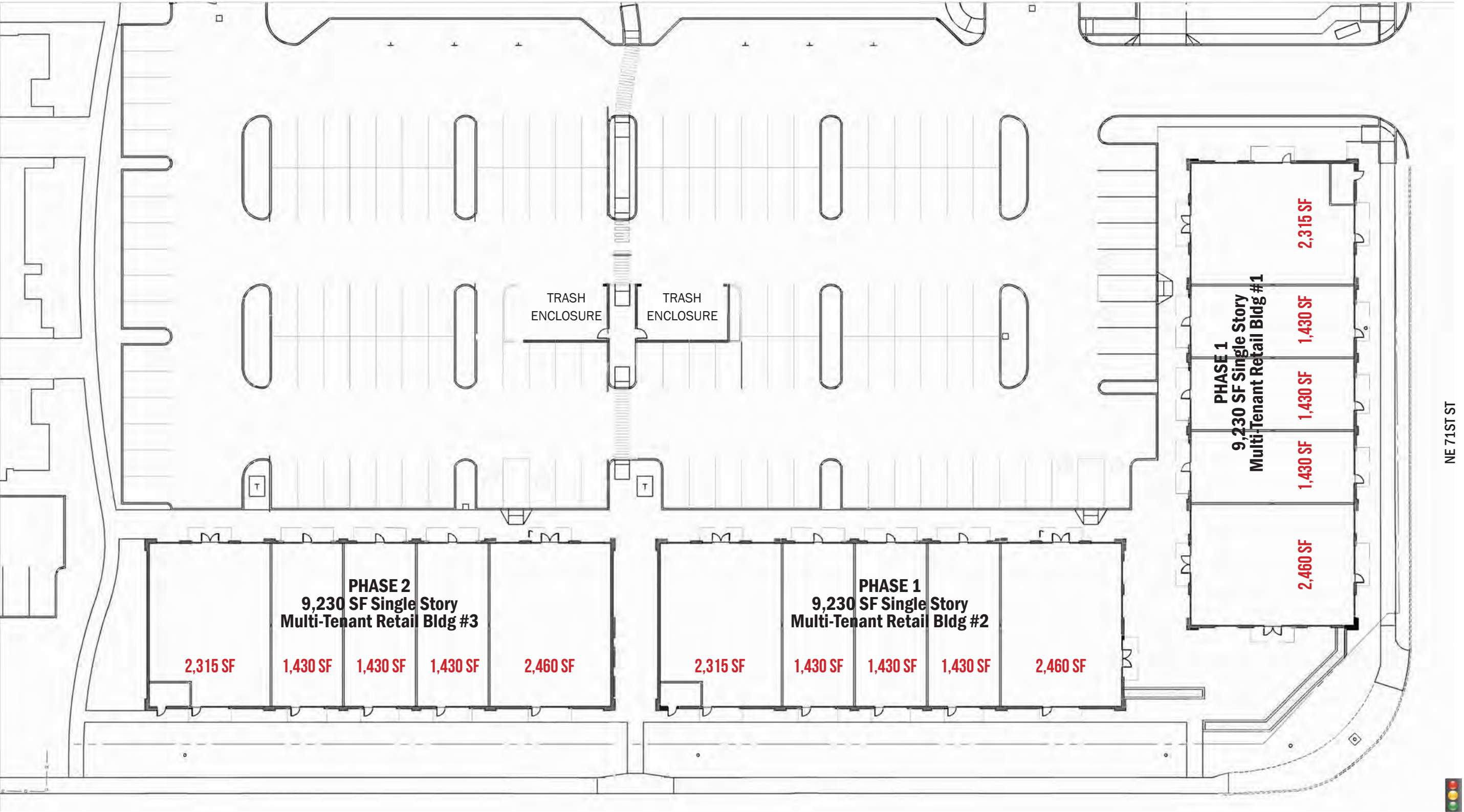
THE ARVON
7000 NE 117TH AVE
VANCOUVER, WA

**THE
ARVON**
APARTMENTS



SITE PLAN

THE ARVON
7000 NE 117TH AVE
VANCOUVER, WA



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

HWY 503 (NE 117TH AVE)



THE ARVON

7000 NE 117TH AVE

VANCOUVER, WA

DEMOGRAPHIC SUMMARY

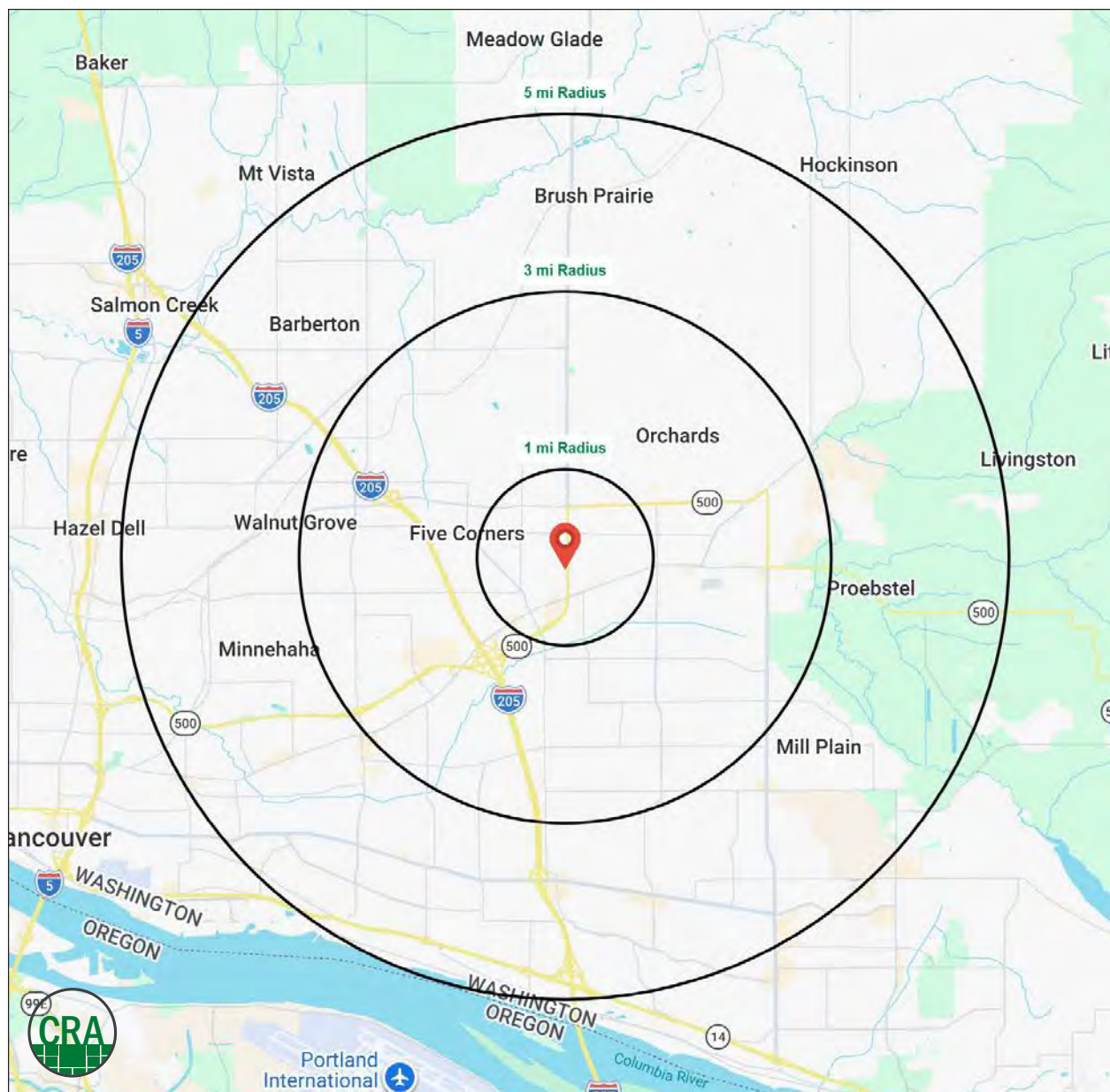
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	13,502	127,895	264,089
Estimated Households 2026	5,034	47,897	102,626
Average HH Income	\$108,834	\$129,326	\$128,146
Median Home Value	\$357,435	\$477,391	\$513,667
Daytime Demographics 16+	7,944	67,728	151,825
Some College or Higher	53.7%	64.5%	65.6%

\$129,326

Average Household Income
3 MILE RADIUS

127,895

Estimated Population
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.6736/-122.5531

The Arvon Commercial Vancouver, WA 98662	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	13,502	127,895	264,089
2031 Projected Population	13,334	132,775	270,943
2020 Census Population	13,207	118,161	250,414
2010 Census Population	12,109	95,577	208,724
Projected Annual Growth 2026 to 2031	-0.2%	0.8%	0.5%
Historical Annual Growth 2010 to 2026	0.7%	2.1%	1.7%
2026 Median Age	34.6	35.8	36.9
Households			
2026 Estimated Households	5,034	47,897	102,626
2031 Projected Households	4,969	49,844	105,552
2020 Census Households	4,717	42,742	93,517
2010 Census Households	4,273	34,395	77,923
Projected Annual Growth 2026 to 2031	-0.3%	0.8%	0.6%
Historical Annual Growth 2010 to 2026	1.1%	2.5%	2.0%
Race and Ethnicity			
2026 Estimated White	69.1%	71.8%	71.5%
2026 Estimated Black or African American	3.4%	3.9%	3.8%
2026 Estimated Asian or Pacific Islander	6.9%	8.4%	8.3%
2026 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
2026 Estimated Other Races	19.7%	15.0%	15.6%
2026 Estimated Hispanic	19.5%	14.6%	15.1%
Income			
2026 Estimated Average Household Income	\$108,834	\$129,326	\$128,146
2026 Estimated Median Household Income	\$87,785	\$98,135	\$98,049
2026 Estimated Per Capita Income	\$40,637	\$48,521	\$49,897
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	8.1%	3.1%	3.3%
2026 Estimated Some High School (Grade Level 9 to 11)	8.6%	5.9%	5.6%
2026 Estimated High School Graduate	29.6%	26.5%	25.5%
2026 Estimated Some College	25.3%	25.6%	24.5%
2026 Estimated Associates Degree Only	10.7%	11.8%	11.2%
2026 Estimated Bachelors Degree Only	13.1%	17.4%	18.8%
2026 Estimated Graduate Degree	4.6%	9.6%	11.1%
Business			
2026 Estimated Total Businesses	535	3,805	8,381
2026 Estimated Total Employees	4,133	32,452	74,814
2026 Estimated Employee Population per Business	7.7	8.5	8.9
2026 Estimated Residential Population per Business	25.2	33.6	31.5

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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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