

Retail/Restaurant Space | For Lease | ± 3,900 SF

CBRE

8800 NE Vancouver Mall Dr. | Vancouver, WA 98662

VANCOUVER RETAIL CENTER UNDEVELOPED RETAIL PAD OPPORTUNITY | DRIVE-THRU PERMITTED



*Site outlines are approximate



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**CALL FOR
LEASE RATES**

CBRE, INC | 1300 SW 5TH AVENUE #3500 | PORTLAND, OR 97201

Undeveloped Retail Pad Opportunity

3,900 SF Drive-Thru Retail Pad Available

- **Standalone Advantage**
Located in the parking lot, offering independent access and branding opportunities
- **High-Traffic Location**
Benefit from maximum customer exposure. Unmatched visibility
- **Undeveloped Pad**
Opportunity for development with Landlord and Mall Ownership
- **Ideal Uses**
Fast food, retail, and other service-oriented exposure

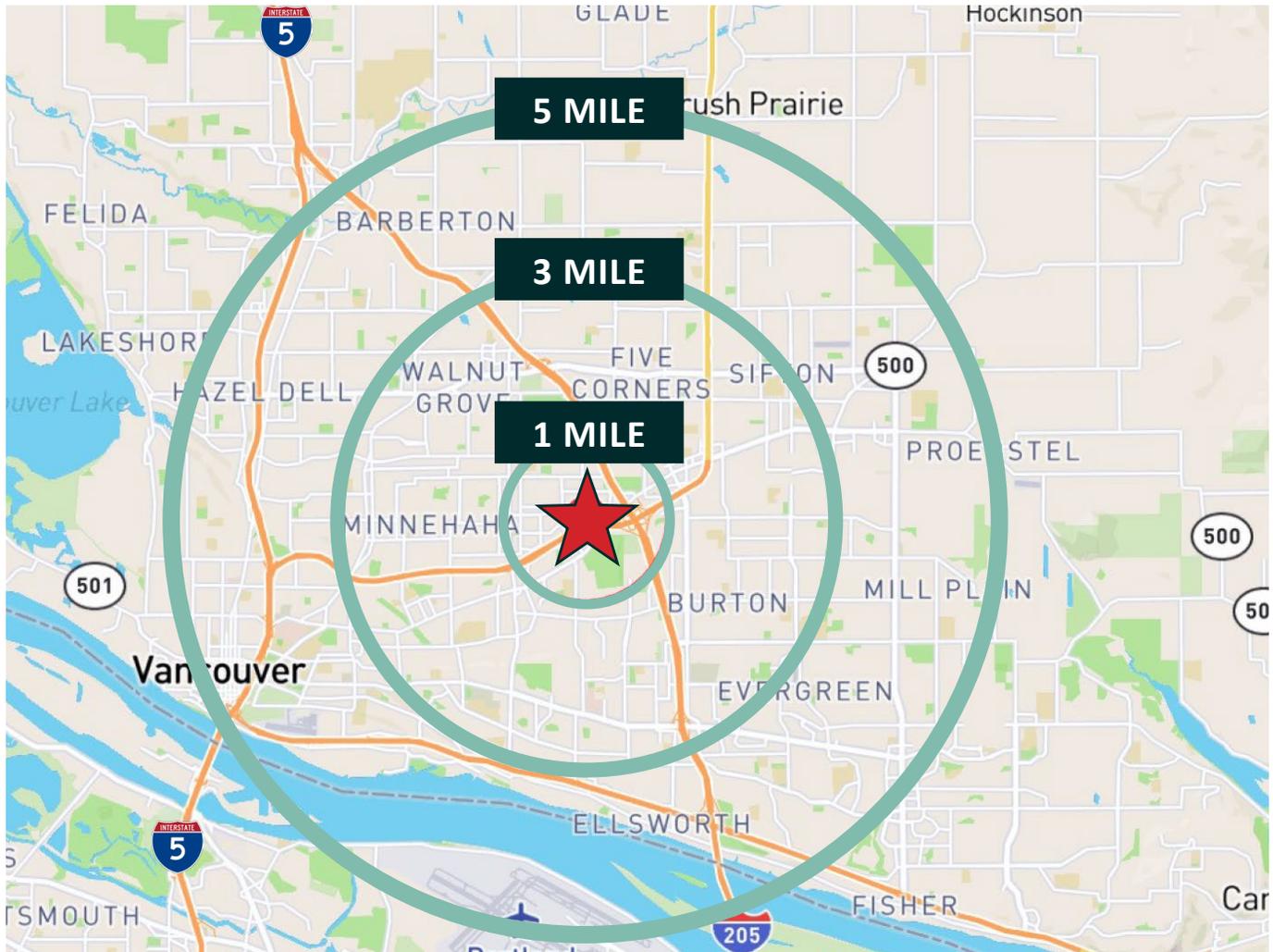
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Property Highlights

- + The location benefits from suburb visibility, a built in customer base and vehicle traffic generated by the adjacent Vancouver Mall, an established regional shopping destination with 97% occupancy
- + Direct access and visibility off of 2 main highways-Interstate 205 (north/south) and SR 500 (east/west)
- + Drive-thru approved undeveloped pad available for lease, BTS or ground lease. Perfect for fast food or financial services
- + Shared parking with the Vancouver mall
- + Excellent opportunity for a tenant to open a business in a proven retail market surrounded by upper end shopping and dining



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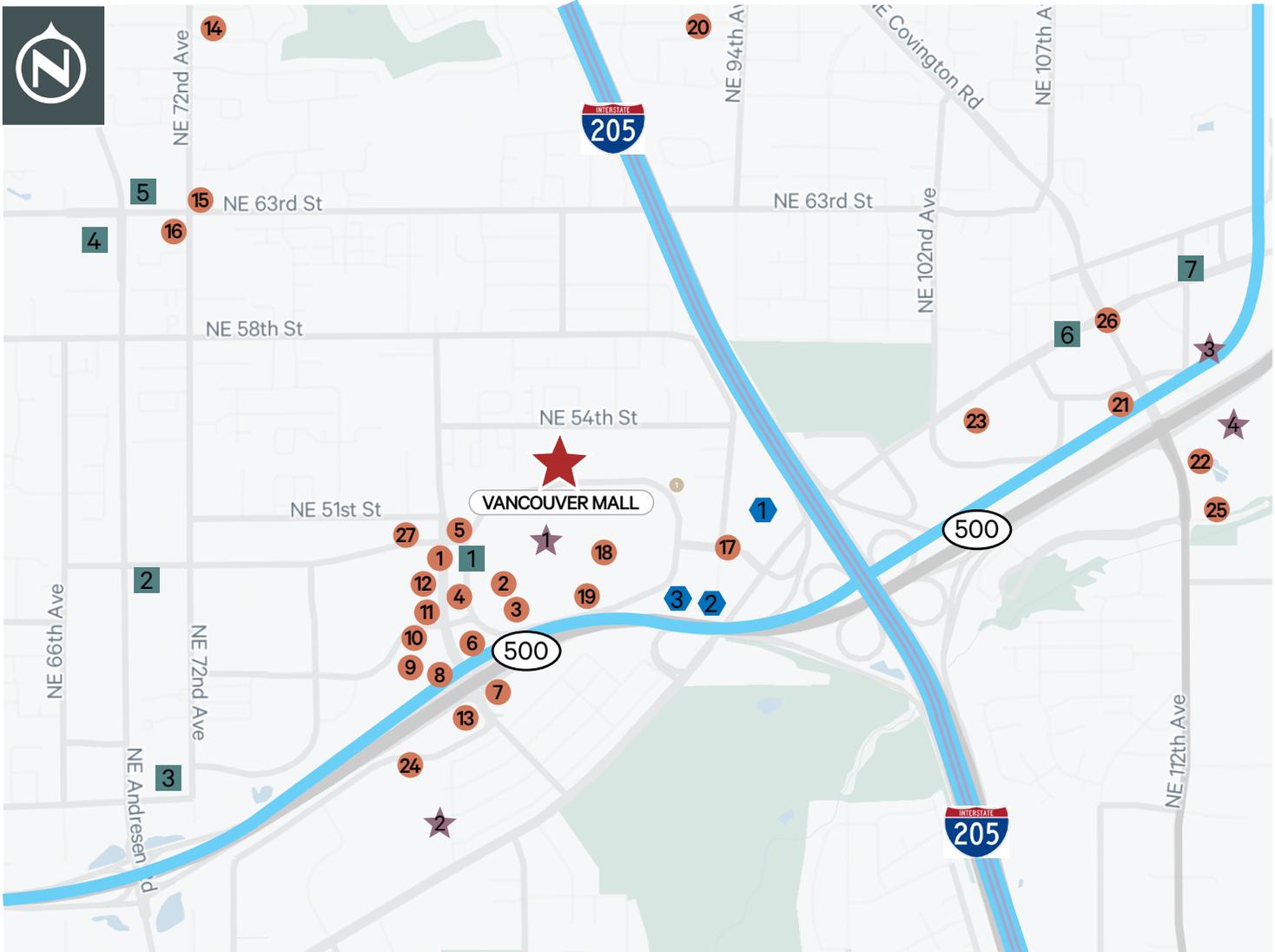


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POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	17,784	137,869	304,928
2029 Population - Five Year Projection	18,513	144,563	320,601
2020 Population - Census	17,069	130,304	286,278
2010 Population - Census	14,598	110,626	242,119
2020-2024 Annual Population Growth Rate	0.78%	1.08%	1.21%
2024-2029 Annual Population Growth Rate	0.81%	0.95%	1.01%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households - Current Year Estimate	7,576	52,602	118,380
2029 Households - Five Year Projection	7,922	55,445	125,233
2010 Households - Census	7,256	49,023	110,004
2020 Households - Census	6,418	42,181	93,205
2020-2024 Compound Annual Household Growth Rate	0.83%	1.35%	1.41%
2024-2029 Annual Household Growth Rate	0.90%	1.06%	1.13%
2024 Average Household Size	2.32	2.60	2.55
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$94,547	\$102,011	\$112,378
2029 Average Household Income	\$105,044	\$113,588	\$125,709
2024 Median Household Income	\$72,541	\$82,683	\$88,609
2029 Median Household Income	\$79,501	\$91,914	\$100,677
2024 Per Capita Income	\$40,352	\$39,143	\$43,644
2029 Per Capita Income	\$45,004	\$43,821	\$49,119
PLACE OF WORK	3 MILE	5 MILES	10 MILES
2024 Businesses	804	4,244	9,768
2024 Employees	9,602	51,017	106,502

Amenity Map



RESTAURANTS & COFFEE

1. Voodoo Donut
2. Chick-fil-A
3. Five Guys
4. Red Lobster
5. Popeye's Louisiana Kitchen
6. Red Robin
7. Chipotle
8. Starbucks
9. Jamba Juice
10. Firehouse Subs
11. Olive Garden
12. Shari's Café & Pies

13. Burgerville
14. Cameo Café
15. Subway
16. Papa Murphy's Take 'N' Bake Pizza
17. Slingshotz Espresso
18. Braganza Tea
19. Gravity Coffee
20. The Roasted Bean Espresso
21. KFC
22. Applebee's Grill + Bar
23. Pho Saigon
24. IHOP

25. Dutch Bros Coffee
26. Gold Cup Coffee House
27. Dutch Bros Coffee

BANKS/CREDIT UNIONS

1. Wells Fargo
2. IQ Credit Union
3. US Bank
4. OnPoint Community Credit Union
5. Chase Bank
6. Umqua Bank
7. Columbia Credit Union

FITNESS CENTERS

1. Gold's Gym
2. Crunch Fitness
3. LA Fitness
4. Clark county YMCA

HOTELS

1. Best Western Plus
2. Comfort Suites
3. Days Inn & Suites



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