

MOUNTAIN VIEW VILLAGE

14415 SE Mill Plain Blvd, Vancouver, WA 98684



AVAILABLE SF:	1,680 SF
LEASE RATE:	\$15.00 SF/Yr (NNN)
2020 NNN:	\$6.52 SF/YR
LOT SIZE:	3.46 Acres
BUILDING SIZE:	36,005 SF
ZONING:	CC
MARKET:	Fisher's Landing

PROPERTY OVERVIEW

Mt. View Village presents a Tenant the opportunity to be part of an established retail center in a heavily trafficked area of East Vancouver at a very desirable lease rate. The center consists of 17 suites leased to a diverse mix of retail, office and restaurant tenants including Edward Jones, Jorge's Margarita Factory, Fast Signs, Out-of Bounds Bar & Grill and Rib City Grill. New tenants include Mattress Superstore, Paradigm Escape Games and Metro PCS.

Mt. View Village is well located and visible from SE Mill Plain Blvd and has excellent accessibility to Interstate 20 and Highway 14.

HIGHLIGHTS

- 4:1,000 Parking Ratio
- Co-Tenants include Jorge's Margarita Factory, Paradigm Escape Games, Mattress Superstore, Out-of-Bounds Sports Bar, Rib City, Edward Jones and Metro PCS
- Over 32,000 daytime employees within 3 miles

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RETAIL FOR LEASE

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite B101	Strip Center	\$15.00 SF/YR	NNN	1,680 SF	VACANT
14415 SE Mill Plain Blvd	Strip Center	\$15.00 SF/YR	NNN	2,040 SF	Leased
14415 SE Mill Plain Blvd	Strip Center	\$15.00 SF/YR	NNN	2,720 SF	Leased
14415 SE Mill Plain Blvd	Strip Center	\$12.00 SF/YR	NNN	5,880 SF	Leased
14415 SE Mill Plain Blvd	Strip Center	\$12.00 SF/YR	NNN	1,705 SF	Leased
14415 SE Mill Plain Blvd	Strip Center	\$15.00 SF/YR	NNN	3,017 SF	Leased

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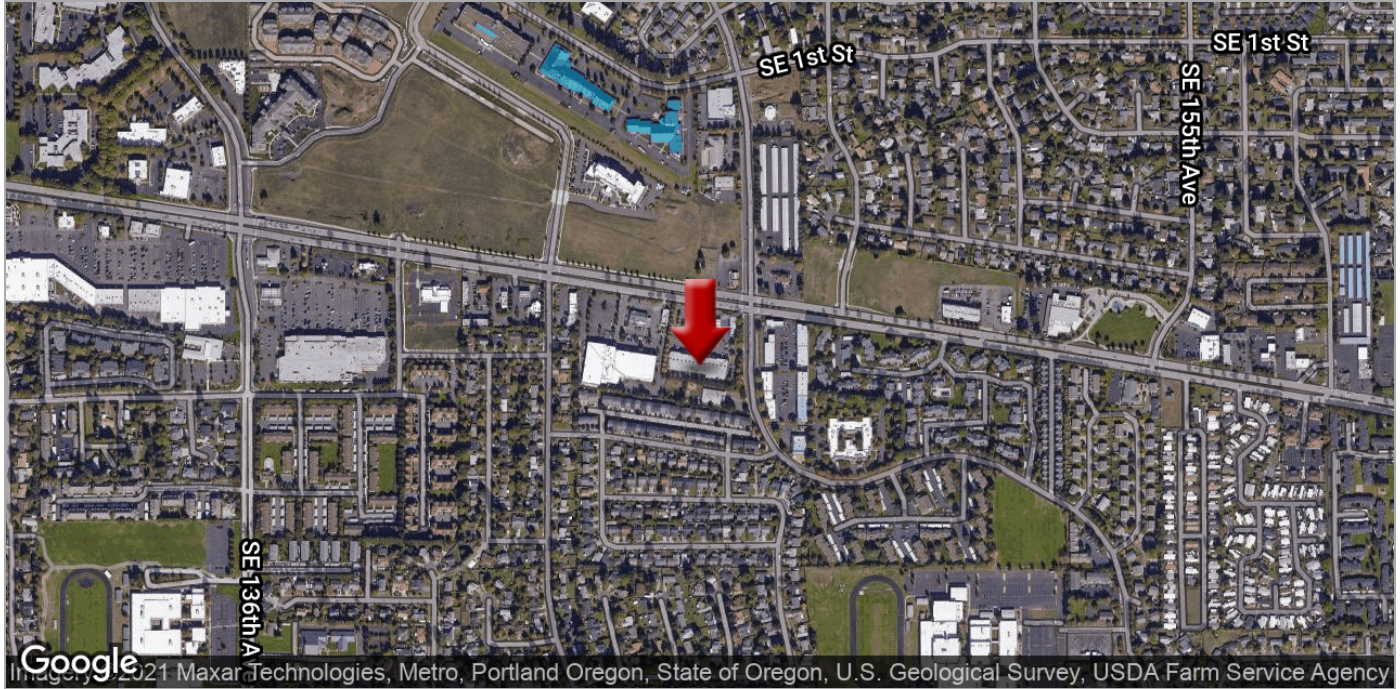
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	17,752	57,255	101,663
MEDIAN AGE	36.2	40.1	38.7
MEDIAN AGE (MALE)	34.7	38.1	37.4
MEDIAN AGE (FEMALE)	37.6	41.4	39.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,193	22,464	39,259
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$60,217	\$65,704	\$67,627
AVERAGE HOUSE VALUE	\$243,688	\$274,688	\$270,495

RACE	1 MILE	2 MILES	3 MILES
% WHITE	83.3%	83.7%	83.7%
% BLACK	2.4%	2.4%	2.6%
% ASIAN	5.4%	5.7%	6.2%
% HAWAIIAN	0.4%	0.7%	0.7%
% INDIAN	0.9%	0.9%	0.7%
% OTHER	2.8%	2.0%	1.7%

ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	8.9%	7.7%	7.0%

* Demographic data derived from 2010 US Census

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