

FOR LEASE

COLUMBIA CROSSING @ CTC

VANCOUVER, WASHINGTON



LOCATION

16701 SE Mill Plain Blvd
Vancouver, WA 98683

AVAILABLE SPACE

12,314 SF (Divisible to +/- 6,000 SF)

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Mill Plain Blvd – 25,275 ADT ('21)
164th Ave – 35,050 ADT ('22)

HIGHLIGHTS

- Approximately 240,000 SF high profile shopping center at Vancouver's prime retail intersection of 164th & Mill Plain Blvd.
- Strong daily traffic generators including Target, New Seasons, Fred Meyer, Walmart, Home Depot, Lowe's Home Improvement and many other shops and restaurants.
- Primary employment corridor surrounded by the 500-acre Columbia Tech Center.



COMMERCIAL
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COLUMBIA CROSSING @ CTC

16701 SE MILL PLAIN BLVD

VANCOUVER, WA



MOUNTAIN VIEW
HIGH SCHOOL
1,669 STUDENTS

MILL PLAIN
ELEMENTARY SCHOOL

COLUMBIA VALLEY
ELEMENTARY SCHOOL

COLUMBIA CROSSING
SHOPPING CENTER

SITE



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16701 SE MILL PLAIN BLVD

VANCOUVER, WA



Vancouver Mall
CENTENNIAL COLLECTION

- Macy's
- JCPenney
- Hobby Lobby
- H&M
- AMC
- Old Navy
- Famous Footwear
- Gold's Gym

COLUMBIA CROSSING



PDX - PORTLAND INTERNATIONAL AIRPORT



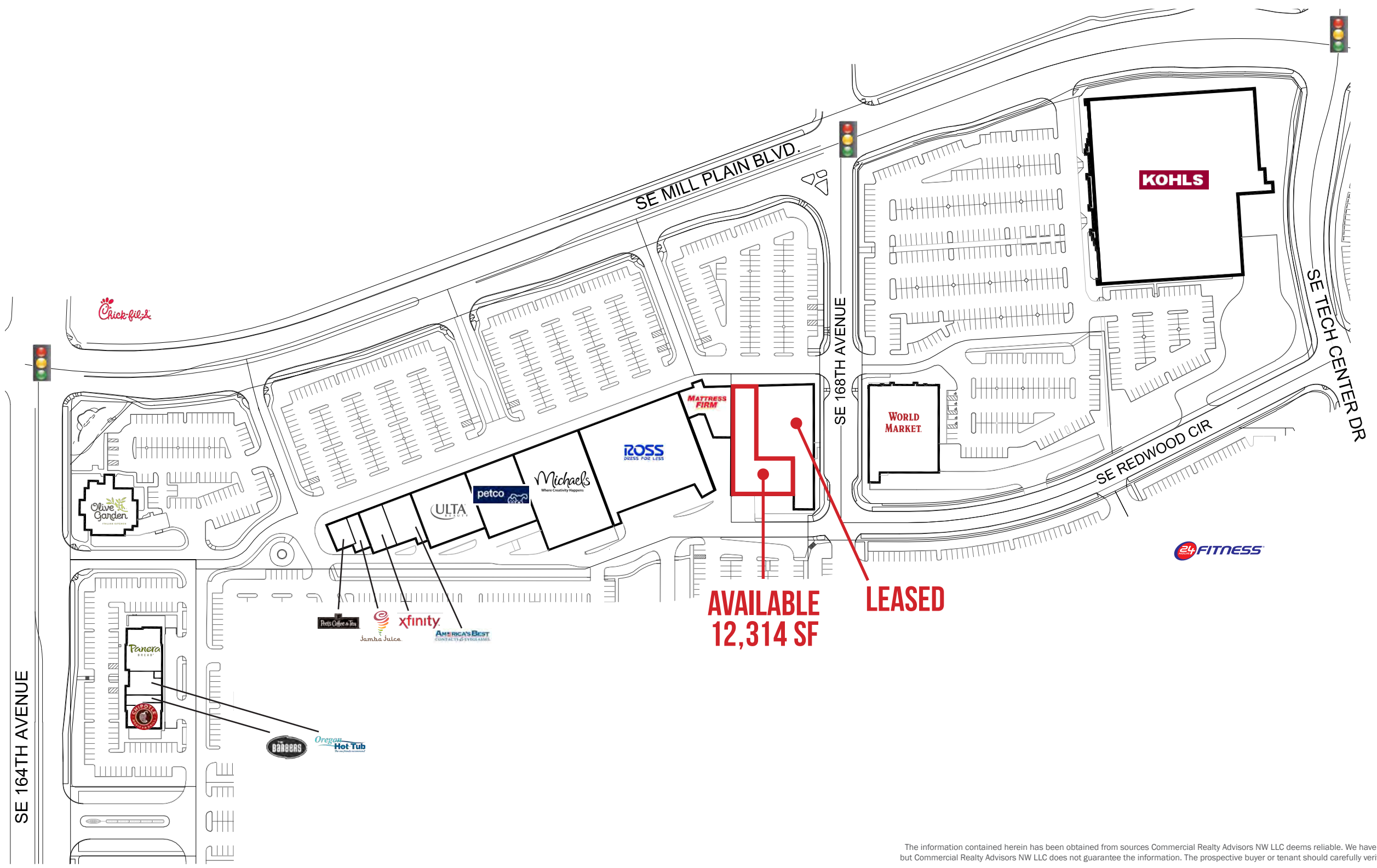
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16701 SE MILL PLAIN BLVD

VANCOUVER, WA

SITE PLAN

PACTRUST



**AVAILABLE
12,314 SF**

LEASED



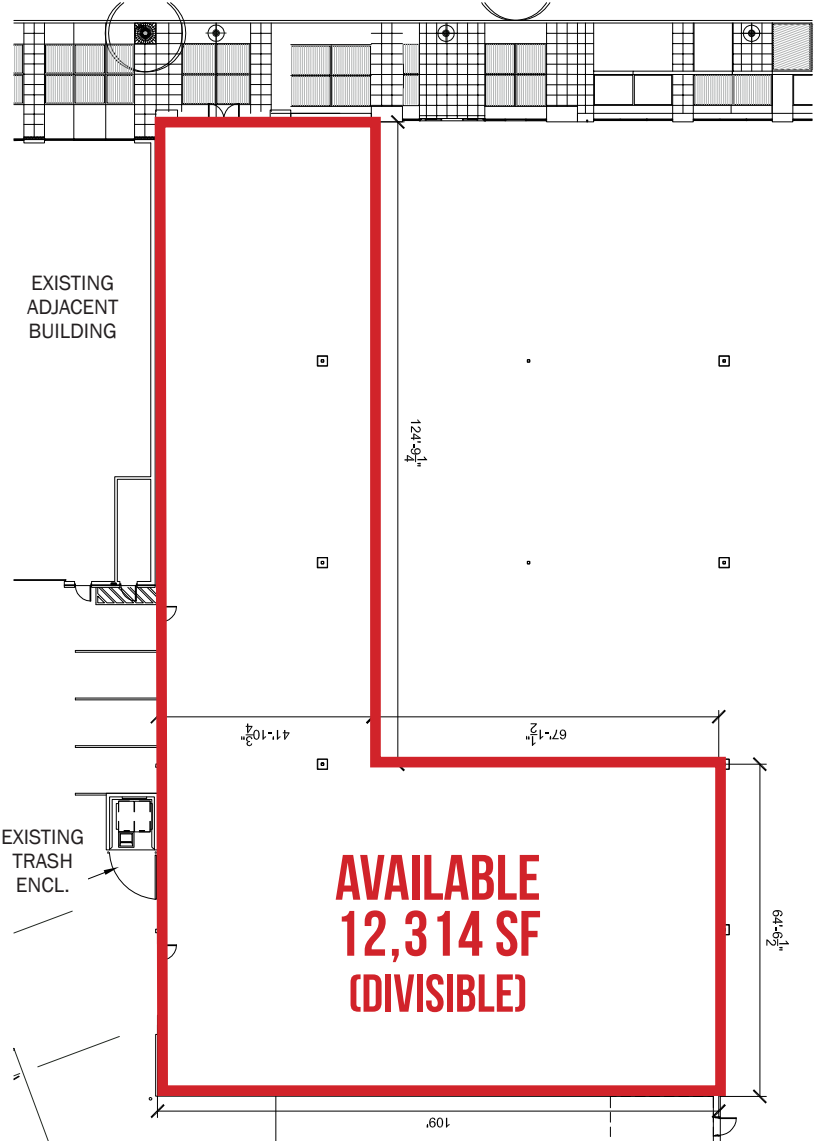
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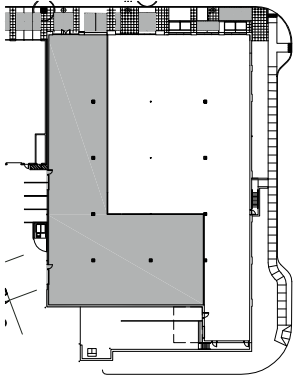
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FLOOR PLAN

VANCOUVER, WA



BUILDING PLAN



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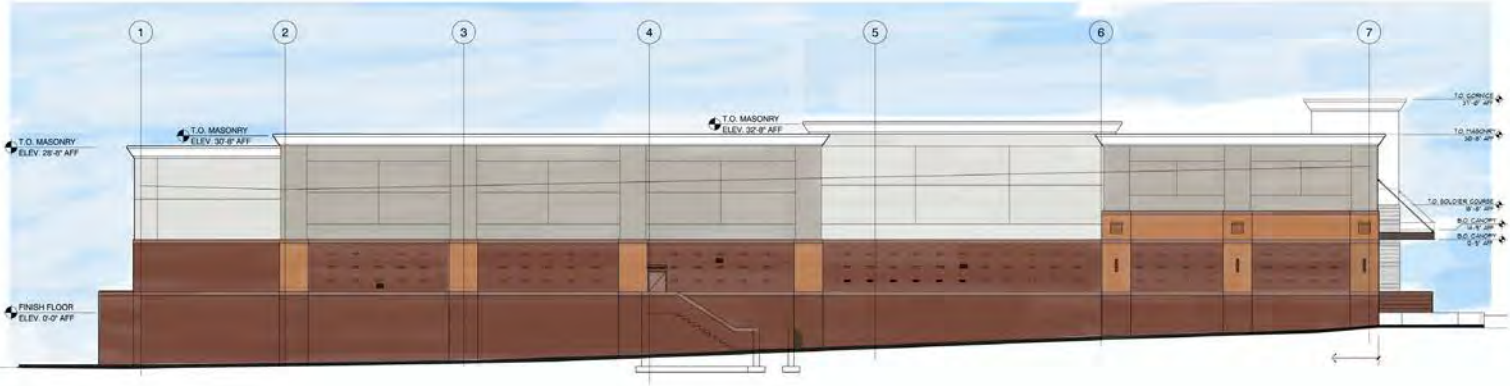


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ELEVATION



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16701 SE MILL PLAIN BLVD

DEMOGRAPHIC SUMMARY

VANCOUVER, WA

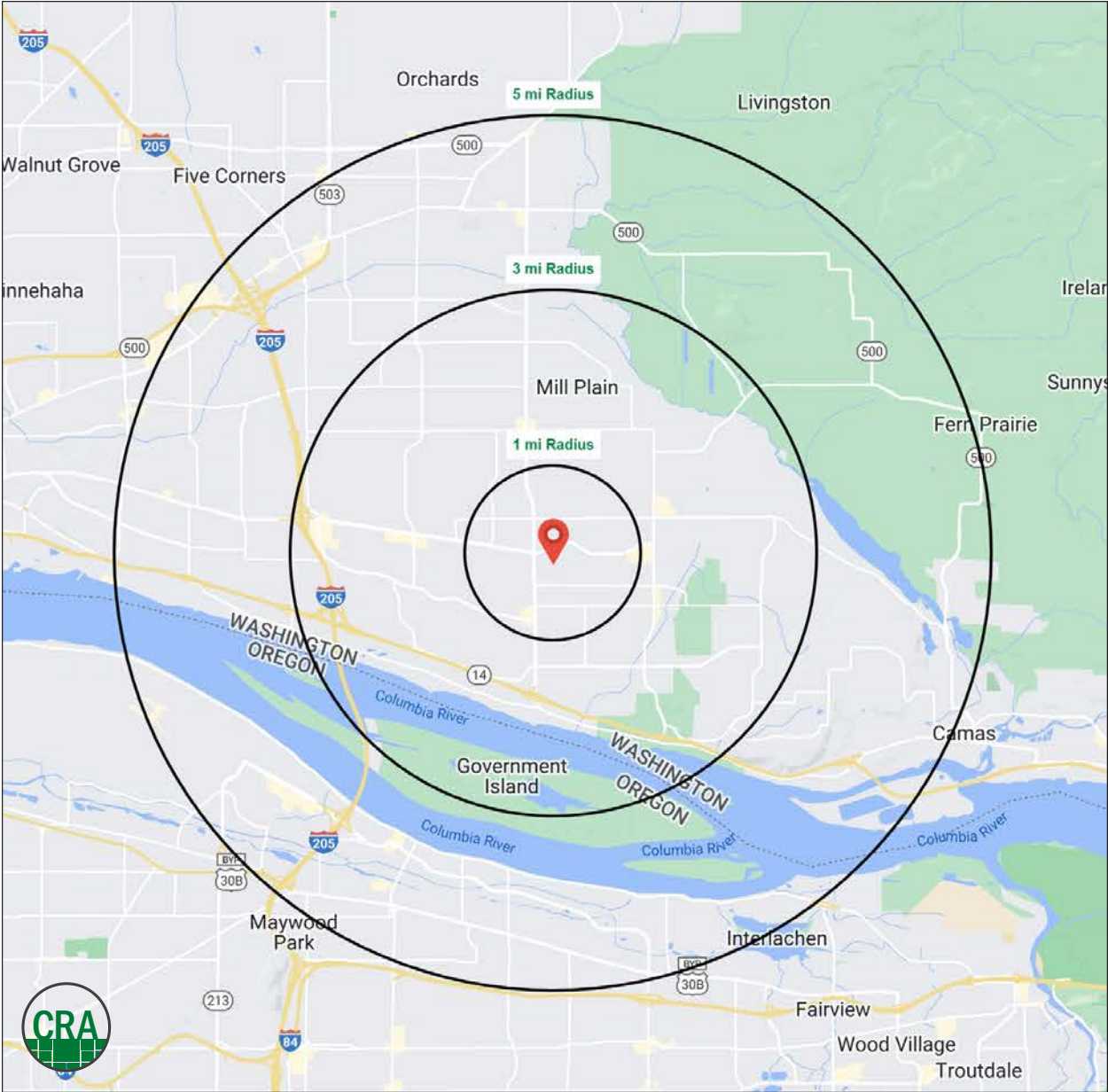
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	19,101	96,368	197,307
Projected Population 2028	19,696	102,608	208,637
Average HH Income	\$118,170	\$123,608	\$122,052
Median HH Income	\$92,707	\$98,940	\$97,519
Median Home Value	\$417,610	\$462,104	\$458,132
Daytime Demographics 16+	15,852	59,917	142,761
Some College or Higher	69.2%	72.7%	69.2%

\$118,170

Average Household Income
3 MILE RADIUS

39.0

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6152/-122.4994

16701 SE Mill Plain Blvd Vancouver, WA 98684	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	19,101	96,368	197,307
2028 Projected Population	19,696	102,608	208,637
2020 Census Population	19,229	93,412	190,276
2010 Census Population	15,615	80,369	165,288
Projected Annual Growth 2023 to 2028	0.6%	1.3%	1.1%
Historical Annual Growth 2010 to 2023	1.7%	1.5%	1.5%
2023 Median Age	39.0	38.9	38.3
Households			
2023 Estimated Households	7,802	37,779	74,867
2028 Projected Households	8,025	40,094	78,817
2020 Census Households	7,708	35,364	70,741
2010 Census Households	6,305	30,534	61,642
Projected Annual Growth 2023 to 2028	0.6%	1.2%	1.1%
Historical Annual Growth 2010 to 2023	1.8%	1.8%	1.7%
Race and Ethnicity			
2023 Estimated White	70.7%	72.9%	72.3%
2023 Estimated Black or African American	3.3%	3.2%	4.0%
2023 Estimated Asian or Pacific Islander	11.8%	10.2%	9.4%
2023 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2023 Estimated Other Races	13.5%	13.1%	13.6%
2023 Estimated Hispanic	12.4%	11.9%	12.8%
Income			
2023 Estimated Average Household Income	\$118,170	\$123,608	\$122,052
2023 Estimated Median Household Income	\$92,707	\$98,940	\$97,519
2023 Estimated Per Capita Income	\$48,342	\$48,542	\$46,473
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.4%	2.4%	2.8%
2023 Estimated Some High School (Grade Level 9 to 11)	5.6%	3.9%	4.2%
2023 Estimated High School Graduate	20.8%	21.1%	23.7%
2023 Estimated Some College	22.9%	23.2%	23.6%
2023 Estimated Associates Degree Only	9.1%	10.6%	10.2%
2023 Estimated Bachelors Degree Only	25.0%	24.3%	22.4%
2023 Estimated Graduate Degree	12.2%	14.5%	13.0%
Business			
2023 Estimated Total Businesses	871	3,449	8,342
2023 Estimated Total Employees	10,085	31,703	84,679
2023 Estimated Employee Population per Business	11.6	9.2	10.2
2023 Estimated Residential Population per Business	21.9	27.9	23.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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