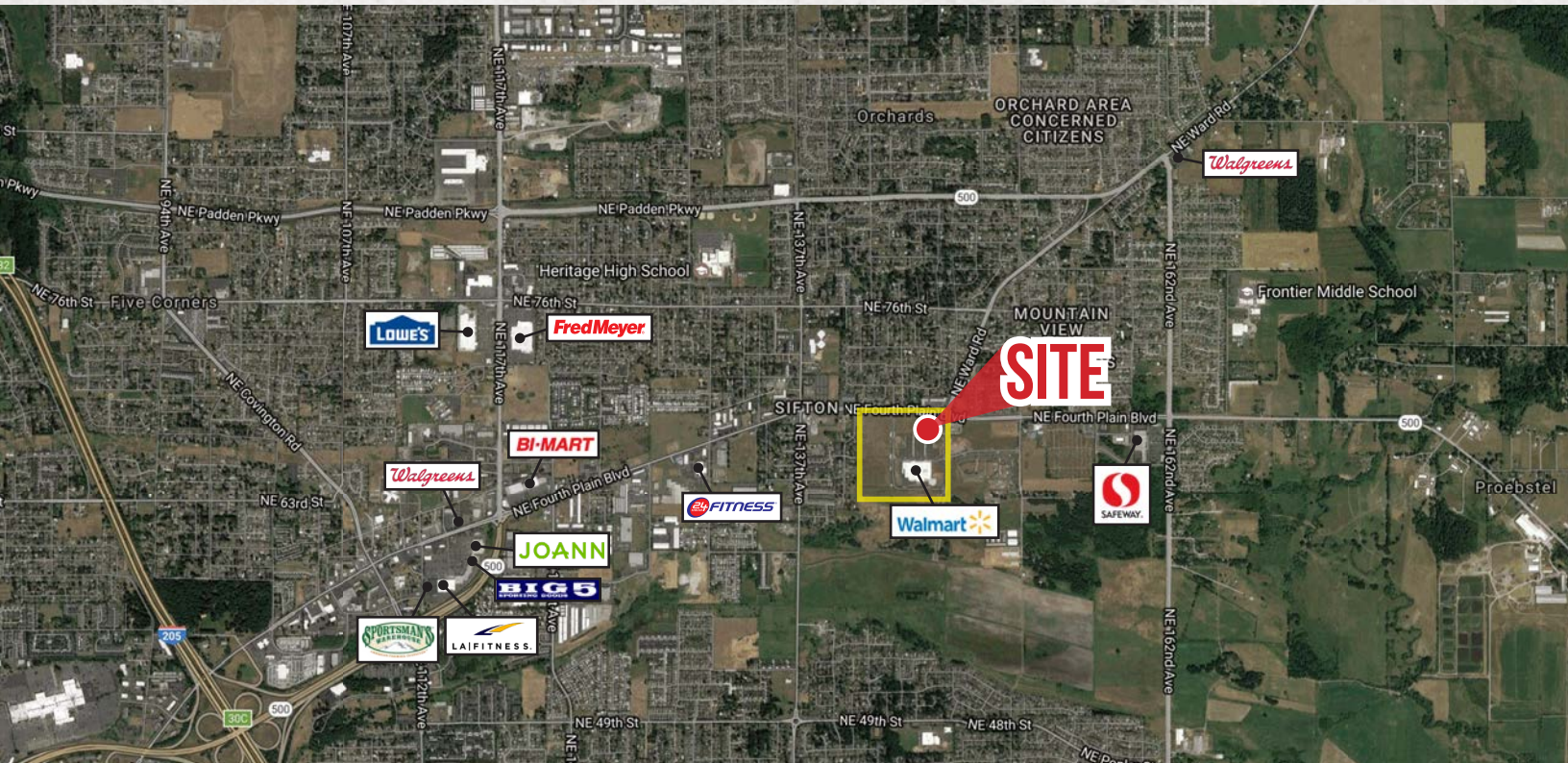


»NOW LEASING«

Walmart ANCHORED RETAIL

EVERGREEN CROSSING IN VANCOUVER, WASHINGTON



LOCATION

NE Fourth Plain Blvd & NE 143rd Ave

EVERGREEN CROSSING

AVAILABLE SPACE

New retail shop space
2,200 SF endcap available

ASKING RENT

Call for Details

HIGHLIGHTS

- New pad building anchored by Walmart Supercenter
- Building co-tenants include Pacific Dental Services, MOD Pizza, Starbucks and Jiffy Lube
- Nearby retailers include Safeway, Dollar Tree, Burgerville, Taco Bell, 24 Hour Fitness and more
- Located in a high traffic retail area with surrounding residential

TRAFFIC COUNTS

NE Fourth Plain Rd - 21,011 ADT ('18)

NE 147th Ave - 17,172 ADT ('15)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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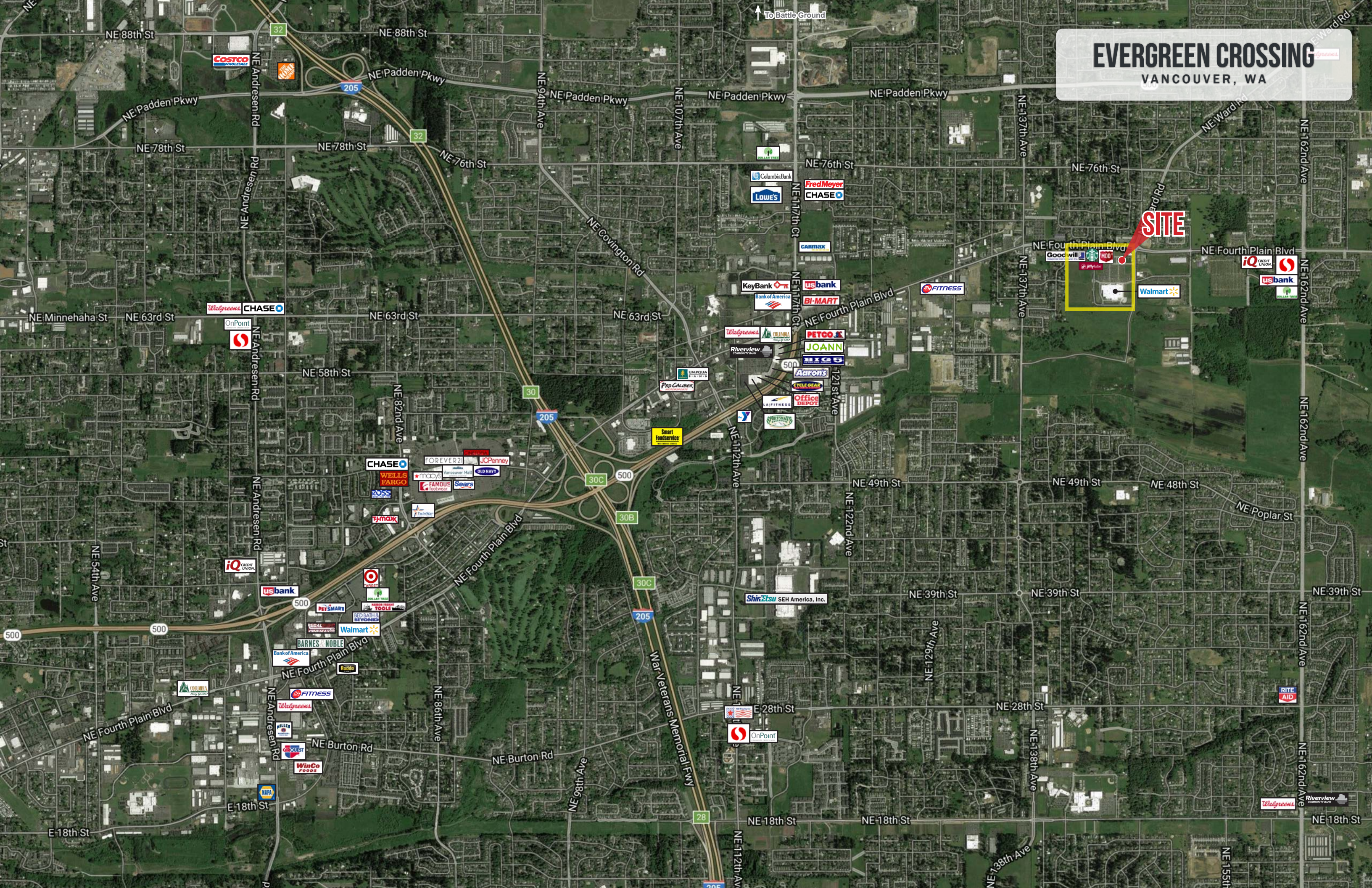
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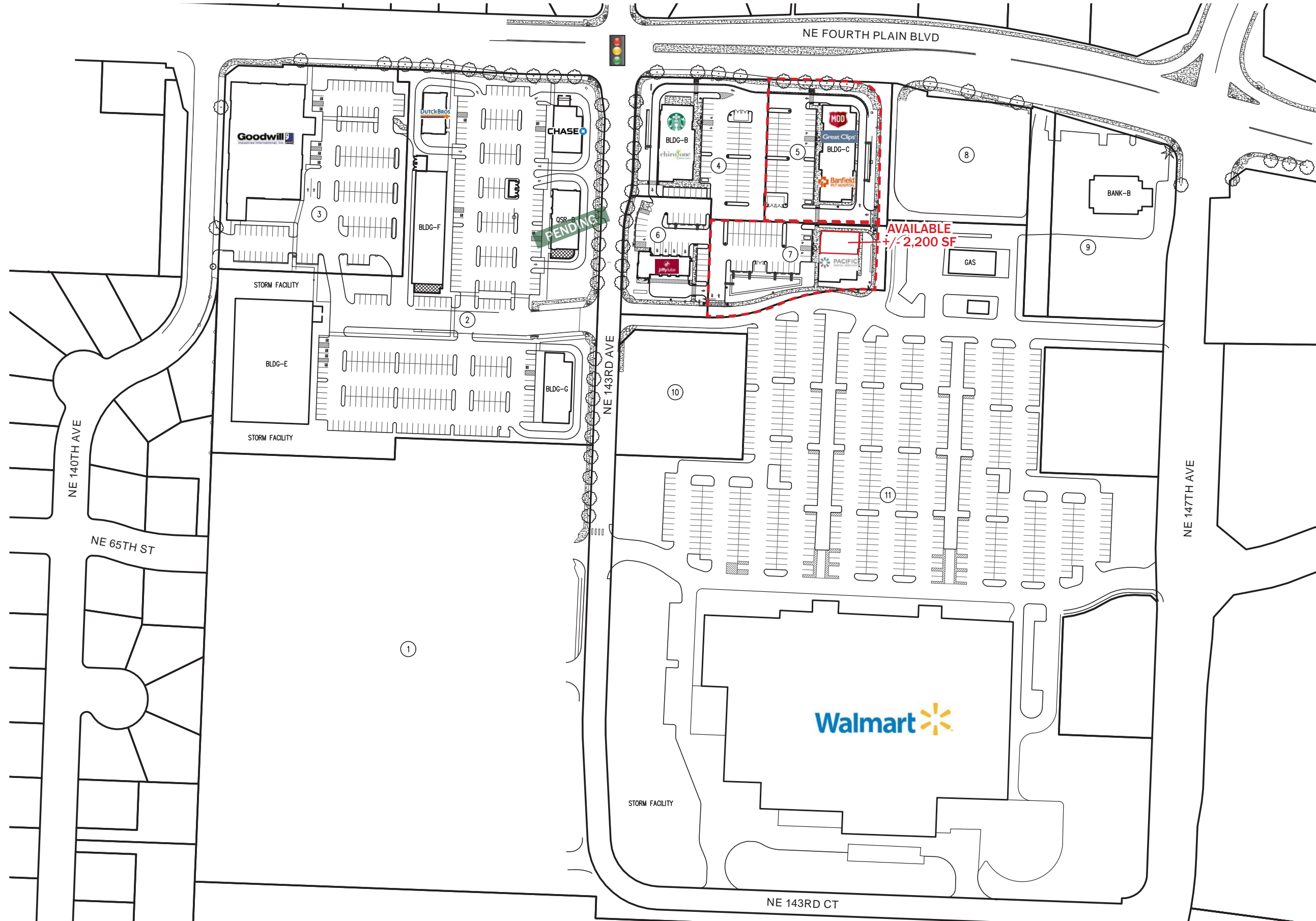
www.cra-nw.com

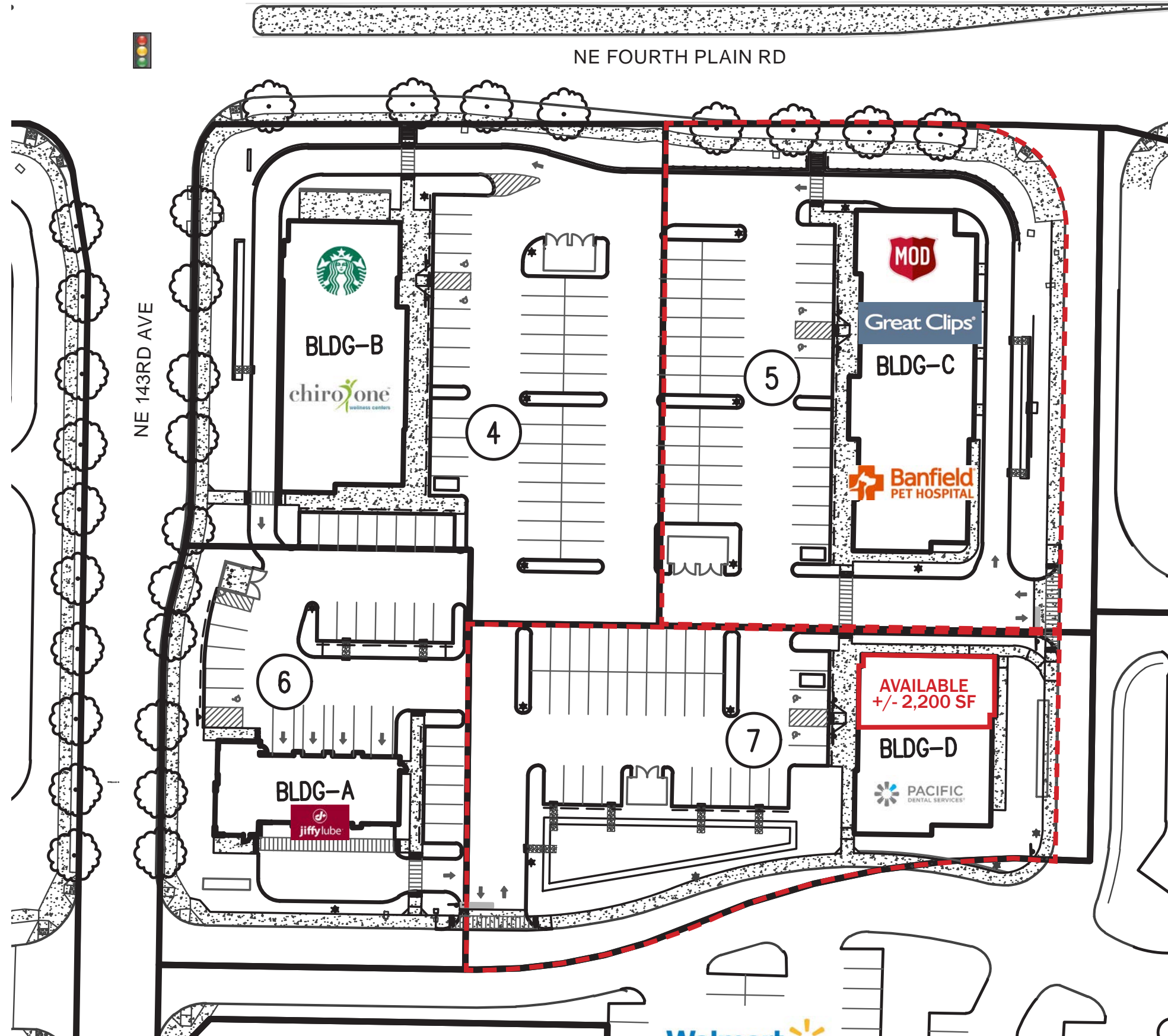
EVERGREEN CROSSING

VANCOUVER, WA

SITE







EVERGREEN CROSSING

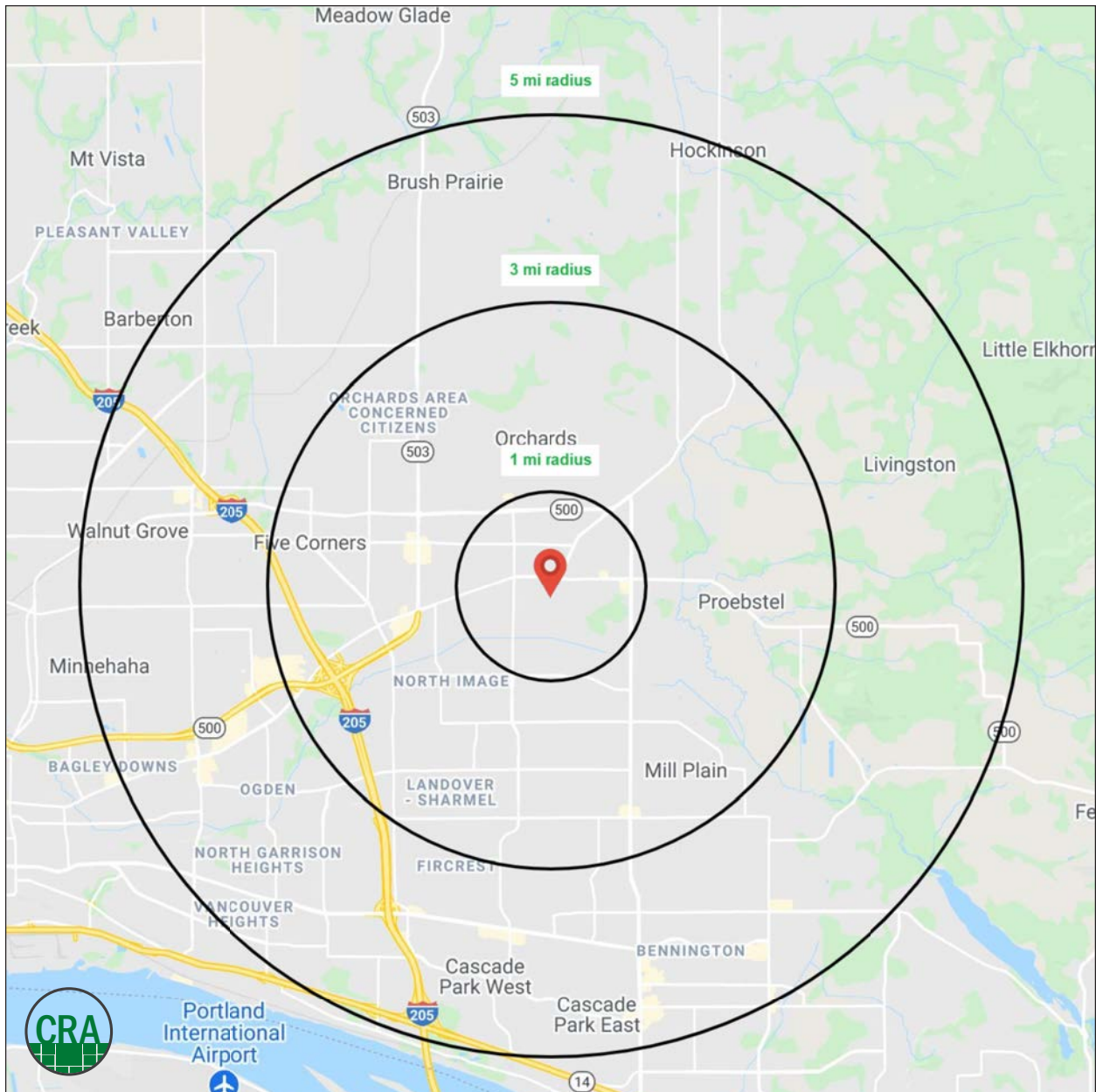
VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	11,002	99,400	211,100
Projected Population 2025	11,690	105,845	225,187
Average HH Income	\$92,648	\$88,903	\$90,278
Median Home Value	\$311,093	\$329,167	\$338,442
Median Age	34.4	35.0	36.7
Total Employees	2,608	21,541	69,060

\$92,648
Average Household Income
1 MILE RADIUS

3,636
Total Households
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6709/-122.5234

RS1

Evergreen Crossing		1 mi radius	3 mi radius	5 mi radius
Vancouver, WA 98682				
POPULATION	2020 Estimated Population	11,002	99,400	211,100
	2025 Projected Population	11,690	105,845	225,187
	2010 Census Population	10,455	81,973	179,587
	2000 Census Population	9,054	63,112	147,329
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	1.1%	2.9%	2.2%
	2020 Median Age	34.4	35.0	36.7
HOUSEHOLDS	2020 Estimated Households	3,636	34,898	79,779
	2025 Projected Households	3,894	37,381	85,670
	2010 Census Households	3,404	28,021	66,847
	2000 Census Households	2,935	21,310	53,620
	Projected Annual Growth 2020 to 2025	1.4%	1.4%	1.5%
	Historical Annual Growth 2000 to 2020	1.2%	3.2%	2.4%
RACE AND ETHNICITY	2020 Estimated White	79.5%	79.6%	78.5%
	2020 Estimated Black or African American	3.0%	2.9%	3.2%
	2020 Estimated Asian or Pacific Islander	7.1%	7.2%	7.3%
	2020 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.9%
	2020 Estimated Other Races	9.6%	9.5%	10.1%
	2020 Estimated Hispanic	12.3%	10.9%	11.8%
INCOME	2020 Estimated Average Household Income	\$92,648	\$88,903	\$90,278
	2020 Estimated Median Household Income	\$81,560	\$80,398	\$77,088
	2020 Estimated Per Capita Income	\$30,695	\$31,275	\$34,191
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.5%	2.6%	2.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	6.5%	5.8%	5.3%
	2020 Estimated High School Graduate	29.9%	27.5%	26.3%
	2020 Estimated Some College	29.7%	27.5%	27.5%
	2020 Estimated Associates Degree Only	10.0%	11.7%	11.2%
	2020 Estimated Bachelors Degree Only	14.5%	17.6%	18.3%
	2020 Estimated Graduate Degree	6.9%	7.3%	8.5%
BUSINESS	2020 Estimated Total Businesses	375	2,714	7,329
	2020 Estimated Total Employees	2,608	21,541	69,060
	2020 Estimated Employee Population per Business	7.0	7.9	9.4
	2020 Estimated Residential Population per Business	29.4	36.6	28.8

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



**COMMERCIAL
REALTY ADVISORS
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