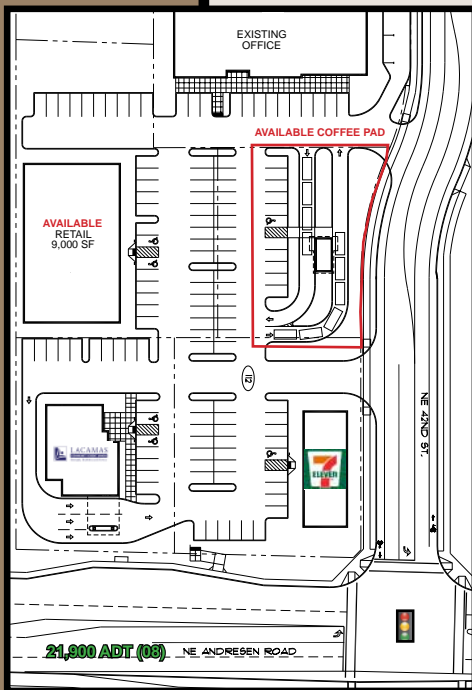
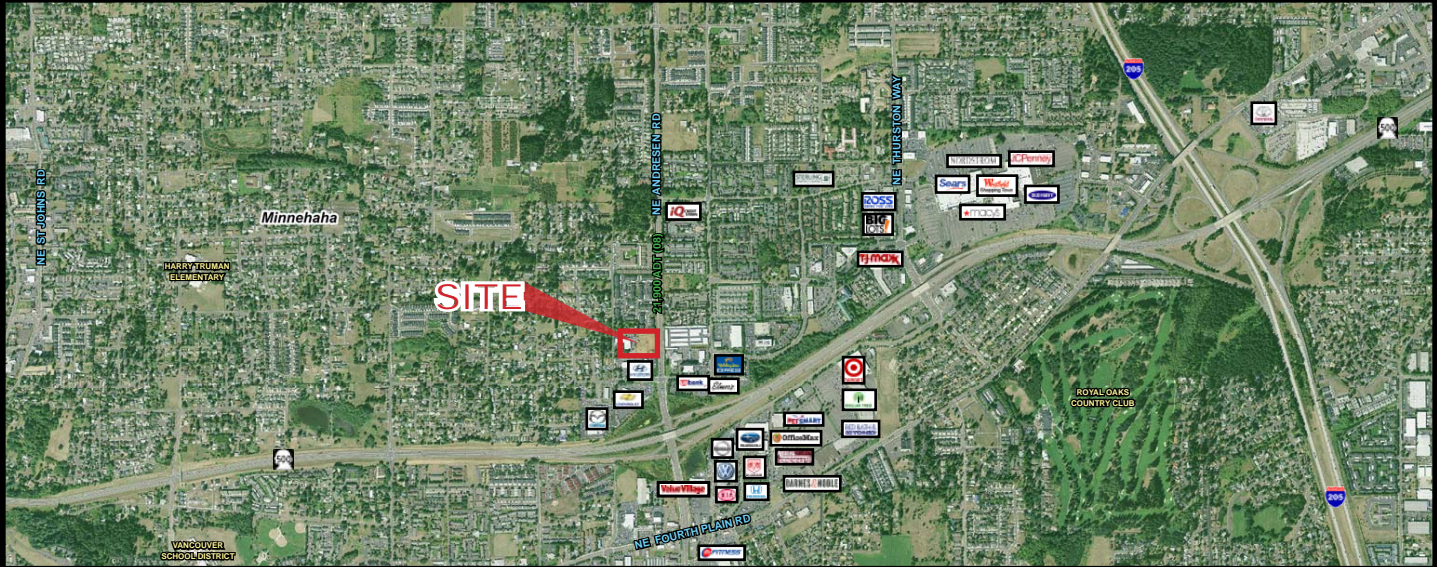


# ANDRESEN CENTER

## Coffee/Retail Sites Available

Vancouver, Washington



**Location:** Andresen Rd & NE 42nd in Vancouver, Washington

**Available:** Drive-thru pad - Buildable to 5,500 SF  
Retail pads - Retail to +/- 10,000 SF

**Rates:** Sites are available for sale, ground lease or build-to-suit; call for details

### Comments:

- High-traffic signalized corner location
- Just north of SR-500
- Near Vancouver Auto Mall and Westfield's Vancouver Mall
- Ideal for fast food, owner/user medical/office

**Traffic Count:** Andresen Rd – 20,805 ADT (11)  
SR-500 – 59,440 ADT (11)

### Demographics:

	1 Mile	3 Mile	5 Mile
Est. Population 2012	17,823	112,118	242,941
Projected Population 2017	19,149	120,397	260,803
2012 Average HH Income	\$48,431	\$57,759	\$64,182
Employees	12,788	48,768	113,416

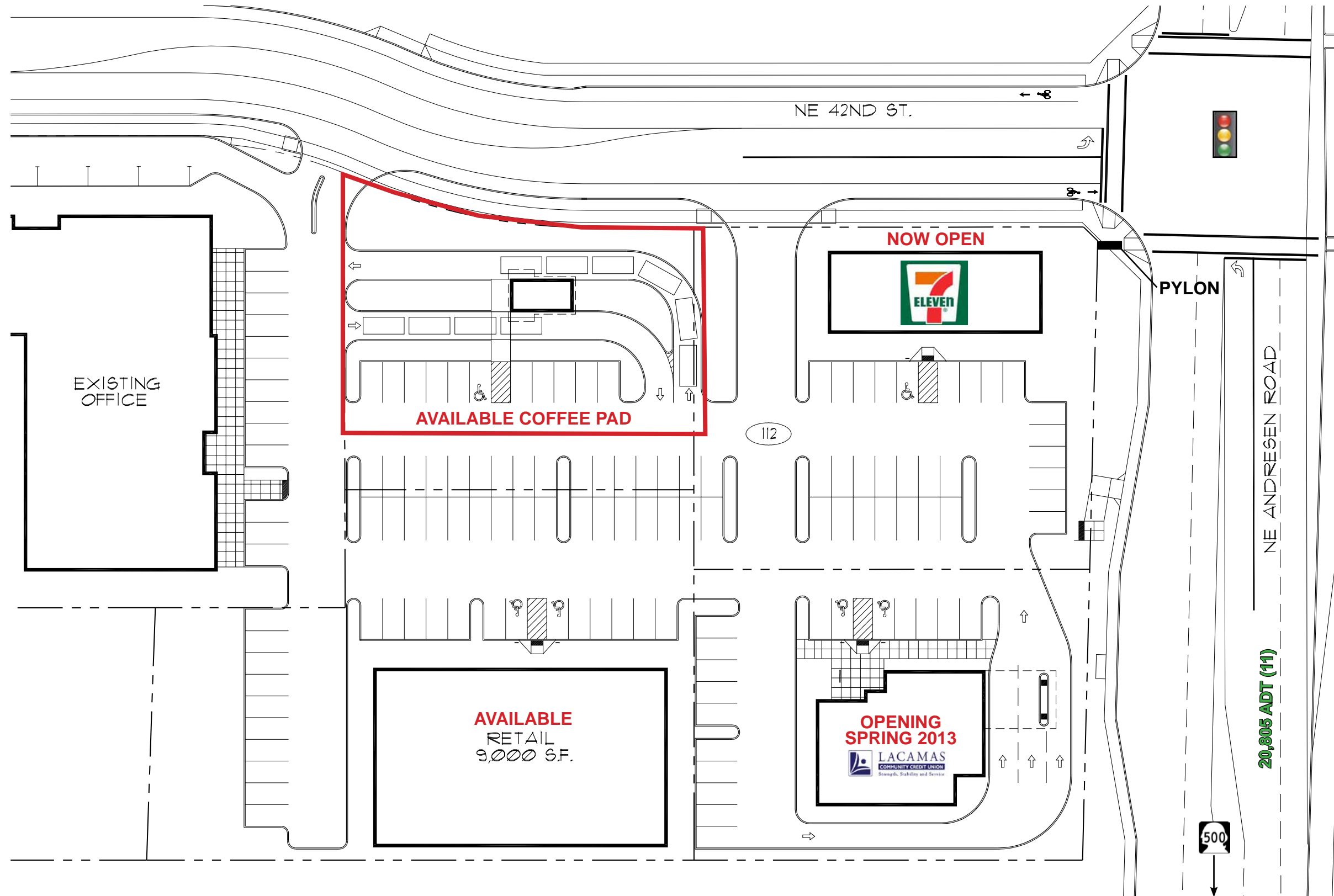
Source: Regis - SitesUSA



**Jeff Olson**  
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733 SW 2nd Avenue, Suite 200  
Portland, Oregon 97204  
www.cra-nw.com  
Licensed brokers in Oregon & Washington.

SITE PLAN | COFFEE DRIVE THRU PAD



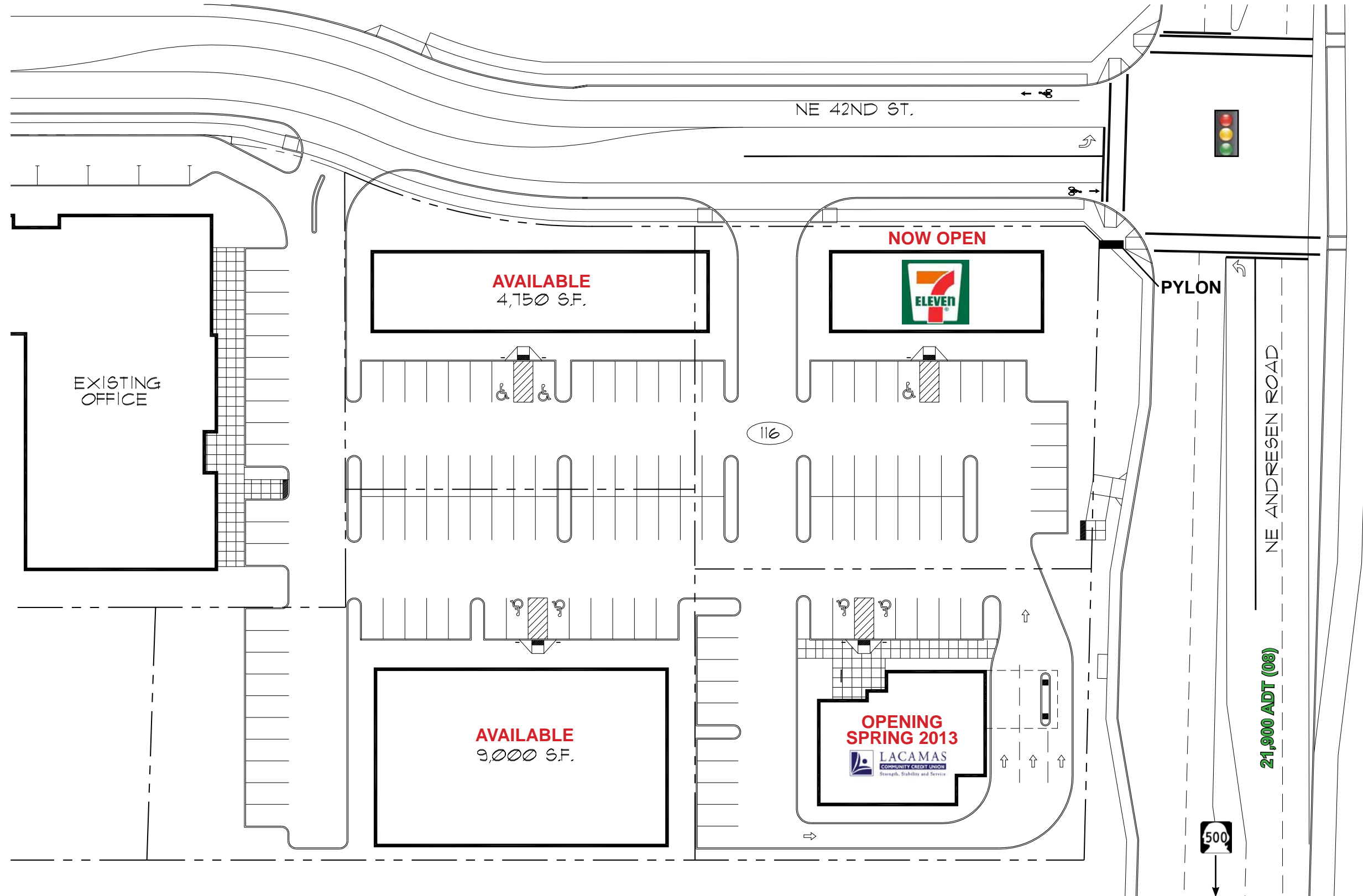
TILAND / SCHMIDT ARCHITECTS, P.C.  
 3611 8th HOOD AVE.  
 SUITE 2000  
 PORTLAND, OR 97239  
 (503) 220-8511  
 FAX (503) 220-8518

ANDRESEN & 42ND COMMERCIAL  
 VANCOUVER, WASHINGTON

PROJECT NO. 25101  
 DATE: 05-03-2011  
 DRAWN BY: GAH  
 CHECKED BY: FLT  
 REVISIONS

SP  
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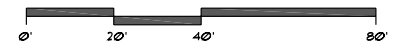
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ANDRESEN & 42ND COMMERCIAL  
VANCOUVER, WASHINGTON

PROJECT NO. 25101
DATE : 05-06-2011
DRAWN BY : GAH
CHECKED BY : FLT
REVISIONS
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SITE PLAN













# DEMOGRAPHIC MAP | VANCOUVER



# FULL PROFILE

2000 - 2010 Census, 2012 Estimates with 2017 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 45.65205/-122.6025

## NE 42nd & NE Andresen Rd

### Vancouver, WA

		1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	2012 Estimated Population	17,823	112,118	242,941
	2017 Projected Population	19,149	120,397	260,803
	2010 Census Population	17,226	108,391	234,905
	2000 Census Population	13,620	93,536	204,614
	Historical Annual Growth 2000 to 2012	2.6%	1.7%	1.6%
	Projected Annual Growth 2012 to 2017	1.5%	1.5%	1.5%
<b>HOUSEHOLDS</b>	2012 Est. Households	7,458	44,271	93,604
	2017 Proj. Households	7,889	46,824	98,994
	2010 Census Households	7,272	43,161	91,252
	2000 Census Households	5,225	36,527	78,009
	Historical Annual Growth 2000 to 2012	3.6%	1.8%	1.7%
	Projected Annual Growth 2012 to 2017	1.2%	1.2%	1.2%
<b>AGE</b>	2012 Est. Population 0 to 9 Years	15.1%	14.2%	13.6%
	2012 Est. Population 10 to 19 Years	12.1%	12.5%	13.3%
	2012 Est. Population 20 to 29 Years	18.2%	15.6%	14.4%
	2012 Est. Population 30 to 44 Years	19.2%	20.0%	20.4%
	2012 Est. Population 45 to 59 Years	16.1%	19.1%	19.9%
	2012 Est. Population 60 to 74 Years	11.0%	12.7%	13.0%
	2012 Est. Population 75 Years Plus	8.3%	5.9%	5.2%
	2012 Est. Median Age	33.5	35.1	35.7
<b>MARITAL STATUS &amp; SEX</b>	2012 Est. Male Population	47.2%	48.8%	49.2%
	2012 Est. Female Population	52.8%	51.2%	50.8%
	2012 Est. Never Married	37.1%	33.2%	32.9%
	2012 Est. Now Married	43.0%	46.0%	48.2%
	2012 Est. Separated or Divorced	16.1%	17.9%	16.8%
	2012 Est. Widowed	3.9%	2.9%	2.2%
<b>INCOME</b>	2012 Est. HH Income \$200,000 or More	1.0%	2.5%	3.1%
	2012 Est. HH Income \$150,000 to \$199,999	0.4%	1.4%	2.1%
	2012 Est. HH Income \$100,000 to \$149,999	9.8%	9.5%	11.7%
	2012 Est. HH Income \$75,000 to \$99,999	9.7%	11.6%	13.5%
	2012 Est. HH Income \$50,000 to \$74,999	24.6%	21.7%	21.5%
	2012 Est. HH Income \$35,000 to \$49,999	14.6%	16.6%	16.0%
	2012 Est. HH Income \$25,000 to \$34,999	10.7%	12.1%	11.6%
	2012 Est. HH Income \$15,000 to \$24,999	15.4%	12.8%	10.8%
	2012 Est. HH Income \$0 to \$14,999	13.7%	11.9%	9.8%
	2012 Est. Average Household Income	\$48,431	\$57,759	\$64,182
	2012 Est. Median HH Income	\$43,151	\$47,929	\$53,161
	2012 Est. Per Capita Income	\$20,287	\$22,968	\$25,001
2012 Est. Number of Businesses	940	4,619	10,710	
2012 Est. Total Number of Employees	12,788	48,768	113,416	

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# FULL PROFILE

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 Calculated using Proportional Block Groups



Lat/Lon: 45.65205/-122.6025

## NE 42nd & NE Andresen Rd

### Vancouver, WA

	1 Mile	3 Miles	5 Miles
<b>RACE</b>			
2012 Est. White Population	76.3%	79.0%	80.3%
2012 Est. Black Population	4.3%	3.2%	2.9%
2012 Est. Asian & Pacific Islander	6.0%	5.4%	5.3%
2012 Est. American Indian & Alaska Native	0.9%	1.1%	1.1%
2012 Est. Other Races Population	12.6%	11.3%	10.5%
<b>HISPANIC</b>			
2012 Est. Hispanic Population	2,271	13,223	25,697
2012 Est. Hispanic Population Percent	12.7%	11.8%	10.6%
2017 Proj. Hispanic Population Percent	14.4%	13.3%	12.0%
2010 Hispanic Population Percent	11.9%	11.0%	9.9%
<b>EDUCATION (Adults 25 or Older)</b>			
2012 Est. Adult Population (25 Years or Older)	11,326	73,488	159,850
2012 Est. Elementary (0 to 8)	5.9%	4.1%	3.8%
2012 Est. Some High School (9 to 11)	8.5%	8.5%	7.4%
2012 Est. High School Graduate (12)	29.4%	29.0%	28.3%
2012 Est. Some College (13 to 16)	26.8%	29.4%	28.9%
2012 Est. Associate Degree Only	9.0%	9.6%	9.7%
2012 Est. Bachelor Degree Only	13.0%	12.9%	14.3%
2012 Est. Graduate Degree	7.4%	6.5%	7.7%
<b>HOUSING</b>			
2012 Est. Total Housing Units	7,988	47,064	99,088
2012 Est. Owner Occupied Percent	28.1%	45.1%	50.7%
2012 Est. Renter Occupied Percent	65.3%	49.0%	43.8%
2012 Est. Vacant Housing Percent	6.6%	5.9%	5.5%
<b>HOMES BUILT BY YEAR</b>			
2010 Homes Built 2005 or later	14.0%	9.2%	8.0%
2010 Homes Built 2000 to 2004	12.5%	8.7%	8.9%
2010 Homes Built 1990 to 1999	20.0%	18.8%	20.7%
2010 Homes Built 1980 to 1989	16.5%	12.8%	13.4%
2010 Homes Built 1970 to 1979	17.4%	20.3%	21.6%
2010 Homes Built 1960 to 1969	8.3%	11.5%	9.5%
2010 Homes Built 1950 to 1959	5.0%	7.8%	6.8%
2010 Homes Built Before 1949	6.3%	11.0%	11.2%
<b>HOME VALUES</b>			
2010 Home Value \$1,000,000 or More	0.5%	0.9%	0.9%
2010 Home Value \$500,000 to \$999,999	3.8%	4.6%	5.3%
2010 Home Value \$400,000 to \$499,999	3.2%	4.5%	5.4%
2010 Home Value \$300,000 to \$399,999	10.7%	12.2%	14.1%
2010 Home Value \$200,000 to \$299,999	44.2%	40.7%	41.7%
2010 Home Value \$150,000 to \$199,999	25.2%	22.0%	19.5%
2010 Home Value \$100,000 to \$149,999	8.0%	8.0%	6.4%
2010 Home Value \$50,000 to \$99,999	2.6%	2.7%	2.6%
2010 Home Value \$25,000 to \$49,999	0.6%	1.0%	1.0%
2010 Home Value \$0 to \$24,999	1.1%	3.4%	3.1%
2010 Median Home Value	\$220,282	\$228,211	\$240,468
2010 Median Rent	\$824	\$763	\$772

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# FULL PROFILE

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NE 42nd & NE Andresen Rd		1 Mile	3 Miles	5 Miles
Vancouver, WA				
LABOR FORCE	2012 Est. Labor: Population Age 16+	13,911	88,072	190,700
	2012 Est. Civilian Employed	56.7%	56.0%	57.6%
	2012 Est. Civilian Unemployed	10.9%	10.4%	9.7%
	2012 Est. in Armed Forces	0.3%	0.3%	0.2%
	2012 Est. not in Labor Force	32.1%	33.3%	32.5%
	2012 Labor Force: Males	46.3%	48.2%	48.7%
	2012 Labor Force: Females	53.7%	51.8%	51.3%
OCCUPATION	2010 Occupation: Population Age 16+	7,609	47,253	105,729
	2010 Mgmt, Business, & Financial Operations	9.5%	11.1%	12.5%
	2010 Professional & Related	20.2%	18.0%	19.2%
	2010 Service	20.3%	19.8%	18.1%
	2010 Sales and Office	26.6%	25.4%	25.9%
	2010 Farming, Fishing, and Forestry	0.3%	0.4%	0.5%
	2010 Construction, Extraction, & Maintenance	9.4%	9.2%	8.6%
	2010 Production, Transport, & Material Moving	13.7%	16.1%	15.2%
	2010 Percent White Collar Workers	56.3%	54.5%	57.6%
	2010 Percent Blue Collar Workers	43.7%	45.5%	42.4%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	76.5%	76.6%	77.6%
	2010 Drive to Work in Carpool	13.5%	11.7%	10.2%
	2010 Travel to Work by Public Transportation	1.8%	3.2%	3.3%
	2010 Drive to Work on Motorcycle	0.3%	0.2%	0.2%
	2010 Walk or Bicycle to Work	3.2%	2.8%	2.6%
	2010 Other Means	0.5%	0.8%	1.0%
	2010 Work at Home	4.2%	4.7%	5.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	32.2%	30.3%	28.8%
	2010 Travel to Work in 15 to 29 Minutes	43.2%	41.9%	42.0%
	2010 Travel to Work in 30 to 59 Minutes	20.8%	23.3%	24.1%
	2010 Travel to Work in 60 Minutes or More	3.8%	4.5%	5.0%
	2010 Average Travel Time to Work	18.5	19.4	20.0
CONSUMER EXPENDITURE	2012 Est. Total Household Expenditure	\$319 M	\$2.12 B	\$4.81 B
	2012 Est. Apparel	\$15.2 M	\$101 M	\$230 M
	2012 Est. Contributions & Gifts	\$18.5 M	\$129 M	\$299 M
	2012 Est. Education & Reading	\$8.19 M	\$55.5 M	\$128 M
	2012 Est. Entertainment	\$17.6 M	\$118 M	\$268 M
	2012 Est. Food, Beverages & Tobacco	\$52.5 M	\$344 M	\$773 M
	2012 Est. Furnishings & Equipment	\$13.5 M	\$91.5 M	\$211 M
	2012 Est. Health Care & Insurance	\$23.4 M	\$154 M	\$346 M
	2012 Est. Household Operations & Shelter & Utilities	\$94.9 M	\$632 M	\$1.43 B
	2012 Est. Miscellaneous Expenses	\$5.59 M	\$36.1 M	\$81.2 M
	2012 Est. Personal Care	\$4.67 M	\$30.9 M	\$70.0 M
	2012 Est. Transportation	\$64.8 M	\$428 M	\$971 M

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