

RETAIL FOR LEASE

CENTURION BUILDING

703 Main Street, Vancouver, WA 98660



OFFERING SUMMARY

NUMBER OF UNITS:	3
AVAILABLE SF:	1,392 SF
LEASE RATE:	\$18.00 SF/yr (NNN)
LOT SIZE:	5,588 SF
BUILDING SIZE:	11,000 SF
ZONING:	CX
MARKET:	Downtown

PROPERTY OVERVIEW

The Centurion Building is located on the NEC of Main Street and 7th in downtown Vancouver. Highly functional 1,392 SF space with Main Street frontage. The Centurion Building is a landmark in the downtown core.

PROPERTY HIGHLIGHTS

- High Visibility Location
- Building Signage Available
- Restroom included in suite
- Metered Street Parking
- 2020 NNN estimated at \$4.40 SF/YR

KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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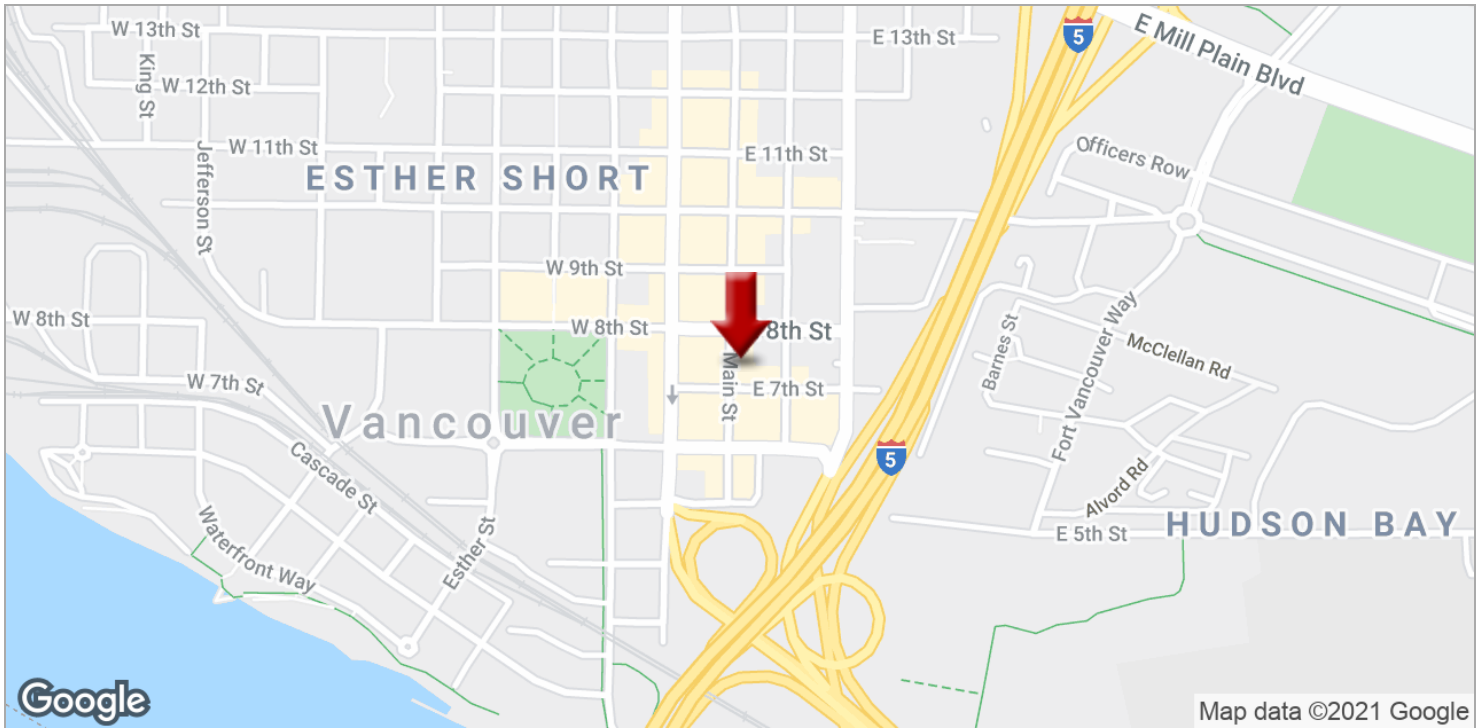
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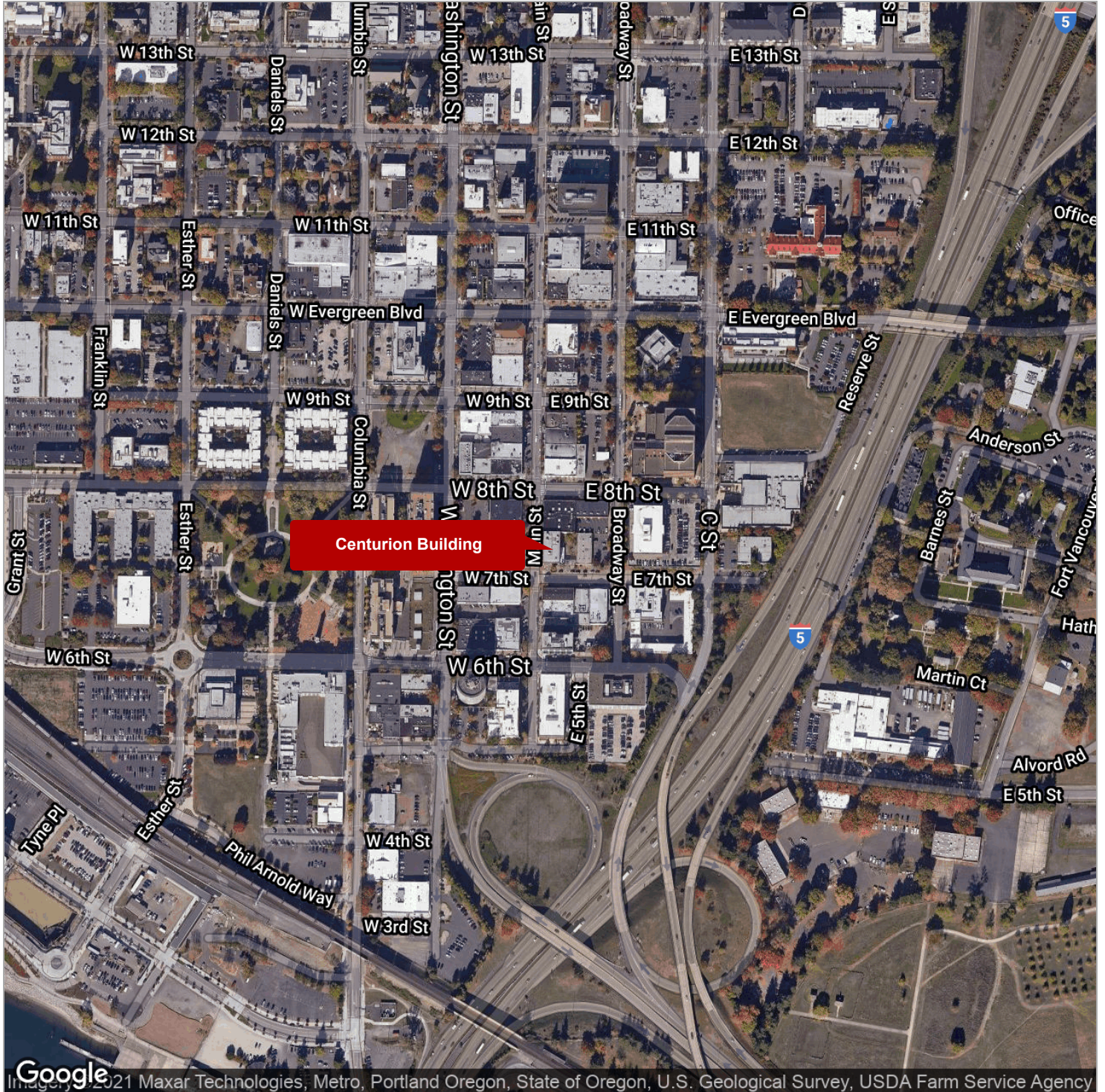
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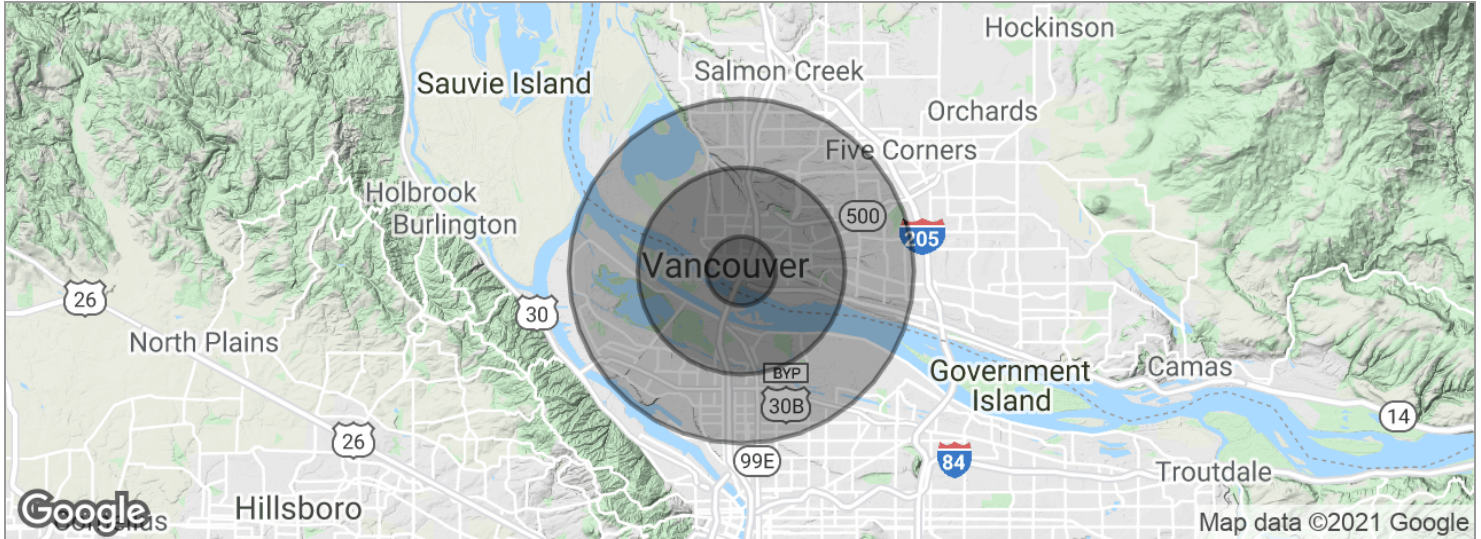
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,600	54,323	200,506
Median age	40.9	36.9	35.5
Median age (male)	38.8	35.9	34.7
Median age (Female)	43.2	38.0	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,092	23,849	83,281
# of persons per HH	2.1	2.3	2.4
Average HH income	\$51,594	\$56,404	\$59,304
Average house value	\$309,651	\$253,668	\$272,394

** Demographic data derived from 2010 US Census*

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