

## RETAIL FOR LEASE

# CROSSROADS AT MILL PLAIN & 164TH AVE

902 SE 164th Ave, Vancouver, WA 98683



### OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	2
<b>AVAILABLE SF:</b>	1,500 - 3,000 SF
<b>INTRODUCTORY LEASE RATE:</b>	\$20.00 SF/yr (NNN)
<b>LOT SIZE:</b>	18,731 SF
<b>BUILDING SIZE:</b>	6,616 SF
<b>ZONING:</b>	CC
<b>MARKET:</b>	East Vancouver

### PROPERTY OVERVIEW

Landlord is offering a first year introductory rate of \$20.00 SF/YR on qualified leases. Premises is adjacent to ZOOM+care & newly signed Nothing Bundt Cakes and Building is adjacent to 7-Eleven + fuel, Starbucks, WellHaven Pet Health, Modern Dentistry, nail salon and national insurance providers.

The Crossroads at Mill Plain & 164th Ave is located at a high-traffic, signalized intersection with access from 164th and Mill Plain.

### PROPERTY HIGHLIGHTS

- Open Floor Plan with 2 existing restrooms and storage/break room
- Neighbors include Regal Cinema, Crunch Fitness, Chipotle, Chik-fil-a, Olive Garden, Bank of America,
- Target, Whole Foods Market, Nautilus, CTC Campus
- High Traffic Counts and Signalized Intersection
- Strong Retail Location
- Signage Available on 3 Building Sides and 2 Monument Signs
- Shared Access & Parking

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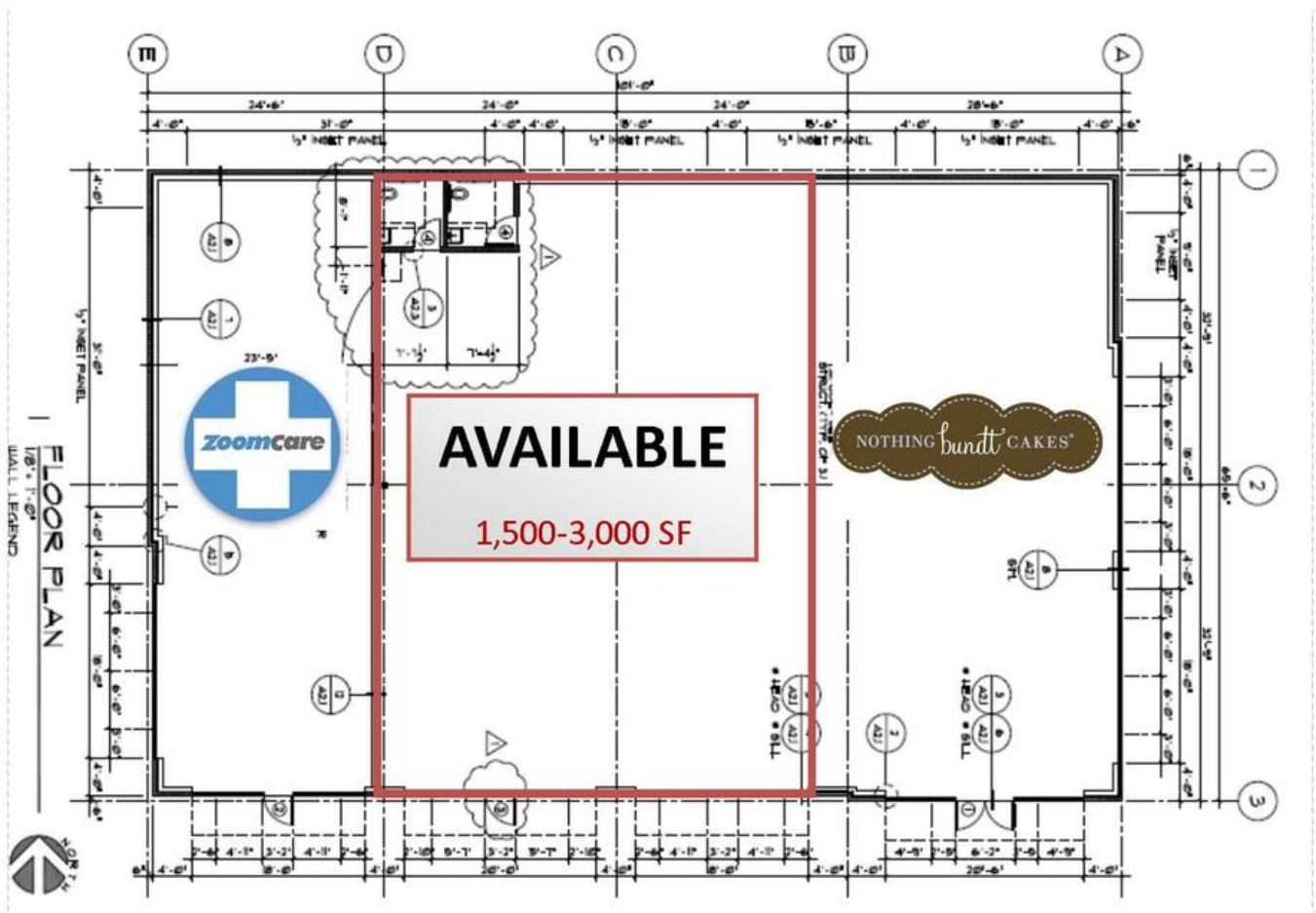
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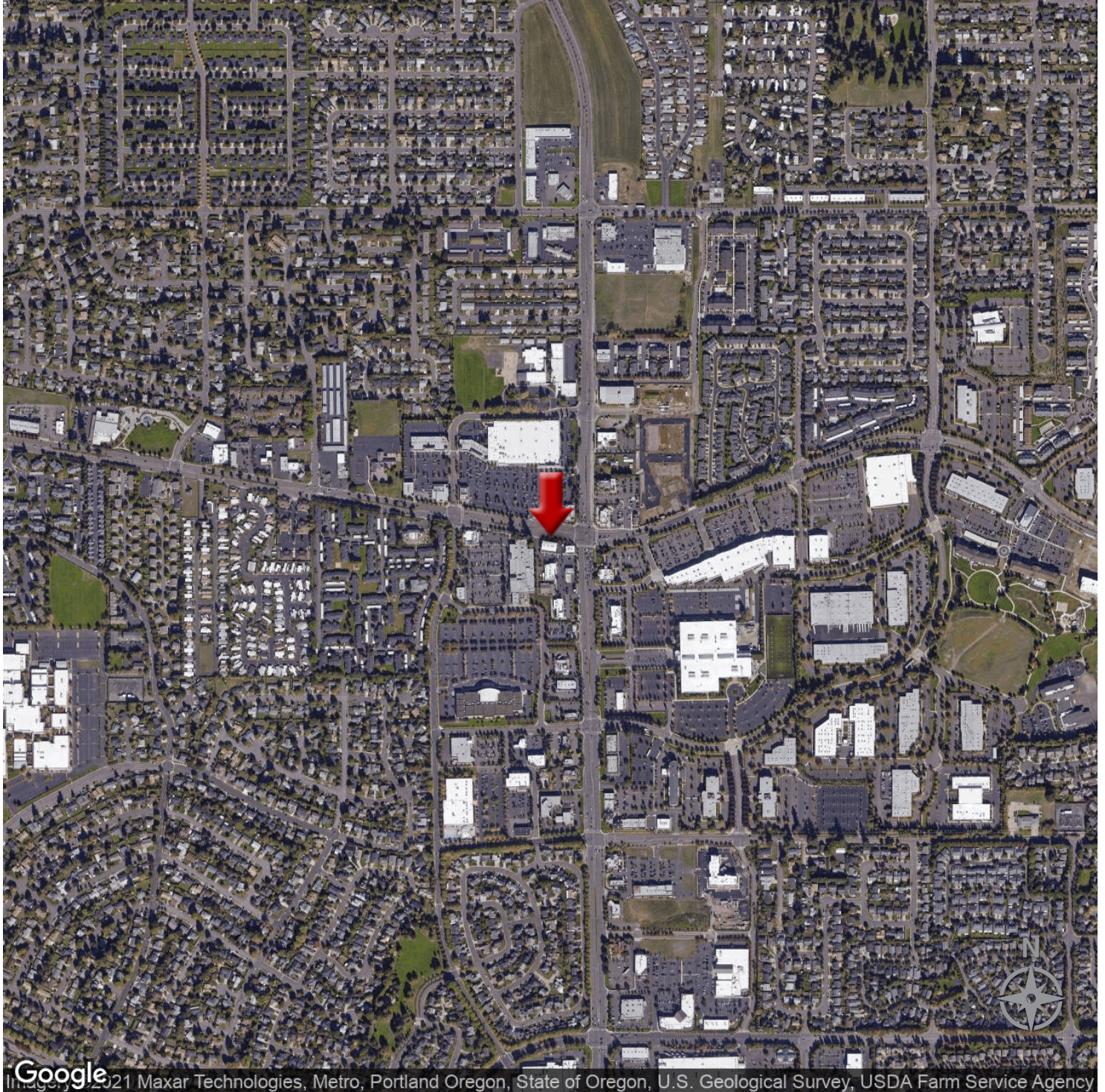
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	15,958	49,950	90,809
Median age	36.6	40.3	38.7
Median age (male)	35.3	38.7	37.2
Median age (Female)	37.5	41.4	40.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	6,294	19,193	34,204
# of persons per HH	2.5	2.6	2.7
Average HH income	\$61,364	\$68,310	\$71,910
Average house value	\$250,479	\$289,775	\$297,489

*\* Demographic data derived from 2010 US Census*

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