



For Lease

RETAIL SPACE

# Mill Plain Plaza at Wal-Mart

221 NE 104TH AVENUE / VANCOUVER, WA

Wal-Mart anchored retail center with excellent visibility and convenient access to I-205

CONTACT

Matthew Sichel 503 972 7206 / [msichel@naielliott.com](mailto:msichel@naielliott.com)

LICENSED IN OREGON & WASHINGTON

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## Prime endcap space available

Suite 209 1,900 sf end cap

\*Please call for lease rates\*

## Grocery-anchored retail center with great visibility and immediate access to I-205

- All income and outgoing traffic to Wal-Mart pass by the site
- Located in major retail shopping area
- Over 7,000 shoppers per day at Wal-Mart

## Tenants include

- |                       |                    |
|-----------------------|--------------------|
| Wal-Mart              | Great Clips        |
| HAP                   | Game Stop          |
| Steam Open Kitchen    | Cricket Wireless   |
| Little Caesar's Pizza | Open Advanced MRI  |
| Nailux                | Yourskyme Teriyaki |
| Studio X Tattoo       |                    |

## Demographics

	1 MILE	1 MILE	3 MILES
TOTAL POPULATION	17,445	56,037	112,868
DAYTIME POPULATION	7,216	20,915	50,785
MEDIAN HH INCOME	\$53,278	\$53,637	\$52,754
AVERAGE HH INCOME	\$64,385	\$67,296	\$67,279
TOTAL HOUSEHOLDS	6,745	21,142	42,403
2021 POPULATION (FORECAST)	7,174	22,421	44,903

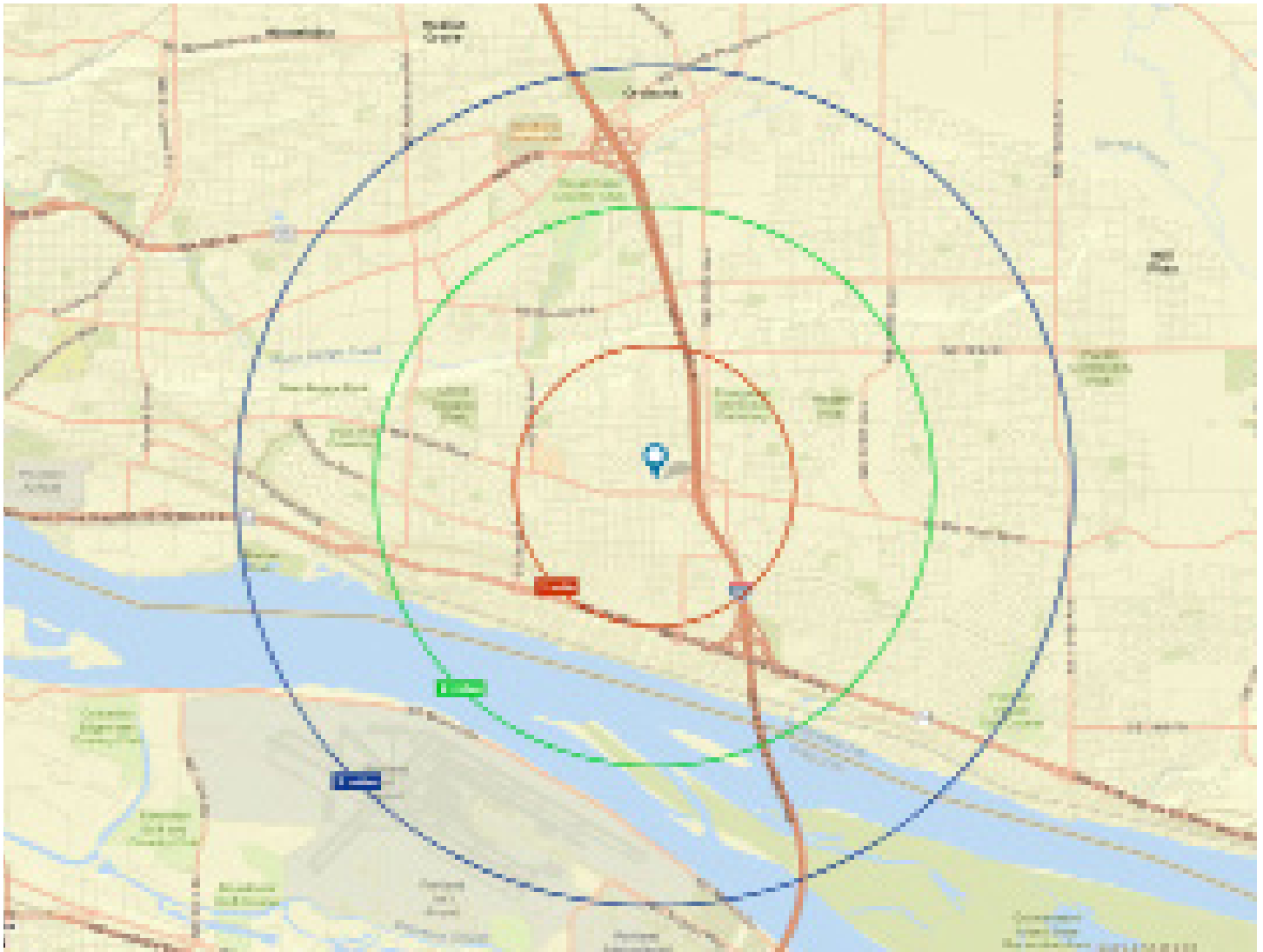


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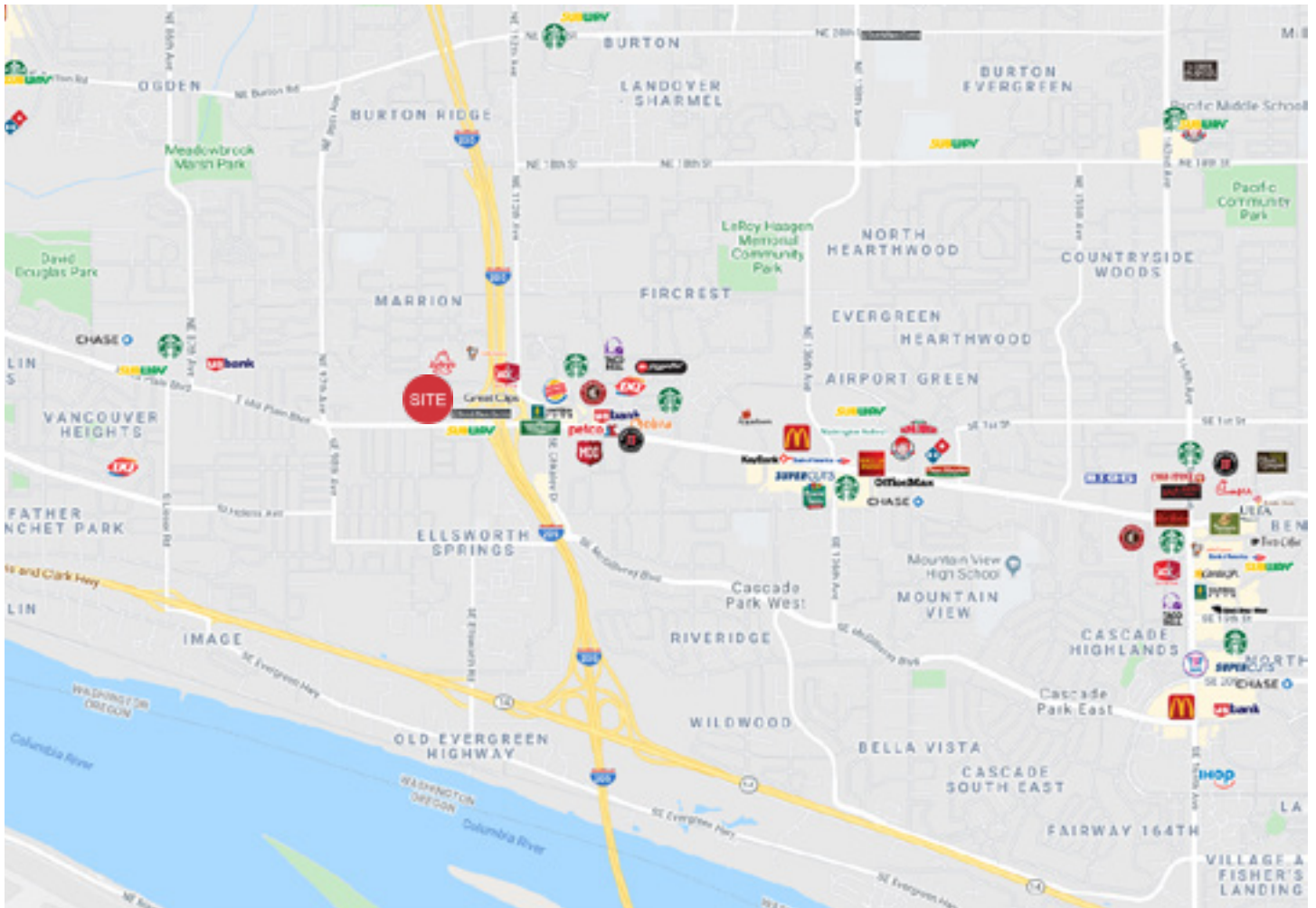
### Average daily traffic

I-205 & RAMP	123,148 ADT
I-205 & SE MILL PLAIN BLVD	114,438 ADT
I-205 & NE 9TH ST	113,535 ADT
SE MILL PLAIN BLVD & NE 106TH AVE	30,015 ADT



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NE. 104 th AVE.

