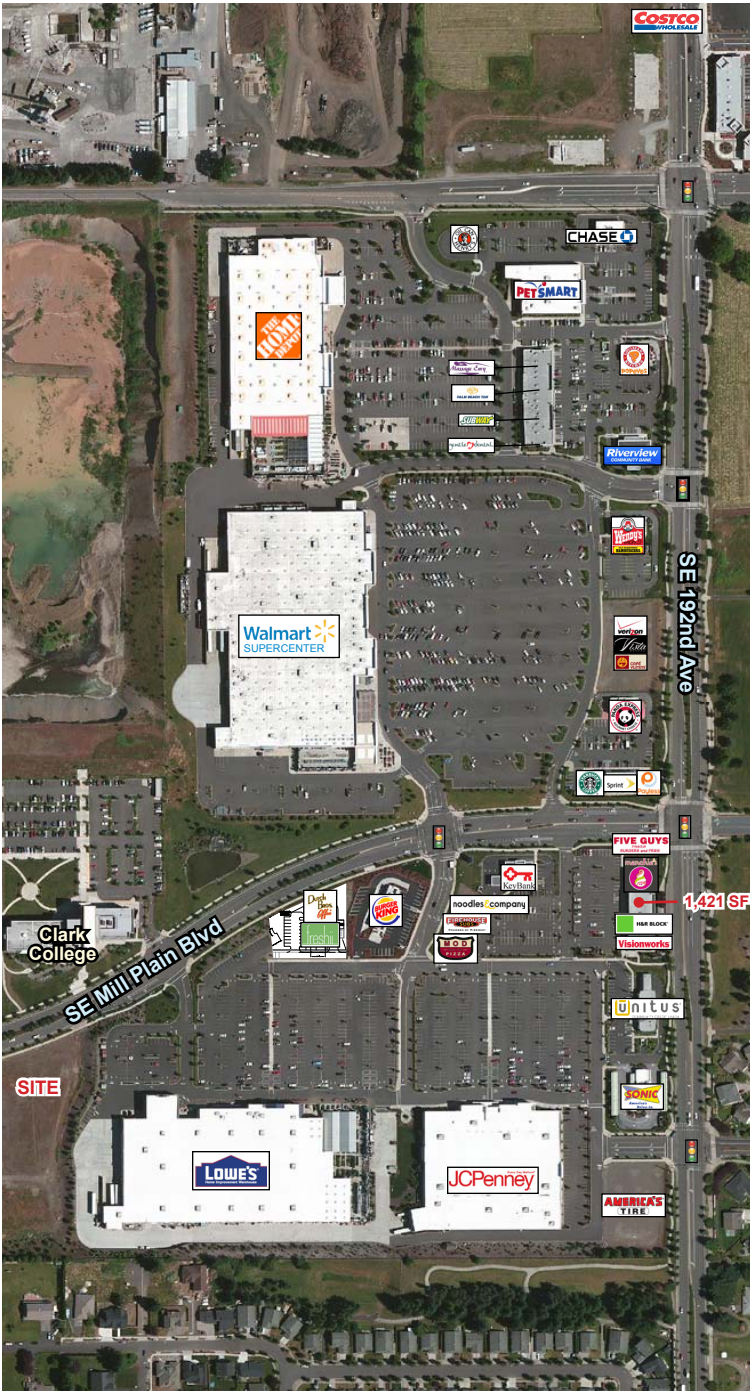


- NOW LEASING -

# MILL PLAIN CROSSING @ CTC

COLUMBIA TECH CENTER – VANCOUVER, WASHINGTON



**LOCATION** 192nd & Mill Plain Blvd, Vancouver, WA

**AVAILABLE SPACE** 1,421 SF

**RENTAL RATE** Call for details

**COMMENTS**

- Retail power center serving the growing population in East Clark County.
- Part of the 450-acre Columbia Tech Center mixed use development.
- Columbia Tech Center retail co-tenants include Wal-Mart, Kohl's, Home Depot, PetSmart, Ross, Michael's, Cost Plus World Market, Peet's Coffee, Bed Bath & Beyond, Pier 1, Panera Bread, Starbucks and many more.

**TRAFFIC COUNT** 192nd Ave – 20,554 ADT ('14)  
Mill Plain Blvd – 13,052 ADT ('14)

## DEMOGRAPHICS

### 2017 Est. Population

1 mile–8,414  
3 mile–74,579  
5 mile–153,921

### 2017 Avg HH Income

1 mile–\$99,727  
3 mile–\$94,382  
5 mile–\$83,562

### 2015 Est. Employees

1 mile–5,875  
3 mile–23,202  
5 mile–62,391

**PAC TRUST**  
Pacific Realty Associates, L.P.

 COLUMBIA TECH CENTER



**JEFF OLSON** | jeff@cra-nw.com  
**KELLI MAK** | kelli@cra-nw.com  
(503) 274-0211

**Commercial Realty Advisors NW, LLC**  
733 S.W. 2nd Avenue, Suite 200  
Portland, Oregon 97204  
www.cra-nw.com



EAST VANCOUVER, WA | DEVELOPMENT ACTIVITY



Schools

- 1. Camas High School (9-12) 1,950 students, Built 2003
- 2. Dorothy Fox Elementary (K-5) 535 students, Built 1930
- 3. Fishers Landing Elementary (K-6) 700 students, Built 1995
- 4. Helen Baller Elementary (K-4) 576 students, Built 1970
- 5. Illahee Elementary (K-6) 744 students, Built 2001-10
- 6. J.D. Zellerbach Elementary (PreK-5) 650 students, Built 1978
- 7. Lacamas Heights Elementary (K-5) 440 students, Built 1978
- 8. New Camas High School (9-12) 1,789 students, Built 2003
- 9. Prune Hill Elementary (K-5) 611 students, Built 2001-3
- 10. Shahala Middle School (6-8) 1,108 students, Built 2001-10
- 11. Skyridge Middle School (5-9) 813 students, Built 1996
- 12. Union High School (9-12) 2,092 students, Built 2007
- 13. Mt View High School (9-12) 1,829 students, Built 1981
- 14. Evergreen High School (9-12) 1,832 students, Built 1945
- 15. Pacific Middle School (6-8) 1,098 students, Built 1980
- 16. Cascade Middle School (6-8) 966 students, Built 1980
- 17. Wyeast Middle School (6-8) 858 students, Built 1943
- 18. Mill Plain Elementary School (K-5) 459 students, Built 1987
- 19. Burton Elementary School (K-5) 456 students, Built 1975
- 20. Image Elementary School (K-5) 617 students, Built 1970
- 21. Orchards Elementary School (K-5) 619 students, Built 2005-9
- 22. Clark Community College at CTC 1,800 students, Built 2011

Total – 22,542 students

Major Employers and Business Parks

- 1. Columbia Tech Center Business Park 10,000
- 2. Peace Health SW Medical Center 3,309
- 3. Evergreen School District 3,052
- 4. Hewlett Packard 1,500
- 5. City University (includes students) 1,089
- 6. Wafertech 1,100
- 7. Port of Camas/Washougal Ind Park 1,000
- 8. Georgia Pacific 1,250
- 9. Kaiser Permanente 766
- 10. Fisher Investments\* 445
- 11. Camas School District 596
- 12. Nautilus Inc 320
- 13. Sharp Microelectronics\* 223
- 14. Underwriters Laboratories 191
- 15. C-Tech 250
- 16. Linear Technology\* 580
- 17. Pendleton Woolen Mills 264
- 18. Glacier NW 200
- 19. City of Camas 150
- 20. Family Physicians 127
- 21. First Aid Only 125
- 22. ControlTek 115
- 23. Tidland Corp 120
- 24. PeaceHealth 635
- 25. Integra\* 650

Total

\*EXPANDING

28,057

Housing Developments (164th to Camas)

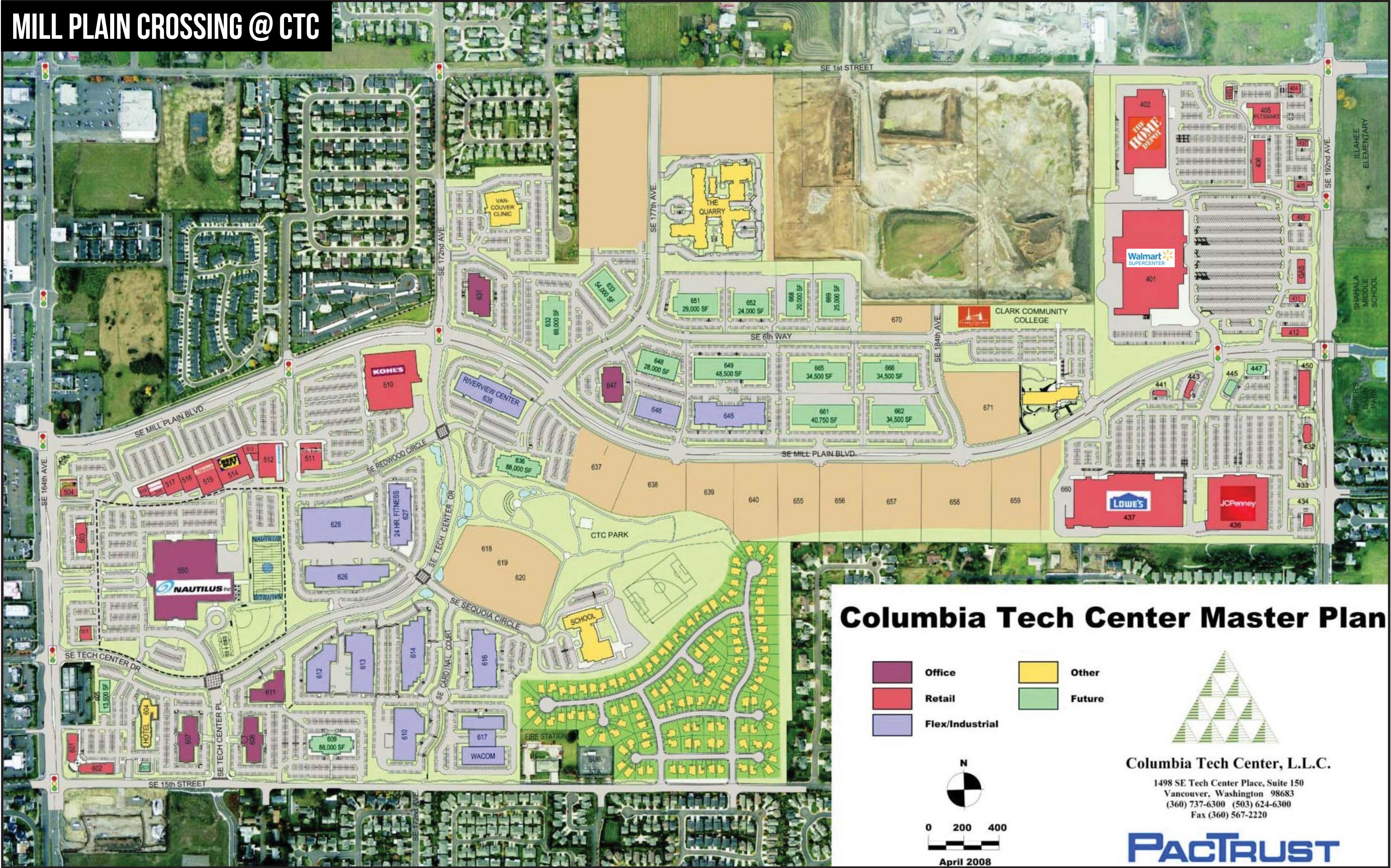
- 1. 192nd Ave Station Lofts 80
- 2. Beckinridge 80
- 3. Carson Estates 18
- 4. Columbia River Crossing 9
- 5. Dove Hill 32
- 6. Fisher's Pointe 15
- 7. Forest Glen 13
- 8. Glenwood Heights 9
- 9. Grand View Place 154
- 10. Hidden Leaf II 7
- 11. Hidden Meadows 60
- 12. Ilwaco Estates 5
- 13. Knight's Court 12
- 14. Lacamas Estates 15
- 15. Lacamas Meadows 170
- 16. Lakeridge North 113
- 17. Lakes at Fisher's Landing 86
- 18. Pebble Creek 33
- 19. Renaissance at Hiddenbrook 28
- 20. Stoneleaf 52
- 21. Summit at Columbia Vista I & II 84
- 22. Summit at Columbia Vista III & IV 60
- 23. The Reserve at CTC 412
- 24. Thomas Estates 52
- 25. Village at Logan Place 34
- 26. Vista Pointe 9
- 27. Westridge Lofts 108

Total

1,750



MILL PLAIN CROSSING @ CTC





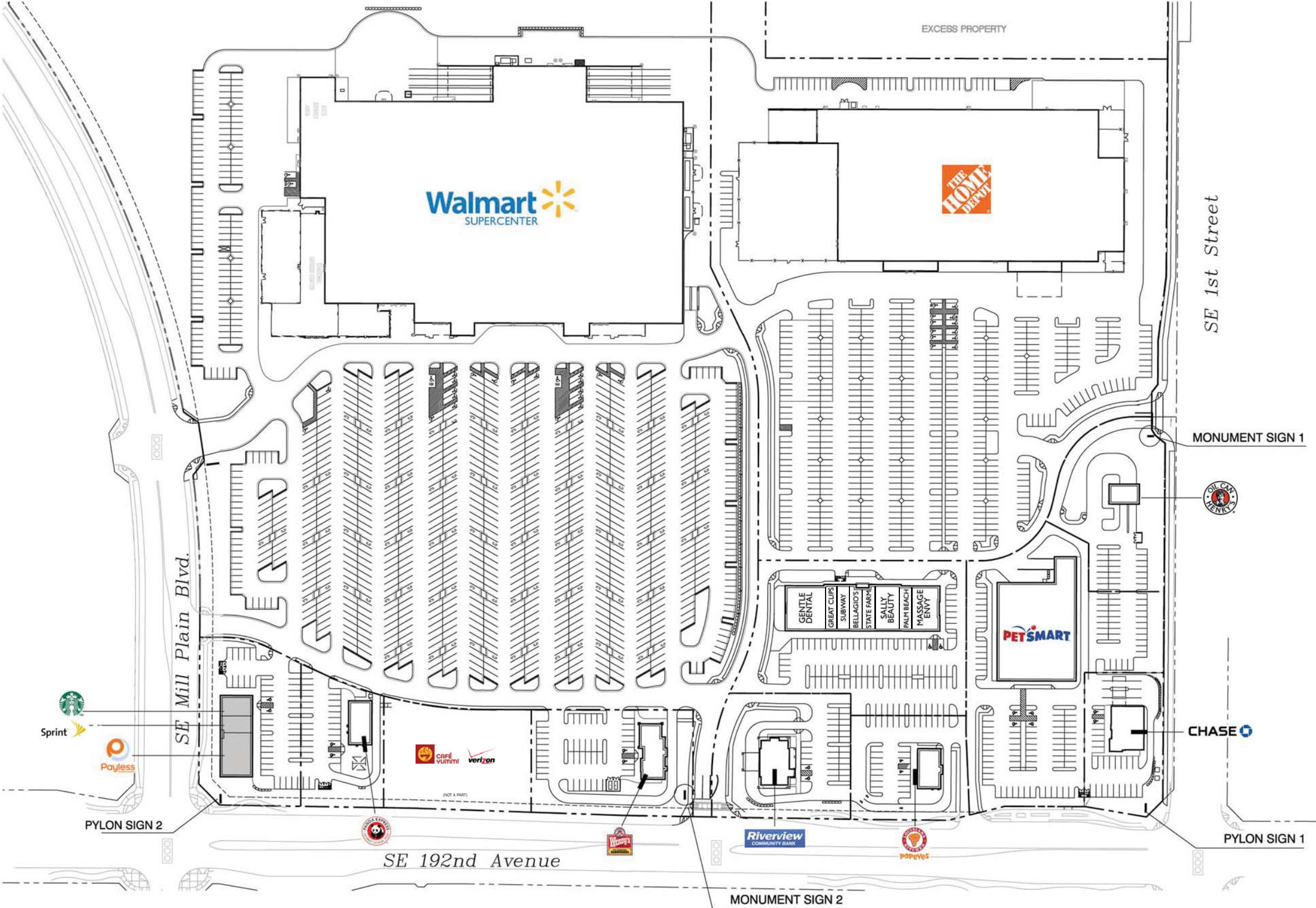
# SITE PLAN | 192ND & MILL PLAIN

SITE PLAN - SOUTH RETAIL SHOPS





SITE PLAN | 192ND & MILL PLAIN





**VANCOUVER, WASHINGTON**

5 mi radius

3 mi radius

1 mi radius

NE 172nd Ave

NE 162nd Ave

NE 148th Ave

NE 138th Ave

NE 128th Ave

NE 118th Ave

NE 108th Ave

NE 98th Ave

NE 88th St

NE 76th St

NE 66th St

NE 56th St

NE 46th St

NE 36th St

NE 26th St

NE 16th St

NE 6th St

NE 1st St

NE 12th St

NE 22nd St

NE 32nd St

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# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6169/-122.4761

RF1

SE 192nd Ave & Mill Plain Boulevard

Vancouver, WA 98683

1 mi radius

3 mi radius

5 mi radius

POPULATION	2017 Estimated Population	8,414	74,579	153,921
	2022 Projected Population	9,236	81,742	168,589
	2010 Census Population	6,646	68,233	140,867
	2000 Census Population	4,381	51,500	112,466
	Projected Annual Growth 2017 to 2022	2.0%	1.9%	1.9%
	Historical Annual Growth 2000 to 2017	5.4%	2.6%	2.2%
HOUSEHOLDS	2017 Estimated Households	3,073	27,175	56,598
	2022 Projected Households	3,287	29,095	60,630
	2010 Census Households	2,367	25,080	52,207
	2000 Census Households	1,528	18,842	41,302
	Projected Annual Growth 2017 to 2022	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2017	5.9%	2.6%	2.2%
AGE	2017 Est. Population Under 10 Years	13.2%	12.9%	12.8%
	2017 Est. Population 10 to 19 Years	15.1%	14.7%	14.2%
	2017 Est. Population 20 to 29 Years	8.1%	10.4%	12.5%
	2017 Est. Population 30 to 44 Years	21.6%	20.8%	20.6%
	2017 Est. Population 45 to 59 Years	20.8%	19.9%	19.5%
	2017 Est. Population 60 to 74 Years	13.6%	14.8%	14.7%
	2017 Est. Population 75 Years or Over	7.6%	6.5%	5.7%
	2017 Est. Median Age	39.3	38.9	37.4
MARITAL STATUS & GENDER	2017 Est. Male Population	48.7%	49.1%	49.3%
	2017 Est. Female Population	51.3%	50.9%	50.7%
	2017 Est. Never Married	25.0%	27.4%	29.0%
	2017 Est. Now Married	53.1%	50.4%	48.6%
	2017 Est. Separated or Divorced	15.8%	17.4%	17.6%
	2017 Est. Widowed	6.2%	4.8%	4.8%
INCOME	2017 Est. HH Income \$200,000 or More	8.8%	8.8%	6.4%
	2017 Est. HH Income \$150,000 to \$199,999	9.1%	8.2%	6.4%
	2017 Est. HH Income \$100,000 to \$149,999	25.1%	20.6%	17.9%
	2017 Est. HH Income \$75,000 to \$99,999	18.5%	14.1%	14.8%
	2017 Est. HH Income \$50,000 to \$74,999	18.7%	17.9%	20.4%
	2017 Est. HH Income \$35,000 to \$49,999	9.1%	13.2%	13.9%
	2017 Est. HH Income \$25,000 to \$34,999	4.4%	7.0%	8.3%
	2017 Est. HH Income \$15,000 to \$24,999	3.1%	5.2%	6.3%
	2017 Est. HH Income Under \$15,000	3.2%	4.9%	5.5%
	2017 Est. Average Household Income	\$99,727	\$94,382	\$83,562
	2017 Est. Median Household Income	\$92,337	\$82,445	\$73,520
	2017 Est. Per Capita Income	\$36,423	\$34,443	\$30,854
	2017 Est. Total Businesses	394	2,200	5,405
	2017 Est. Total Employees	5,875	23,202	62,391

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# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6169/-122.4761

RF1

SE 192nd Ave & Mill Plain Boulevard		1 mi radius	3 mi radius	5 mi radius
Vancouver, WA 98683				
RACE	2017 Est. White	77.4%	78.6%	79.1%
	2017 Est. Black	2.1%	2.5%	3.0%
	2017 Est. Asian or Pacific Islander	13.2%	10.8%	8.6%
	2017 Est. American Indian or Alaska Native	0.5%	0.6%	0.7%
	2017 Est. Other Races	6.8%	7.6%	8.5%
HISPANIC	2017 Est. Hispanic Population	516	5,821	14,252
	2017 Est. Hispanic Population	6.1%	7.8%	9.3%
	2022 Proj. Hispanic Population	6.7%	8.5%	10.1%
	2010 Hispanic Population	5.0%	6.7%	7.9%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	5,678	50,076	102,949
	2017 Est. Elementary (Grade Level 0 to 8)	1.4%	1.7%	2.6%
	2017 Est. Some High School (Grade Level 9 to 11)	1.9%	4.1%	5.3%
	2017 Est. High School Graduate	17.4%	20.8%	24.4%
	2017 Est. Some College	25.2%	26.0%	26.8%
	2017 Est. Associate Degree Only	10.8%	9.8%	10.0%
	2017 Est. Bachelor Degree Only	26.2%	23.8%	20.2%
	2017 Est. Graduate Degree	17.1%	13.8%	10.8%
HOUSING	2017 Est. Total Housing Units	3,114	27,818	58,095
	2017 Est. Owner-Occupied	67.5%	65.5%	61.7%
	2017 Est. Renter-Occupied	31.2%	32.2%	35.7%
	2017 Est. Vacant Housing	1.3%	2.3%	2.6%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	5.5%	1.4%	1.3%
	2010 Homes Built 2000 to 2004	40.7%	25.7%	22.9%
	2010 Homes Built 1990 to 1999	65.6%	39.6%	33.5%
	2010 Homes Built 1980 to 1989	4.1%	16.4%	14.4%
	2010 Homes Built 1970 to 1979	5.1%	14.8%	19.4%
	2010 Homes Built 1960 to 1969	1.5%	2.3%	5.0%
	2010 Homes Built 1950 to 1959	0.8%	1.5%	3.3%
	2010 Homes Built Before 1949	2.9%	3.4%	5.3%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.5%	0.5%	0.4%
	2010 Home Value \$500,000 to \$999,999	10.9%	11.2%	9.6%
	2010 Home Value \$400,000 to \$499,999	8.0%	10.4%	9.0%
	2010 Home Value \$300,000 to \$399,999	21.3%	21.3%	18.5%
	2010 Home Value \$200,000 to \$299,999	56.7%	43.2%	41.5%
	2010 Home Value \$150,000 to \$199,999	13.6%	12.3%	16.6%
	2010 Home Value \$100,000 to \$149,999	2.3%	3.1%	5.3%
	2010 Home Value \$50,000 to \$99,999	1.0%	1.1%	1.7%
	2010 Home Value \$25,000 to \$49,999	0.4%	1.4%	1.7%
	2010 Home Value Under \$25,000	0.9%	1.2%	1.7%
	2010 Median Home Value	\$276,441	\$293,183	\$270,363
	2010 Median Rent	\$1,324	\$1,058	\$1,004

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# FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6169/-122.4761

RF1

## SE 192nd Ave & Mill Plain Boulevard

Vancouver, WA 98683

1 mi radius 3 mi radius 5 mi radius

LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	6,478	57,955	120,596
	2017 Est. Civilian Employed	63.7%	61.2%	60.8%
	2017 Est. Civilian Unemployed	2.4%	3.3%	3.7%
	2017 Est. in Armed Forces	0.1%	0.1%	0.1%
	2017 Est. not in Labor Force	33.8%	35.4%	35.4%
	2017 Labor Force Males	48.1%	48.4%	48.8%
	2017 Labor Force Females	51.9%	51.6%	51.2%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,242	35,347	73,302
	2010 Mgmt, Business, & Financial Operations	20.6%	19.4%	16.2%
	2010 Professional, Related	25.8%	20.7%	18.6%
	2010 Service	14.6%	15.5%	16.7%
	2010 Sales, Office	24.3%	24.9%	25.9%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.3%
	2010 Construction, Extraction, Maintenance	6.8%	7.4%	9.1%
	2010 Production, Transport, Material Moving	7.8%	11.7%	13.3%
	2010 White Collar Workers	70.7%	65.1%	60.7%
	2010 Blue Collar Workers	29.3%	34.9%	39.3%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	72.5%	78.5%	79.1%
	2010 Drive to Work in Carpool	9.1%	7.7%	8.2%
	2010 Travel to Work by Public Transportation	4.5%	2.5%	2.5%
	2010 Drive to Work on Motorcycle	0.1%	0.3%	0.3%
	2010 Walk or Bicycle to Work	4.0%	2.1%	2.1%
	2010 Other Means	0.9%	1.4%	1.3%
	2010 Work at Home	9.0%	7.5%	6.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	29.5%	26.1%	25.2%
	2010 Travel to Work in 15 to 29 Minutes	33.0%	39.3%	40.3%
	2010 Travel to Work in 30 to 59 Minutes	30.9%	29.1%	28.7%
	2010 Travel to Work in 60 Minutes or More	8.9%	6.8%	7.5%
	2010 Average Travel Time to Work	22.2	22.1	21.9
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$218 M	\$1.83 B	\$3.50 B
	2017 Est. Apparel	\$7.67 M	\$64.2 M	\$123 M
	2017 Est. Contributions, Gifts	\$15.8 M	\$133 M	\$244 M
	2017 Est. Education, Reading	\$9.26 M	\$76.5 M	\$140 M
	2017 Est. Entertainment	\$12.4 M	\$103 M	\$197 M
	2017 Est. Food, Beverages, Tobacco	\$32.4 M	\$273 M	\$530 M
	2017 Est. Furnishings, Equipment	\$7.81 M	\$64.6 M	\$122 M
	2017 Est. Health Care, Insurance	\$18.2 M	\$154 M	\$300 M
	2017 Est. Household Operations, Shelter, Utilities	\$67.2 M	\$564 M	\$1.08 B
	2017 Est. Miscellaneous Expenses	\$3.13 M	\$26.3 M	\$51.0 M
	2017 Est. Personal Care	\$2.82 M	\$23.6 M	\$45.4 M
	2017 Est. Transportation	\$41.0 M	\$343 M	\$665 M

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