

Retail/Restaurant Space | For Lease | ± 1,619 SF

**CBRE**

8800 NE Vancouver Mall Dr. | Vancouver, WA 98662

VANCOUVER RETAIL CENTER

RETAIL SPACE AVAILABLE



\*Site outline is approximate



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**CALL FOR  
LEASE RATES**

## 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)
- + 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

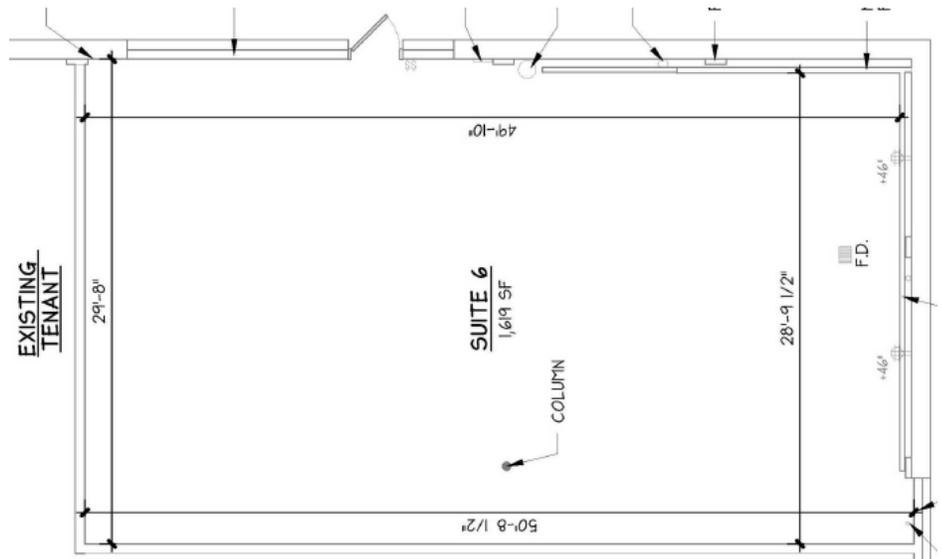
## Retail Space 2

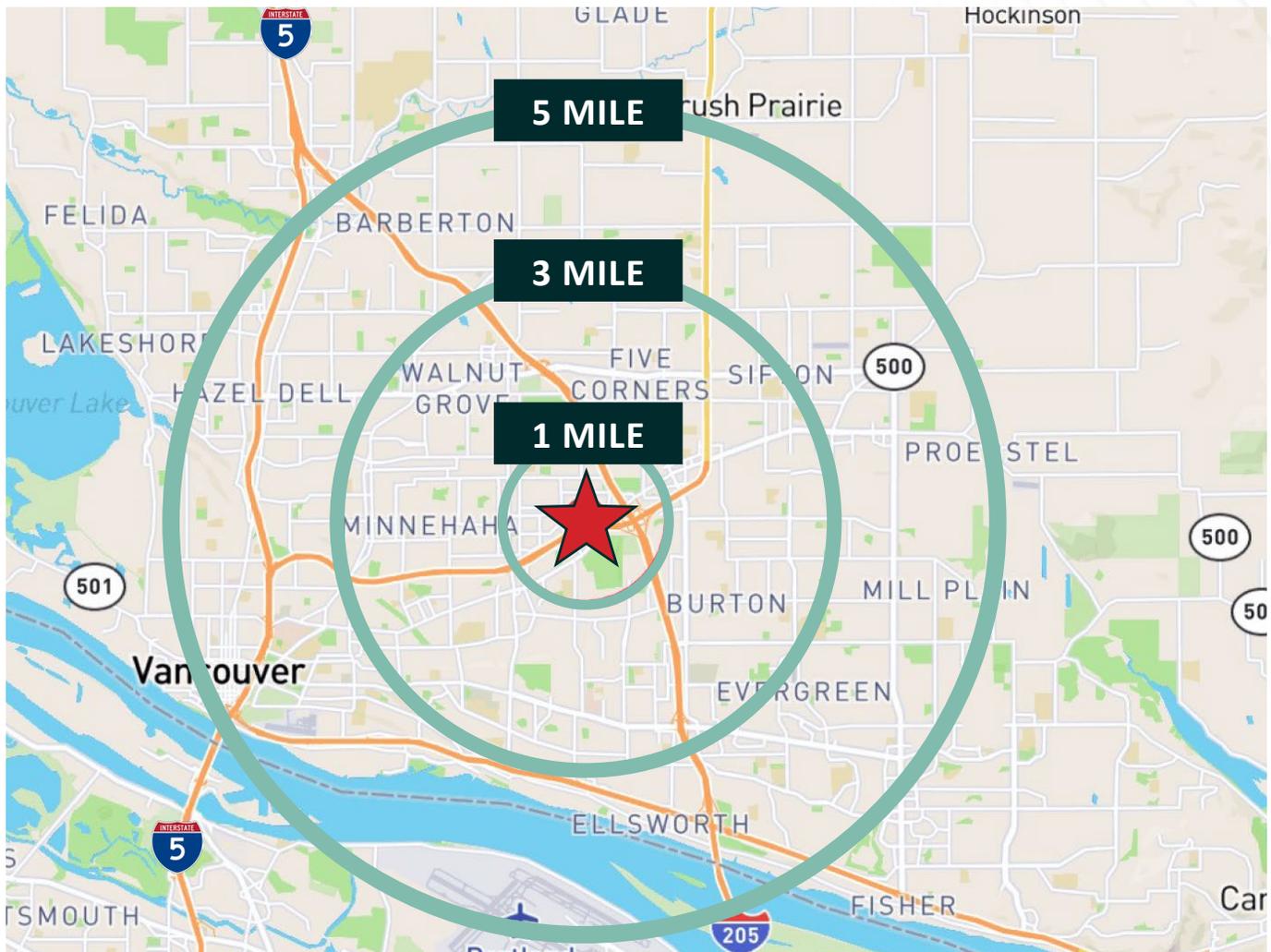
1,619 SF Retail Space Available

- **Build-Out Ready**  
Shell condition allows for custom build-out with Landlord TI support
- **Independence Access**  
Exterior entrance, not within the mall. Includes ample parking and easy access
- **Key Advantage**  
Located next to Sephora on the end-cap, a premier global retailer, driving high foot traffic
- **Perfect For**  
A variety of retail concepts from generic retail to food service

## Retail 2 - Floor Plan

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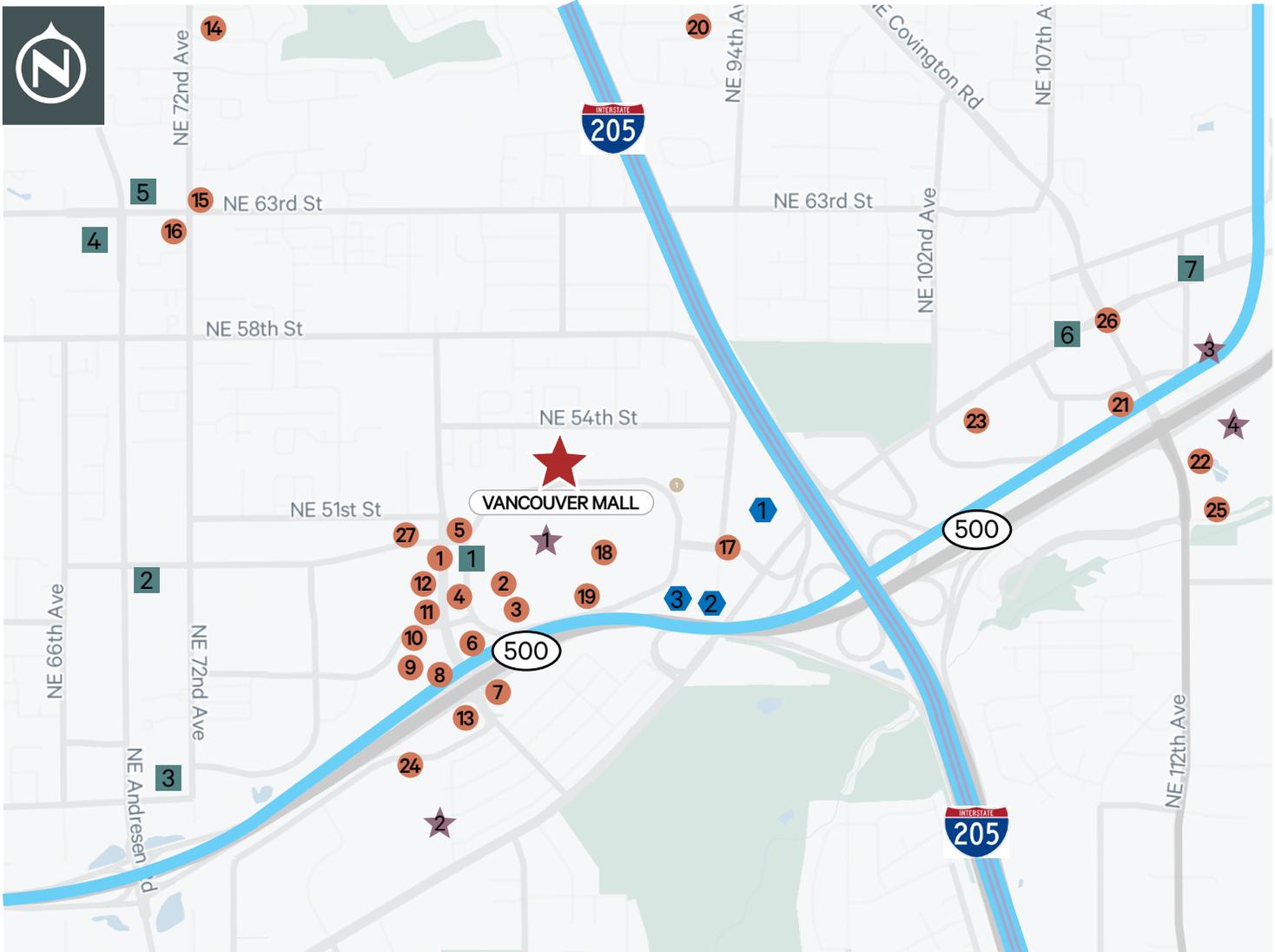


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POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	17,784	137,869	304,928
2029 Population - Five Year Projection	18,513	144,563	320,601
2020 Population - Census	17,069	130,304	286,278
2010 Population - Census	14,598	110,626	242,119
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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