

EASTSIDE SPECTRUM

Retail / Service Space | Vancouver, Washington



LOCATION: Excellent location on SE 164th Avenue and SE 20th Street with easy access from Hwy 14.

NEIGHBORING RETAILERS:



AVG. DAILY TRAFFIC COUNT:

64,456 +/- (North/South)

AVAILABILITY:

Existing Space: 1,340SF – 4,852SF (contiguous)

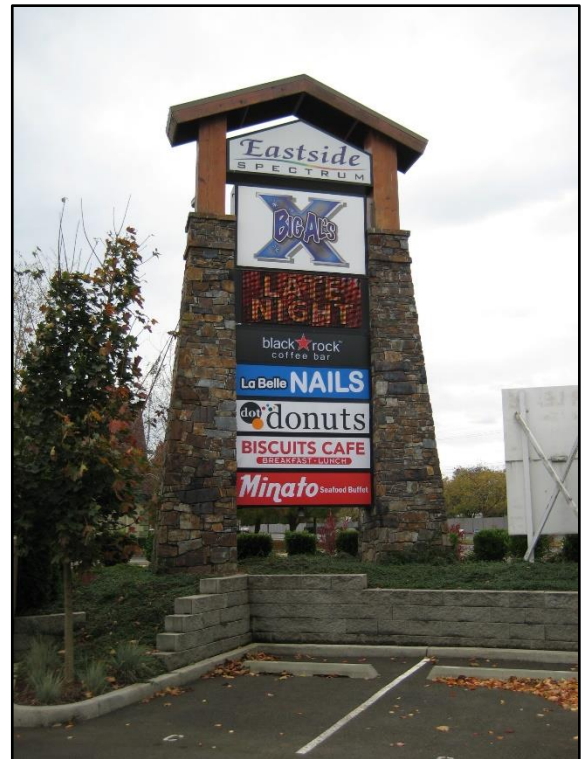
Pads Available: Call for Details

REDUCED RENTAL RATE:

\$22.00 – \$26.00/SF per year, NNN

2016 DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Estimated Population	16,003	94,697	192,236
Avg. Household Income	\$88,594	\$74,523	\$76,317



For more info Contact:

Debi Ewing | dewing@ef-inc.com
360.597.0566



900 Washington Street, Suite 850
Vancouver, WA 98660
360-750-5595
www.ericfullerinc.com

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

EASTSIDE SPECTRUM

164th Avenue & NE 20th Street
Vancouver, Washington



THE AREA

- The market has proven itself capable of supporting National retailers such as Target, JCPenney, Wal-Mart, Home Depot and Lowe's Home Improvement.
- SE 164th Avenue is a major arterial, connecting State Route 14 and Mill Plain Blvd. It has excellent freeway access with a major interchange at Mill Plain Blvd. / I-205 and State Route 14 / 164th Avenue.
- A few of Clark County's largest employers are located within the same trade area, including Hewlett-Packard, Sharp Microelectronics, WaferTech, PeaceHealth, Nautilus and Integra.



THE SITE

- This Center is located adjacent to Fred Meyer and south of the new 42-acre Columbia Crossing, a 380,000 square foot retail development.
- The Center has great visibility and access from 164th Avenue, SE 20th Street and SE 15th Street.
- Eastside Spectrum is part of the Fisher's Landing Community, a 2,000-acre Master Planned community currently featuring over 4,000 single-family homes, 4,400 multi-family homes and 600 acres of retail, office and industrial development.



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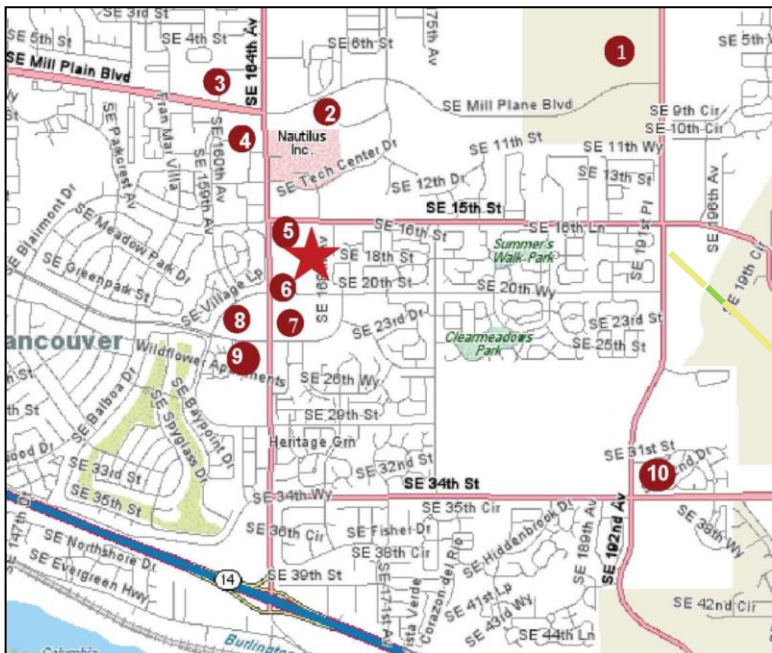
Retail / Service Space Available



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Columbia Tech Center	10,000
Hewlett-Packard	600
Sharp Microelectronics	400
Cascade Business Park	550
WaferTech	1,400
PeaceHealth	300
Integra	600

- 1. 192nd Avenue & Mill Plain Blvd:** Wal-Mart, Home Depot, Lowe's PetSmart, Chase, Riverview Bank, Payless Shoes, Gentle Dental
- 2. Columbia Crossing (164th & Mill Plain):** Kohl's, Ross Dress for Less, Bed Bath & Beyond, Cost Plus World Market, Pier 1 Imports, Michael's Crafts, Chipotle, Panera Bread, Dress Barn, Sleep Country, Peet's Coffee



3. Target, Old Spaghetti Factory
4. Regal Cinema, Whole Foods
5. Black Bear Diner
6. Walgreens, Gustav's, Big Al's, Minato Seafood Buffet, Biscuits Cafe
7. Fred Meyer, Perfect Look, Baskin Robbins
8. **Fisher's Landing Marketplace:** New Seasons, Big Lots, Homestreet Bank, Shari's, Mud Bay
9. Edward Jones, Subway, H&R Block, Farmer's Insurance
10. **Riverstone Marketplace:** QFC, Columbia Credit Union, Bank of America, Starbucks, Les Schwab, Providence Medical Center, Lacamas Credit Union, Natural Grocers (2017).

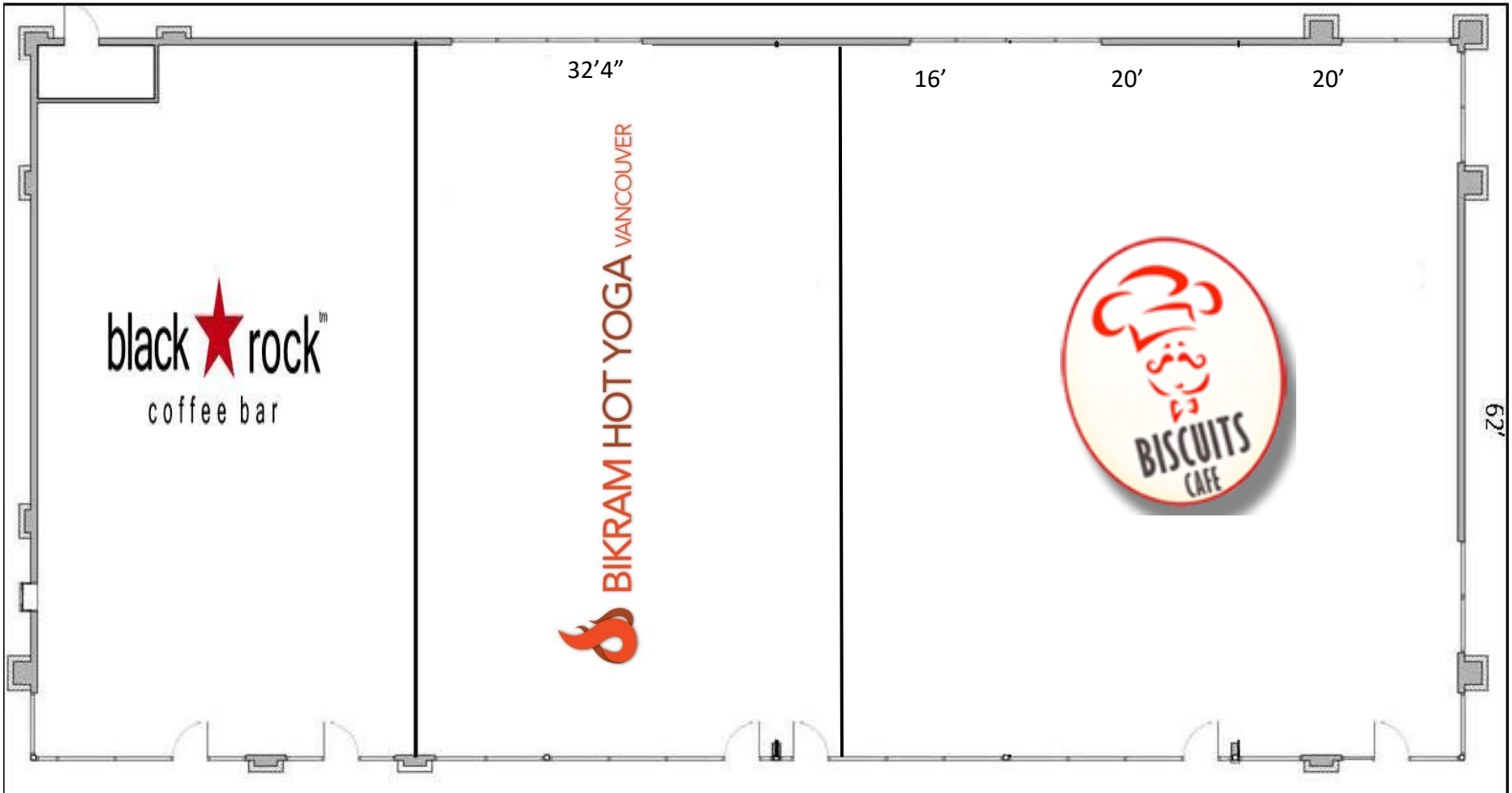
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EASTSIDE SPECTRUM ADDITION

BUILDING 9 – **FULLY LEASED**



EASTSIDE SPECTRUM

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EASTSIDE SPECTRUM ADDITION

BUILDING 10: 1,340 – 4,852 SF AVAILABLE

