

— FOR LEASE —

ZIEGLER CENTER

HWY 99 VANCOUVER WA

\$2/SF
BROKER BONUS
FOR TENANT REP
BROKERS!



ADDRESS

9212-9228 NE Hwy 99, Vancouver WA

AVAILABLE SPACES

- 2,243 SF
 - 2,339 SF
 - 2,750 SF
- Can be combined to 4,582 SF
Medical Space

RENTAL RATE

Please call for details.

TRAFFIC COUNTS

HWY 99 - 18,613 ADT ('25)

I-5 - 94,485 ADT ('25)

HIGHLIGHTS

- Cotenants include Blind Onion Pizza, Fatboy Vapors, Accelerated Postal and Print, Tropics Jewelry and Loan, Vancouver Fitness Studio, Tiny's Place Cat Boarding, Sorridi Gelato, and Venus Nails.
- Nearby tenants include WinCo Foods, Walmart, Regal Cinemas, Burgerville, Walgreens, AutoZone, Del Taco, and many more!
- Strong visibility and easy access from Hwy 99. Only minutes from I-5.
- 2,339 SF space is a second generation office space with private offices, conference room, multiple bathrooms, and a break room. Can be combined to 4,582 SF.
- 2,750 SF space is a second generation medical space with multiple treatment rooms and offices, an open area, bathrooms, and much more.



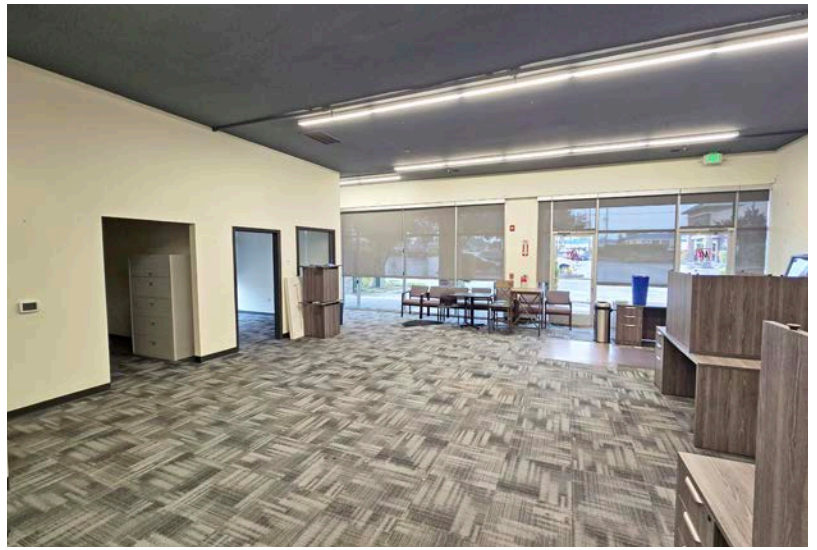
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFeber 503.866.1956 | sam@cra-nw.com
John Bausone 503.729.5608 | john@cra-nw.com

503.274.0211
www.cra-nw.com

ZIEGLER CENTER
9212-9228 NE HWY 99
VANCOUVER, WA

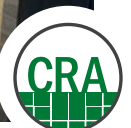
PHOTOS: 2,339 SF OFFICE



ZIEGLER CENTER

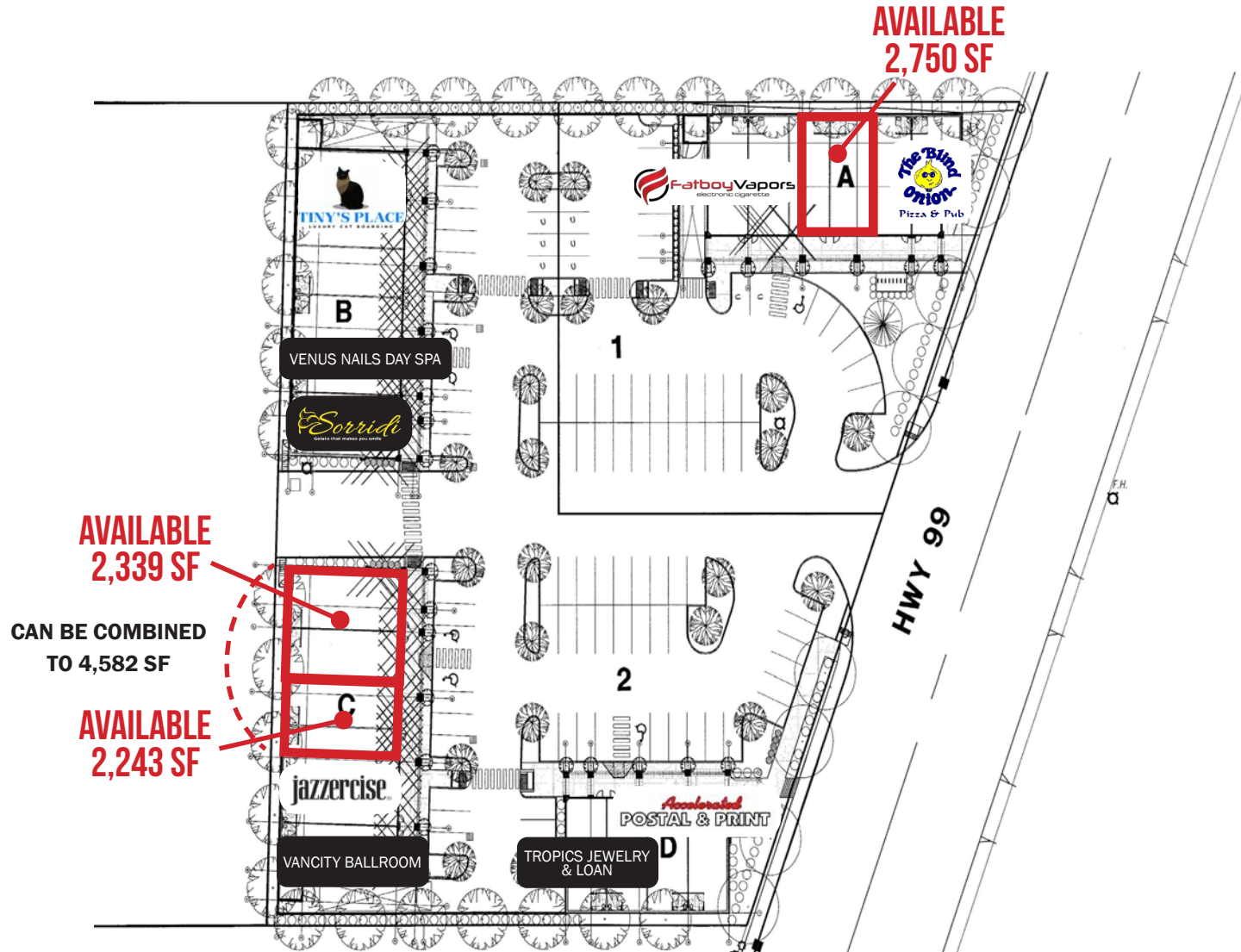
9212-9228 NE HWY 99
VANCOUVER, WA

PHOTOS: 2,750 SF MEDICAL SPACE

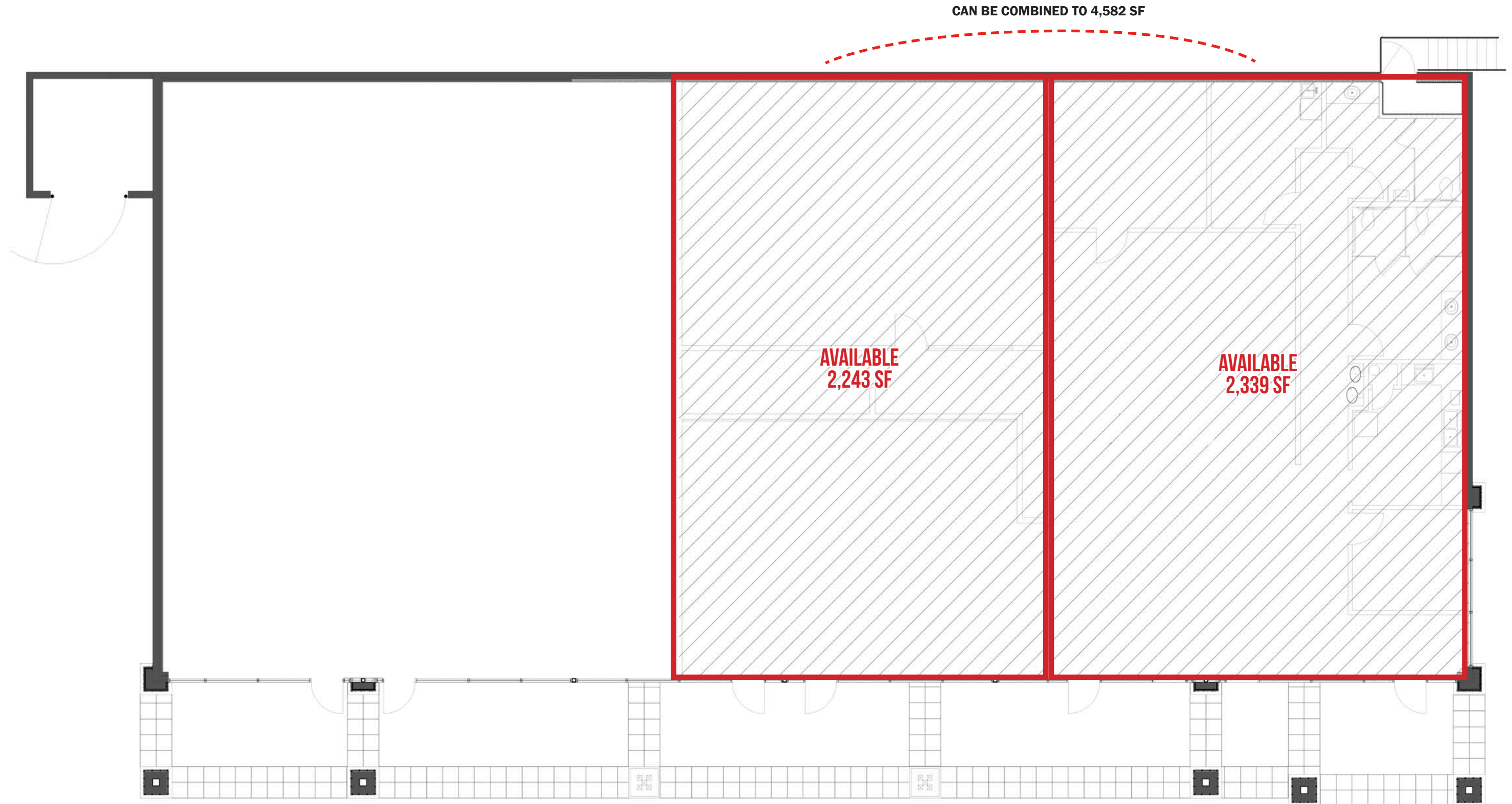


SITE PLAN

ZIEGLER CENTER 9212-9228 NE HWY 99 VANCOUVER, WA



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



ZIEGLER CENTER

9212–9228 NE HWY 99

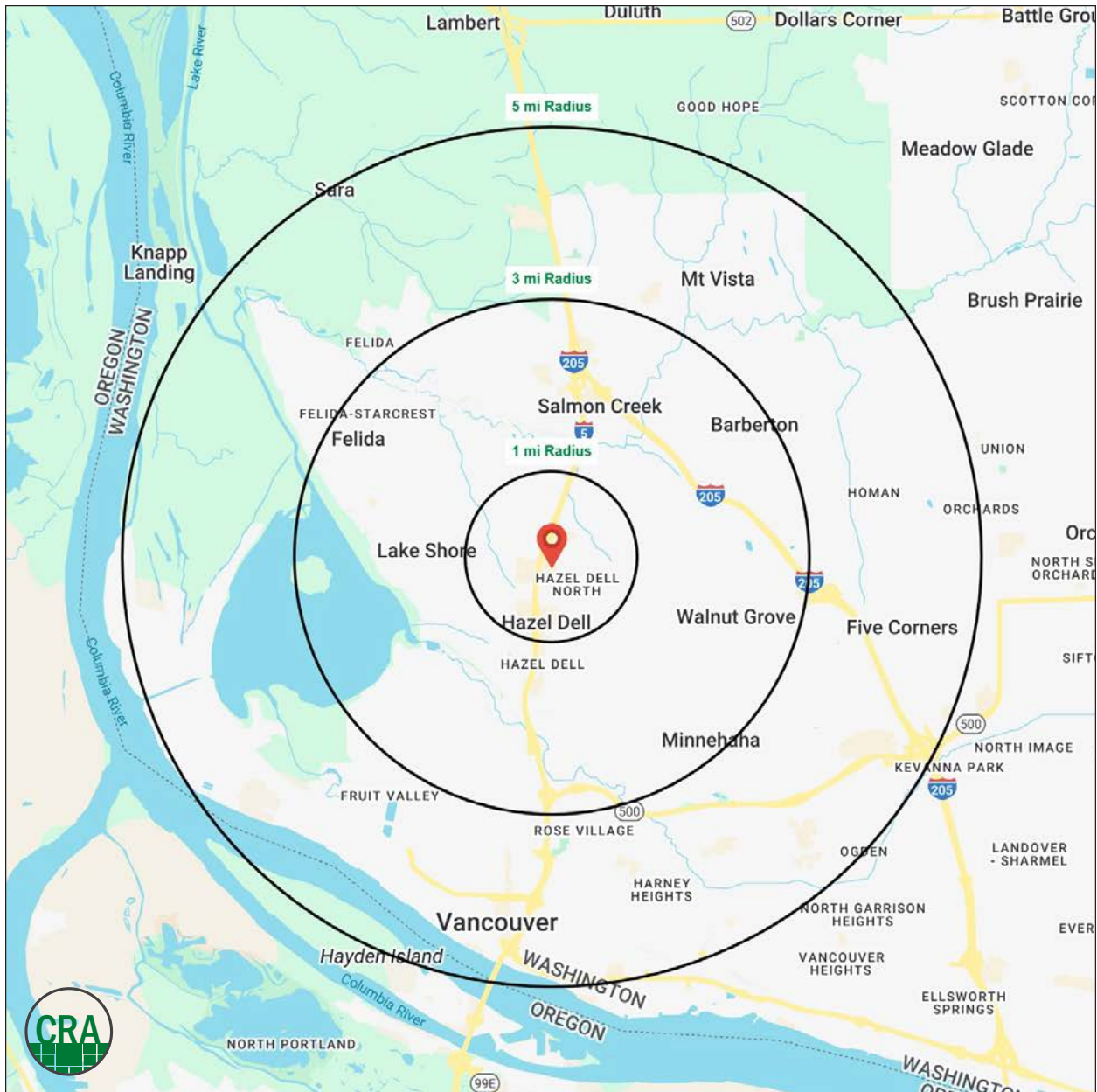
VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	17,384	96,409	202,614
Estimated Households	7,209	38,316	82,653
Average HH Income	\$97,970	\$130,321	\$124,596
Median Home Value	\$460,621	\$526,807	\$525,381
Daytime Demographics 16+	9,651	51,651	122,776
Some College or Higher	64.0%	70.1%	67.6%

\$130,321
Average Household Income
3 MILE RADIUS

36.1
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: 45.6894/-122.66

Ziegler Center	1 mi	3 mi	5 mi
Vancouver, WA 98665	radius	radius	radius
Population			
2025 Estimated Population	17,384	96,409	202,614
2030 Projected Population	17,431	97,305	207,565
2020 Census Population	17,598	94,919	192,024
2010 Census Population	14,197	81,659	165,005
Projected Annual Growth 2025 to 2030	-	0.2%	0.5%
Historical Annual Growth 2010 to 2025	1.5%	1.2%	1.5%
2025 Median Age	36.1	39.8	38.6
Households			
2025 Estimated Households	7,209	38,316	82,653
2030 Projected Households	7,320	39,336	86,670
2020 Census Households	7,009	36,348	75,344
2010 Census Households	5,715	31,266	64,582
Projected Annual Growth 2025 to 2030	0.3%	0.5%	1.0%
Historical Annual Growth 2010 to 2025	1.7%	1.5%	1.9%
Race and Ethnicity			
2025 Estimated White	71.7%	77.2%	74.9%
2025 Estimated Black or African American	4.5%	3.0%	3.6%
2025 Estimated Asian or Pacific Islander	6.4%	5.9%	6.1%
2025 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.9%
2025 Estimated Other Races	16.5%	13.2%	14.5%
2025 Estimated Hispanic	15.8%	12.0%	13.6%
Income			
2025 Estimated Average Household Income	\$97,970	\$130,321	\$124,596
2025 Estimated Median Household Income	\$80,223	\$102,936	\$95,126
2025 Estimated Per Capita Income	\$40,691	\$51,898	\$50,950
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.2%	2.2%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	4.7%	4.0%	5.5%
2025 Estimated High School Graduate	27.1%	23.6%	24.2%
2025 Estimated Some College	25.3%	23.4%	23.6%
2025 Estimated Associates Degree Only	12.5%	11.8%	11.1%
2025 Estimated Bachelors Degree Only	17.4%	21.5%	20.9%
2025 Estimated Graduate Degree	8.7%	13.4%	12.1%
Business			
2025 Estimated Total Businesses	954	3,995	9,116
2025 Estimated Total Employees	5,125	25,156	67,446
2025 Estimated Employee Population per Business	5.4	6.3	7.4
2025 Estimated Residential Population per Business	18.2	24.1	22.2

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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:

SAM LEFEBER 503.866.1956 | sam@cra-nw.com
JOHN BAUSONE 503.729.5608 | john@cra-nw.com



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.