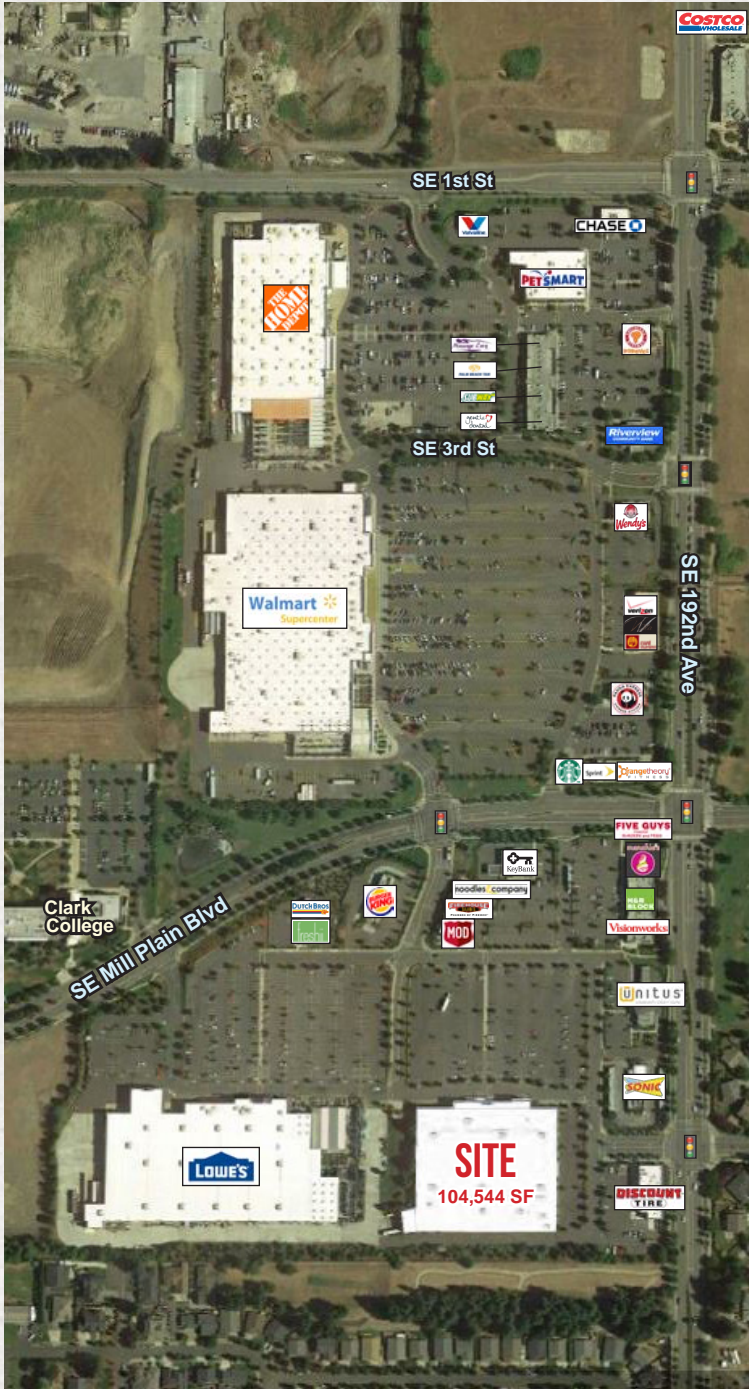


— NOW LEASING —

MILL PLAIN CROSSING @ CTC

COLUMBIA TECH CENTER – VANCOUVER, WASHINGTON



LOCATION

SE 192nd Ave & Mill Plain Blvd, Vancouver, WA

AVAILABLE SPACE

- 104,544 SF (former JC Penney)

RENTAL RATE

Please call for details

TRAFFIC COUNTS

192nd Ave – 20,515 ADT ('18)

Mill Plain Blvd – 18,630 ADT ('18)

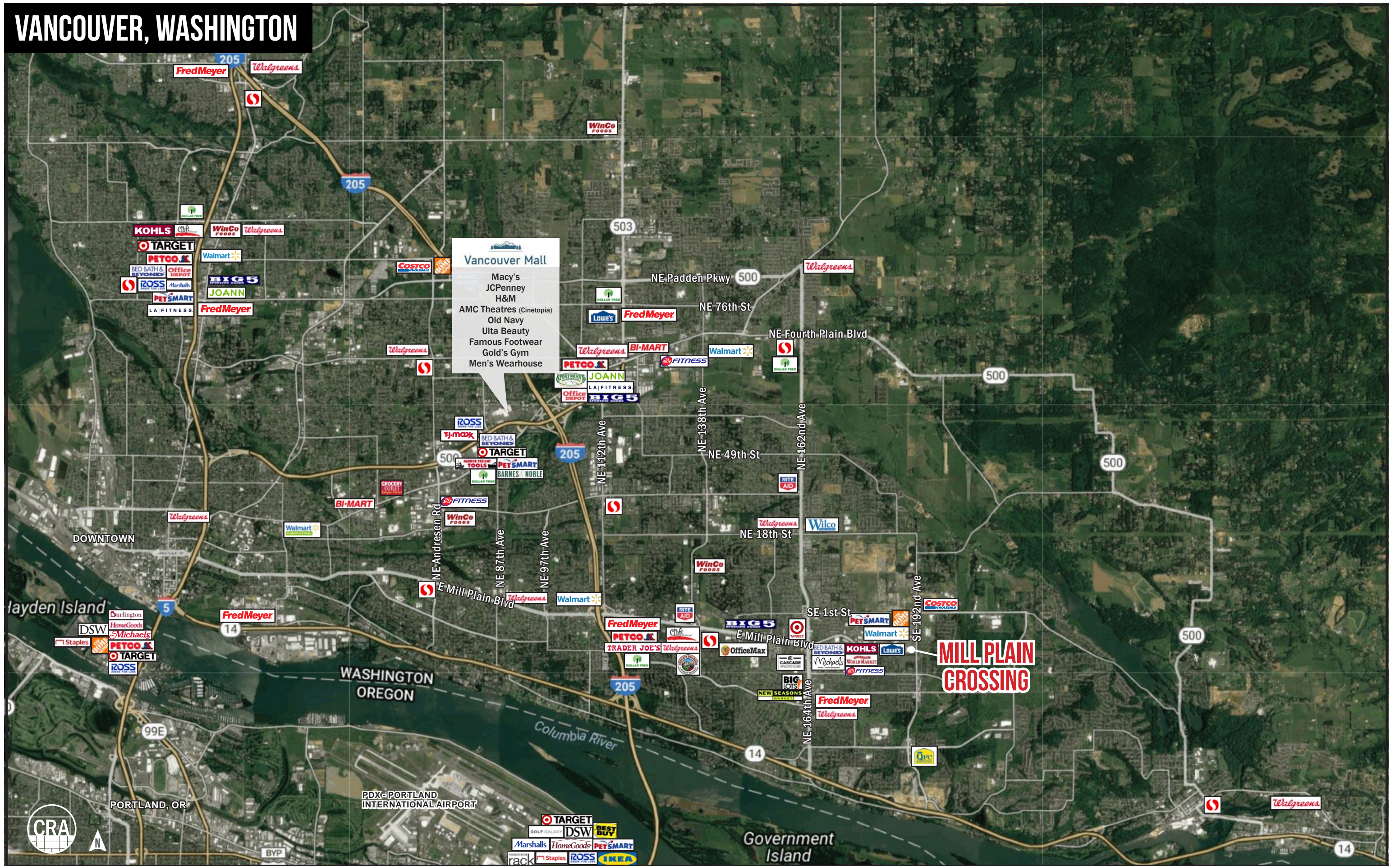
HIGHLIGHTS

- Retail power center serving the growing population in East Clark County.
- Part of the 450-acre Columbia Tech Center mixed use development.
- Columbia Tech Center retail co-tenants include Wal-Mart, Kohl's, Home Depot, PetSmart, Ross, Michael's, Cost Plus World Market, Peet's Coffee, Bed Bath & Beyond, Panera Bread, Orange Theory, Starbucks and many more.

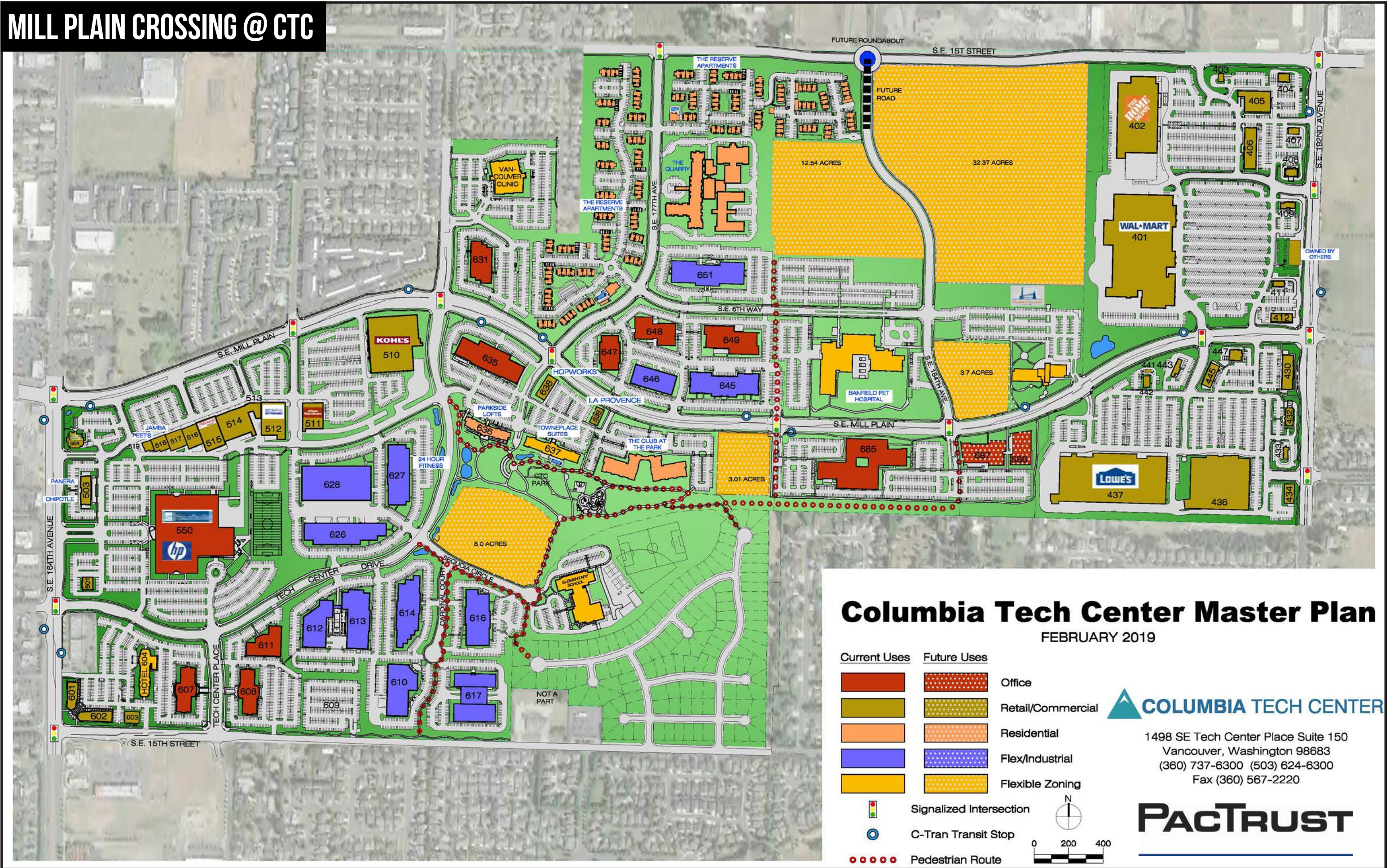
PACTRUST

 COLUMBIA TECH CENTER

VANCOUVER, WASHINGTON



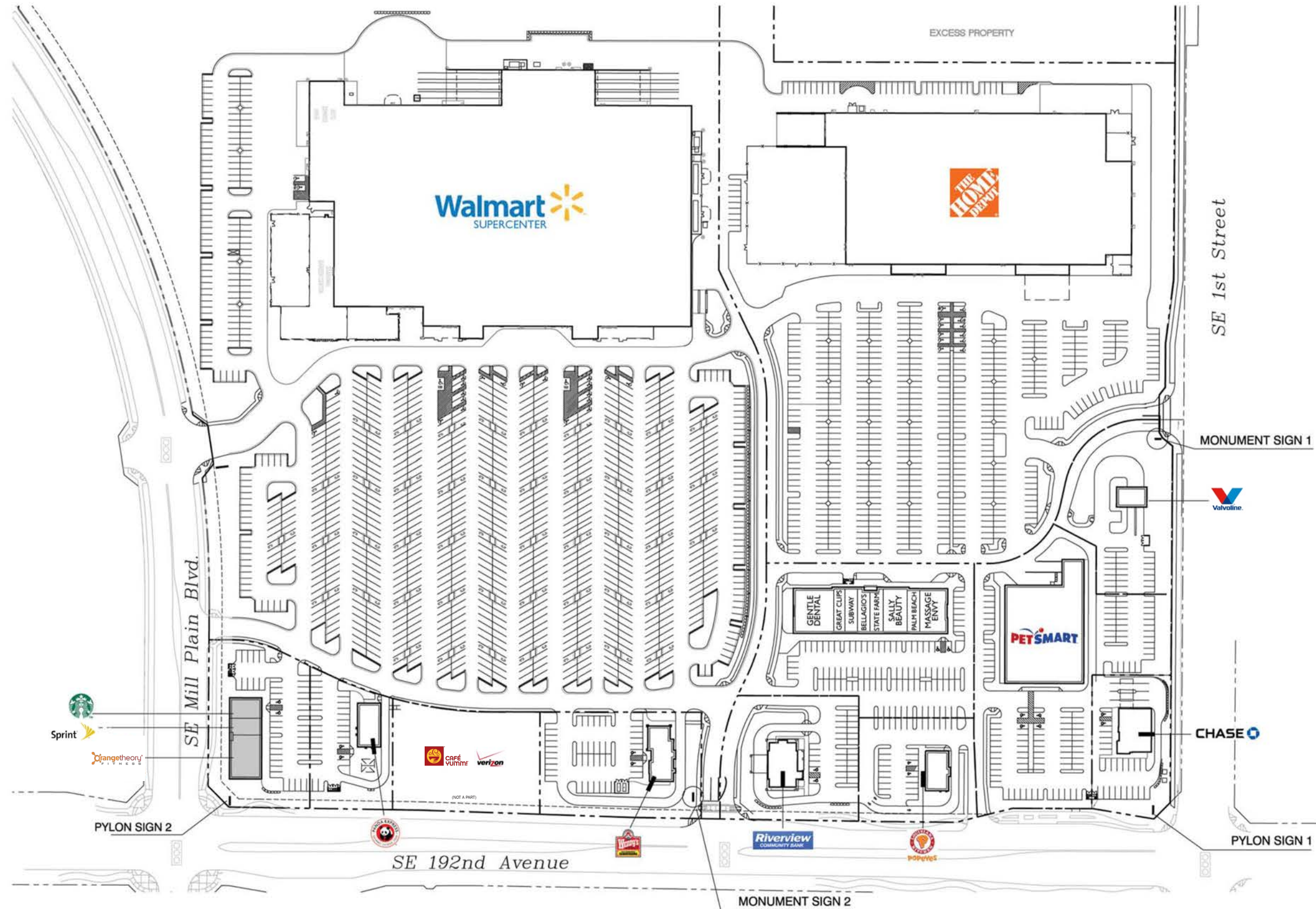
MILL PLAIN CROSSING @ CTC



COLUMBIA TECH CENTER

1498 SE Tech Center Place Suite 150
Vancouver, Washington 98683
(360) 737-6300 (503) 624-6300
Fax (360) 567-2220

PACTRUST



SITE PLAN

MILL PLAIN CROSSING @ CTC

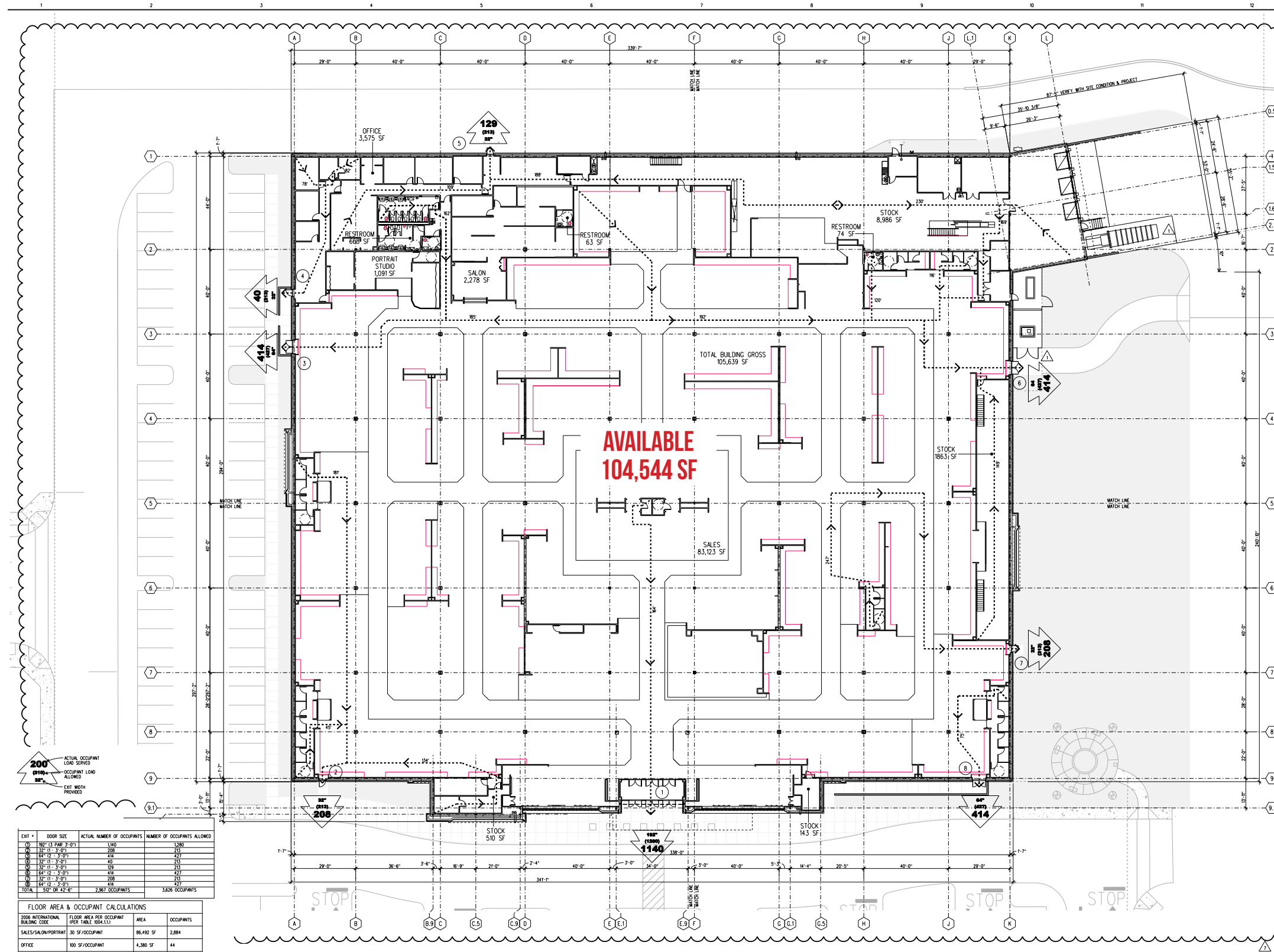
SE 192ND & MILL PLAIN

VANCOUVER, WA



BUILDING PLAN (FORMER JC PENNEY)

MILL PLAIN CROSSING @ CTC
SE 192ND & MILL PLAIN
 VANCOUVER, WA



EXIT #	DOOR SIZE	ACTUAL NUMBER OF OCCUPANTS	NUMBER OF OCCUPANTS ALLOWED
10	36" (11'-3")	1,080	1,080
11	36" (11'-3")	208	208
12	48" (12'-0")	416	416
13	36" (11'-3")	42	42
14	36" (11'-3")	39	39
15	48" (12'-0")	414	414
16	36" (11'-3")	208	208
17	48" (12'-0")	414	414
TOTAL	502' OF 42'-6"	2,967 OCCUPANTS	2,967 OCCUPANTS

FLOOR AREA & OCCUPANT CALCULATIONS		
2006 INTERNATIONAL BUILDING CODE	FLOOR AREA PER OCCUPANT PER TABLE 1004.1.1	OCCUPANTS
SALES/SALON/PORTRAIT	30 SF/OCCUPANT	86,492 SF 2,884
OFFICE	100 SF/OCCUPANT	4,380 SF 44
STOCK/MECH.	300 SF/OCCUPANT	11,502 SF 39
TOTALS		102,374 SF 2,967

REQUIRED EXIT WIDTH: 2,966 OCCUPANTS x .15 (Table 1005.1) = 443 3/8" OR 36'-11 3/8"



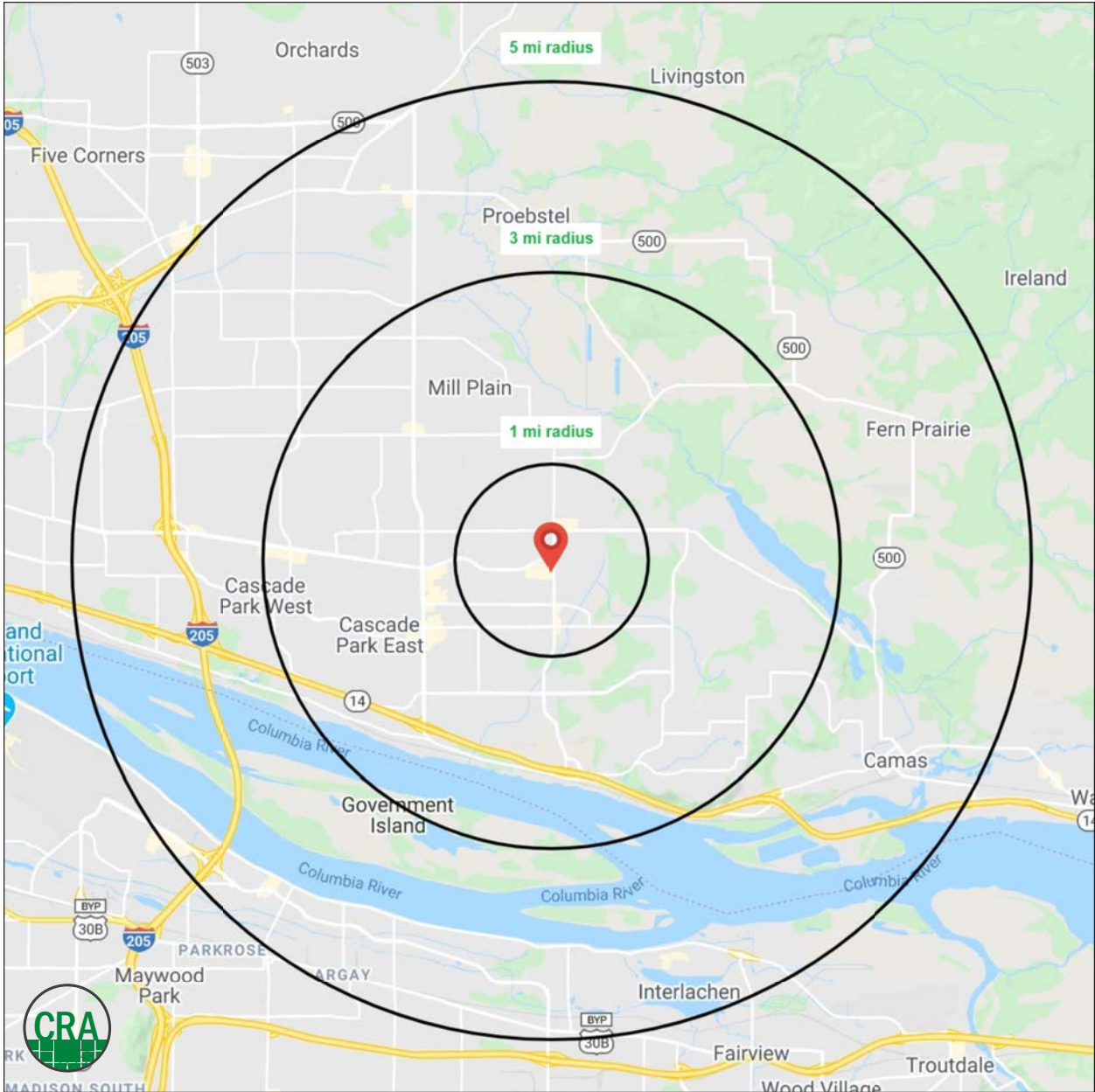
MILL PLAIN CROSSING @ CTC SE 192ND & MILL PLAIN

VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	9,916	77,785	158,908
Projected Population 2025	10,705	83,554	170,241
Average HH Income	\$124,602	\$118,372	\$103,765
Median Home Value	\$409,395	\$387,099	\$364,400
Daytime Demographics 16+	9,109	47,621	114,522
Some College or Higher	80.5%	75.9%	71.0%

124,602
Average Household Income
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6166/-122.4765

RS1

Mill Plain Crossing @ CTC Vancouver, WA 98683		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	9,916	77,785	158,908
	2025 Projected Population	10,705	83,554	170,241
	2010 Census Population	6,857	68,099	141,418
	2000 Census Population	4,536	51,377	113,025
	Projected Annual Growth 2020 to 2025	1.6%	1.5%	1.4%
	Historical Annual Growth 2000 to 2020	5.9%	2.6%	2.0%
	2020 Median Age	36.5	38.9	37.8
HOUSEHOLDS	2020 Estimated Households	3,754	29,182	60,371
	2025 Projected Households	4,014	31,141	64,416
	2010 Census Households	2,447	25,038	52,447
	2000 Census Households	1,588	18,804	41,561
	Projected Annual Growth 2020 to 2025	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	6.8%	2.8%	2.3%
RACE AND ETHNICITY	2020 Estimated White	75.6%	76.8%	77.4%
	2020 Estimated Black or African American	2.5%	3.0%	3.5%
	2020 Estimated Asian or Pacific Islander	13.3%	11.1%	9.1%
	2020 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.8%
	2020 Estimated Other Races	8.1%	8.5%	9.2%
	2020 Estimated Hispanic	9.8%	9.7%	10.6%
INCOME	2020 Estimated Average Household Income	\$124,602	\$118,372	\$103,765
	2020 Estimated Median Household Income	\$96,448	\$90,640	\$82,746
	2020 Estimated Per Capita Income	\$47,184	\$44,472	\$39,557
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.8%	2.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.0%	3.8%	4.9%
	2020 Estimated High School Graduate	15.3%	18.6%	21.7%
	2020 Estimated Some College	21.0%	25.8%	26.8%
	2020 Estimated Associates Degree Only	9.5%	10.5%	10.7%
	2020 Estimated Bachelors Degree Only	31.2%	25.0%	21.6%
	2020 Estimated Graduate Degree	18.8%	14.6%	11.9%
BUSINESS	2020 Estimated Total Businesses	423	2,257	5,697
	2020 Estimated Total Employees	6,395	24,422	67,148
	2020 Estimated Employee Population per Business	15.1	10.8	11.8
	2020 Estimated Residential Population per Business	23.4	34.5	27.9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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