

NOW LEASING | COLUMBIA TECH CENTER | VANCOUVER, WA

MILL PLAIN CROSSING @ CTC



LOCATION

SE 192nd Ave & Mill Plain Blvd, Vancouver, WA

AVAILABLE SPACE

- 104,544 SF (former JC Penney)
- 1,700 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

192nd Ave - 21,143 ADT ('21)

Mill Plain Blvd - 17,861 ADT ('21)

HIGHLIGHTS

- 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 Walmart, Kohl's, Home Depot, PetSmart, Ross, Michael's, Cost Plus World Market, Peet's Coffee, Bed Bath & Beyond, Panera Bread, Orange Theory, Starbucks and many more.

PACTRUST

COLUMBIA TECH CENTER



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MILL PLAIN CROSSING @ CTC

SE 192ND & MILL PLAIN

VANCOUVER, WA

SITE PLAN

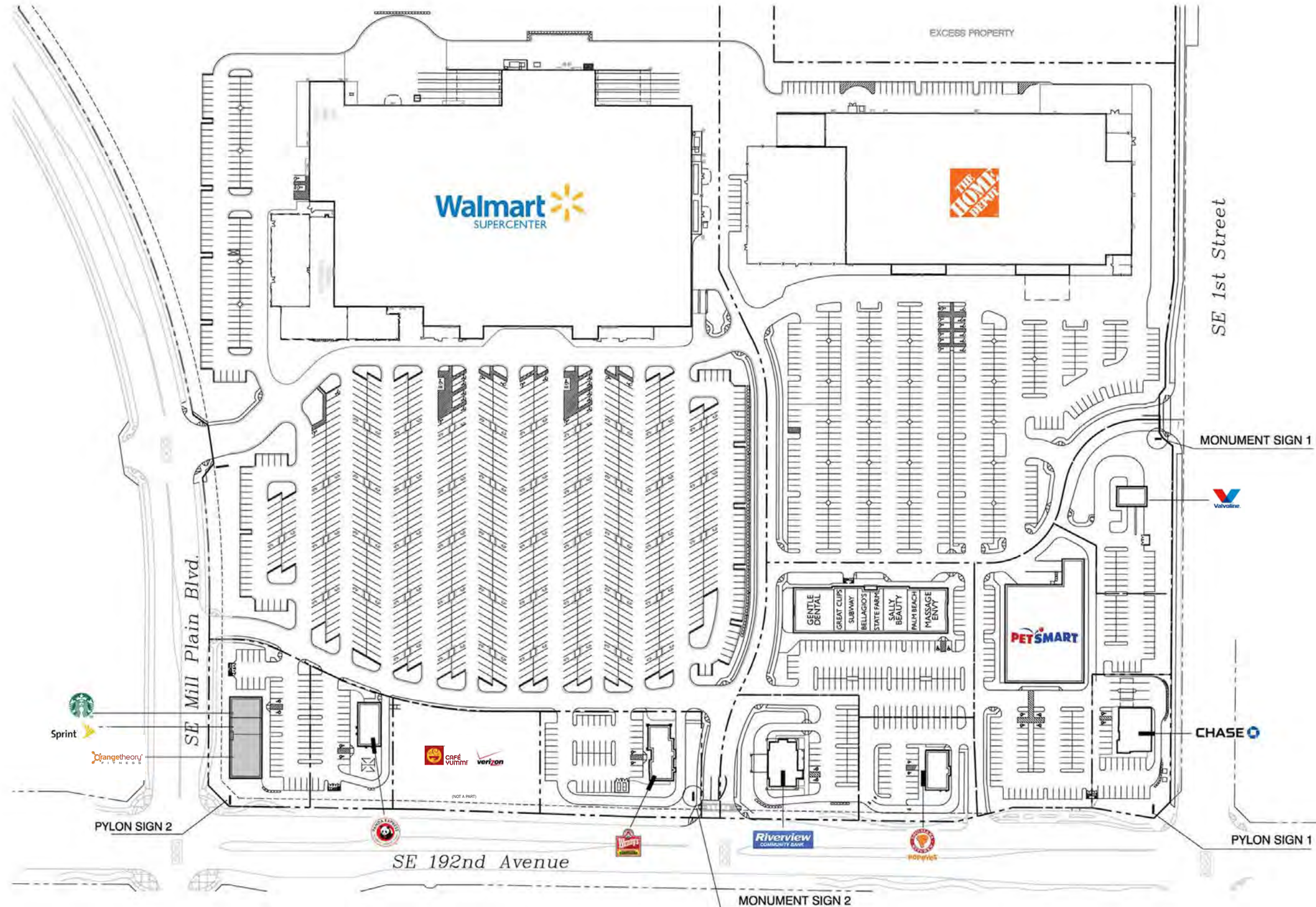


MILL PLAIN CROSSING @ CTC

SE 192ND & MILL PLAIN

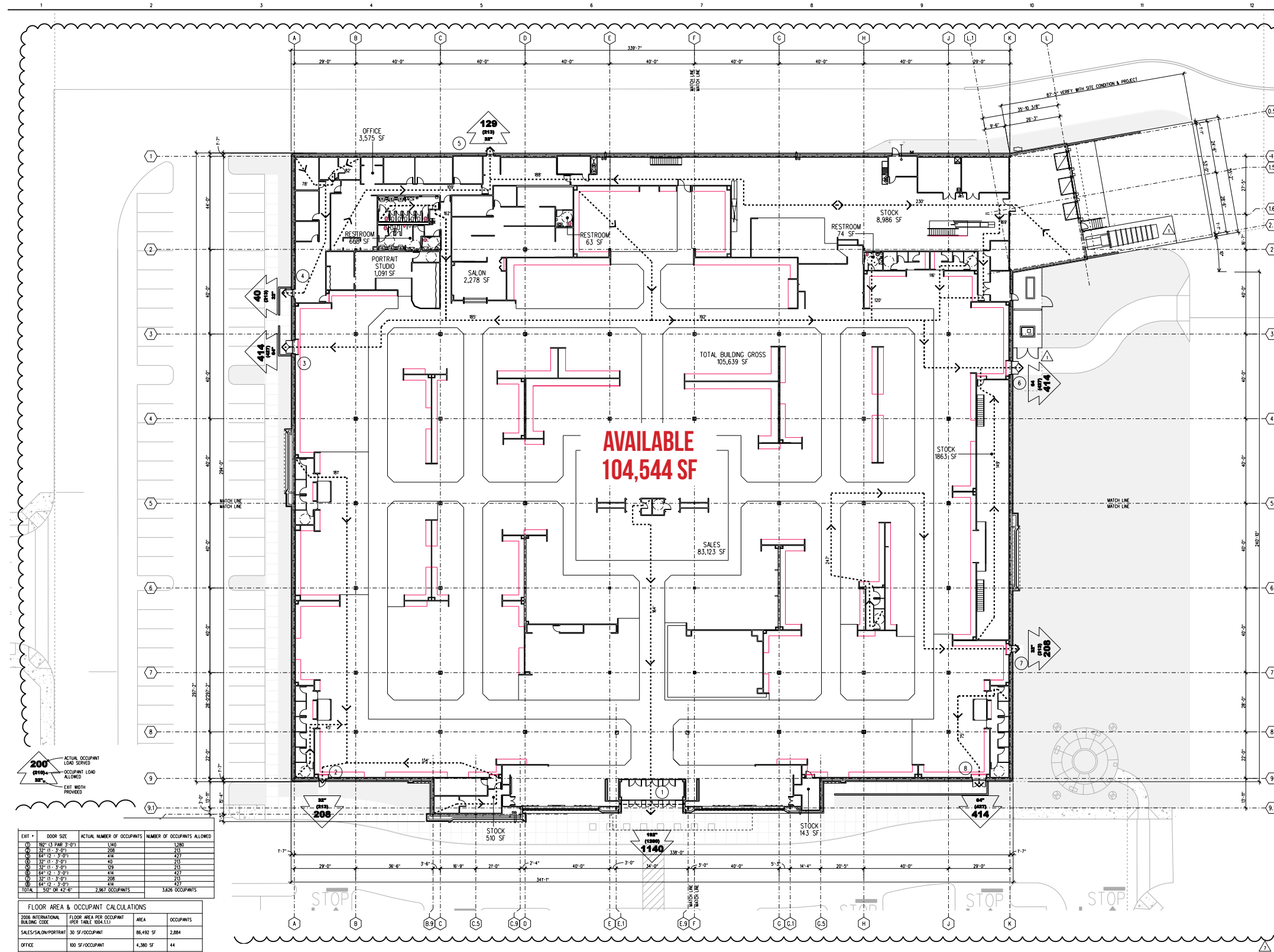
VANCOUVER, WA

SITE PLAN



BUILDING PLAN (FORMER JC PENNEY)

MILL PLAIN CROSSING @ CTC
SE 192ND & MILL PLAIN
 VANCOUVER, WA

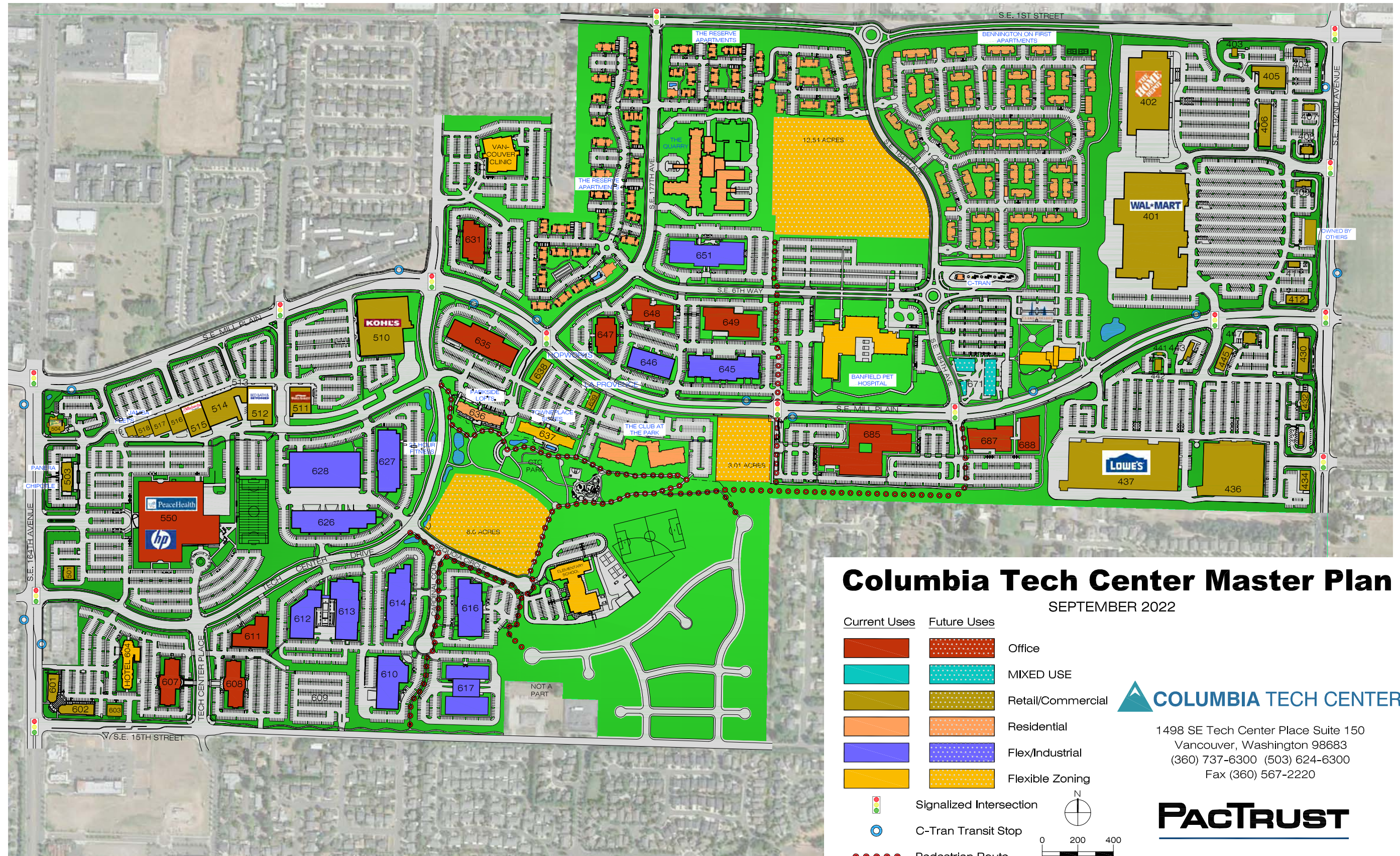


EXIT #	DOOR SIZE	ACTUAL NUMBER OF OCCUPANTS	NUMBER OF OCCUPANTS ALLOWED
10	30'-0" x 10'-0" (3'-0")	1,080	1,080
11	30'-0" x 10'-0" (3'-0")	208	208
12	30'-0" x 10'-0" (3'-0")	416	416
13	30'-0" x 10'-0" (3'-0")	416	416
14	30'-0" x 10'-0" (3'-0")	320	320
15	30'-0" x 10'-0" (3'-0")	416	416
16	30'-0" x 10'-0" (3'-0")	208	208
17	30'-0" x 10'-0" (3'-0")	416	416
TOTAL	50'-0" x 42'-0"	2,967 OCCUPANTS	2,967 OCCUPANTS

FLOOR AREA & OCCUPANT CALCULATIONS		
2006 INTERNATIONAL BUILDING CODE	FLOOR AREA PER OCCUPANT PER TABLE 1004.1.1	OCCUPANTS
SALES/SALON/PORTRAIT	30 SF/OCCUPANT	86,492 SF 2,884
OFFICE	100 SF/OCCUPANT	4,380 SF 44
STOCK/MECH.	300 SF/OCCUPANT	15,022 SF 39
TOTALS		102,374 SF 2,967

REQUIRED EXIT WIDTH: 2,966 OCCUPANTS x .15 (Table 1005.1) = 443 3/4" OR 36'-11 3/4"



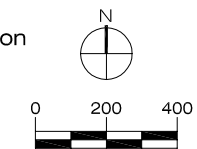


Columbia Tech Center Master Plan

SEPTEMBER 2022

Current Uses	Future Uses	
		Office
		MIXED USE
		Retail/Commercial
		Residential
		Flex/Industrial
		Flexible Zoning

- Signalized Intersection
- C-Tran Transit Stop
- Pedestrian Route



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VANCOUVER, WASHINGTON



Vancouver Mall
 Macy's
 JCPenney
 H&M
 AMC Theatres (Cinetopia)
 Old Navy
 Ulta Beauty
 Famous Footwear
 Gold's Gym
 Men's Wearhouse

SIGNIFICANT NEW SINGLE FAMILY HOME DEVELOPMENTS

#	NAME	# OF LOTS
1	Cox Family Trust	89
2	Green Mountain	1,300
3	Parklands at Camas Meadows	41
4	Lacamas Prairie Estates	97
5	South Creek Meadows	38
Total		1,565

CLARK COUNTY MAJOR EMPLOYERS

#	NAME	EMPLOYEES
1	PeaceHealth	4,445
2	Evergreen Public Schools	2,856
3	Vancouver Public Schools	2,800
4	Legacy Salmon Creek Medical Center	1,946
5	Fred Meyer Stores	1,760
6	Clark County, Washington	1,566
7	The Vancouver Clinic	1,319
8	Battle Ground Public Schools	1,089
9	WaferTech LLC	1,015
10	City of Vancouver	931
11	SEH America Inc	895
12	Camas School District	750
13	Dick Hannah Dealerships	663
14	BNSF Railway	650
15	Banfield Pet Hospital	650
16	Wells Fargo	452
17	Frito-Lay Inc.	450
18	Columbia Machine	444
19	WSU - Vancouver	436
20	C-TRAN	420
21	Clark Public Utilities	375
22	Washougal School District	326
23	Nautilus, Inc.	313
24	Columbia Community Credit Union	300
25	Analog Devices	300
26	Underwriters Laboratories	282
27	Pendleton Woolen Mills - Washougal	190
28	City of Camas	150

EAST VANCOUVER/CAMAS SCHOOLS

#	NAME	GRADES	STUDENTS	BUILT
1	Burnt Bridge Creek Elementary	(K-5)	443	1987
2	Burton Elementary School	(K-5)	456	1975
3	Camas High School	(9-12)	2,115	2003
4	Cascade Middle School	(6-8)	860	1980
5	Clark Community College at CTC	(13+)	1,800	2009
6	Columbia Valley Elementary School	(K-5)	553	2000
7	Crestline Elementary School	(K-5)	495	2013
8	Dorothy Fox Elementary School	(K-5)	462	1930
9	Endeavor Elementary School	(K-5)	695	1980-1999
10	Evergreen High School	(9-12)	1,800	1945
11	Fircrest Elementary School	(K-5)	447	1975
12	Fishers Landing Elementary School	(K-6)	643	1995
13	Grass Valley Elementary School	(K-5)	539	2003
14	Harmony Elementary School	(K-5)	671	2011
15	Hearthwood Elementary School	(PreK-5)	434	1980-1999
16	Helen Baller Elementary School	(K-5)	585	1970
17	Illahee Elementary School	(K-6)	598	2001-2010
18	Image Elementary School	(K-5)	690	1970
19	Lacamas Heights Elementary School	(K-5)	352	1978
20	Legacy High School	(9-12)	237	1977
21	Liberty Middle School	(6-8)	763	1980-2000
22	Mill Plain Elementary School	(K-5)	497	1987
23	Mountain View High School	(9-12)	1,850	1981
24	Pacific Middle School	(6-8)	1,032	1980
25	Prune Hill Elementary School	(K-5)	515	2001-2003
26	Riverview Elementary School	(K-5)	494	1980-1999
27	Shahala Middle School	(6-8)	1,114	2001-2010
28	Skyridge Middle School	(5-9)	936	1996
29	Union High School	(9-12)	2,078	2007
30	Wyeast Middle School	(6-8)	878	1943
Total			25,032	

SOURCE: CREDC.ORG, 2016 Data | The Columbian

SOURCE: schooldigger.com, 2016-2017 Data



PORTLAND, OR

PDX-PORTLAND INTERNATIONAL AIRPORT

Government Island



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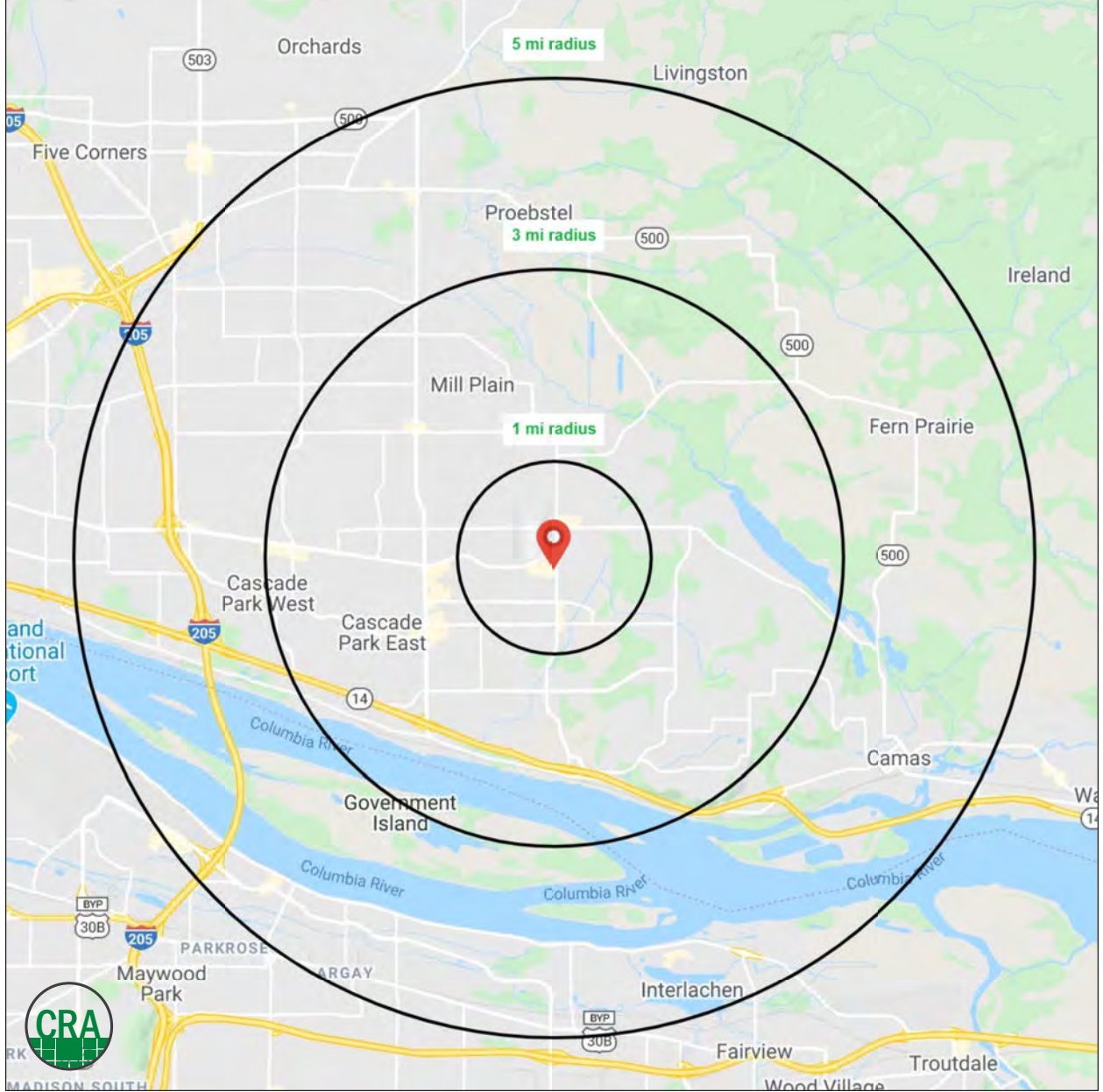
VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	11,258	83,613	169,220
Projected Population 2027	12,993	91,036	180,864
Average HH Income	\$107,530	\$110,004	\$97,864
Median Age	37.5	38.6	37.4
Total Businesses	390	2,594	6,416
Some College or Higher	83.1%	75.6%	71.5%

\$110,004

Average Household Income
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6166/-122.4765

Mill Plain Crossing @ CTC	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	11,258	83,613	169,220
2027 Projected Population	12,993	91,036	180,864
2020 Census Population	10,227	80,194	164,021
2010 Census Population	7,160	68,504	140,203
Projected Annual Growth 2022 to 2027	3.1%	1.8%	1.4%
Historical Annual Growth 2010 to 2022	4.8%	1.8%	1.7%
2022 Median Age	37.5	38.6	37.4
Households			
2022 Estimated Households	4,067	30,794	63,050
2027 Projected Households	4,874	35,174	70,482
2020 Census Households	3,699	29,320	60,631
2010 Census Households	2,558	25,199	52,013
Projected Annual Growth 2022 to 2027	4.0%	2.8%	2.4%
Historical Annual Growth 2010 to 2022	4.9%	1.9%	1.8%
Race and Ethnicity			
2022 Estimated White	70.4%	73.1%	73.4%
2022 Estimated Black or African American	2.8%	2.9%	3.6%
2022 Estimated Asian or Pacific Islander	15.4%	11.3%	9.3%
2022 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2022 Estimated Other Races	11.0%	12.2%	13.1%
2022 Estimated Hispanic	8.5%	10.7%	12.1%
Income			
2022 Estimated Average Household Income	\$107,530	\$110,004	\$97,864
2022 Estimated Median Household Income	\$103,426	\$97,655	\$88,689
2022 Estimated Per Capita Income	\$38,852	\$40,582	\$36,597
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.9%	2.1%	2.1%
2022 Estimated Some High School (Grade Level 9 to 11)	3.9%	3.5%	4.1%
2022 Estimated High School Graduate	12.1%	18.9%	22.3%
2022 Estimated Some College	19.8%	22.9%	24.7%
2022 Estimated Associates Degree Only	7.5%	10.2%	10.6%
2022 Estimated Bachelors Degree Only	34.3%	26.1%	22.7%
2022 Estimated Graduate Degree	21.5%	16.5%	13.5%
Business			
2022 Estimated Total Businesses	390	2,594	6,416
2022 Estimated Total Employees	10,911	28,381	69,138
2022 Estimated Employee Population per Business	28.0	10.9	10.8
2022 Estimated Residential Population per Business	28.9	32.2	26.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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