

FOR LEASE | VANCOUVER, WASHINGTON

205 COMMERCE CENTER



ADDRESS

11502 SE Mill Plain Blvd, Vancouver, WA

AVAILABLE SPACE

565 SF | 1,018 SF | 3,714 SF (divisible to 1,400 SF)

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Mill Plain Blvd – 57,820 ADT ('18)

Chkalov Dr – 20,238 ADT ('18)

I-205 – 110,518 ADT ('18)

HIGHLIGHTS

- Located on Mill Plain Blvd just east of the I-205 interchange.
- Nearby retailers include Fred Meyer, Trader Joe's, Walmart, Petco and Party City.
- Co-tenants include Starbucks, Chipotle, AT&T and Banfield Pet Hospital.
- Highly visible center with ample parking.



AREA TENANTS

Fred Meyer

petco



TRADER JOE'S



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

George Macoubray | george@cra-nw.com

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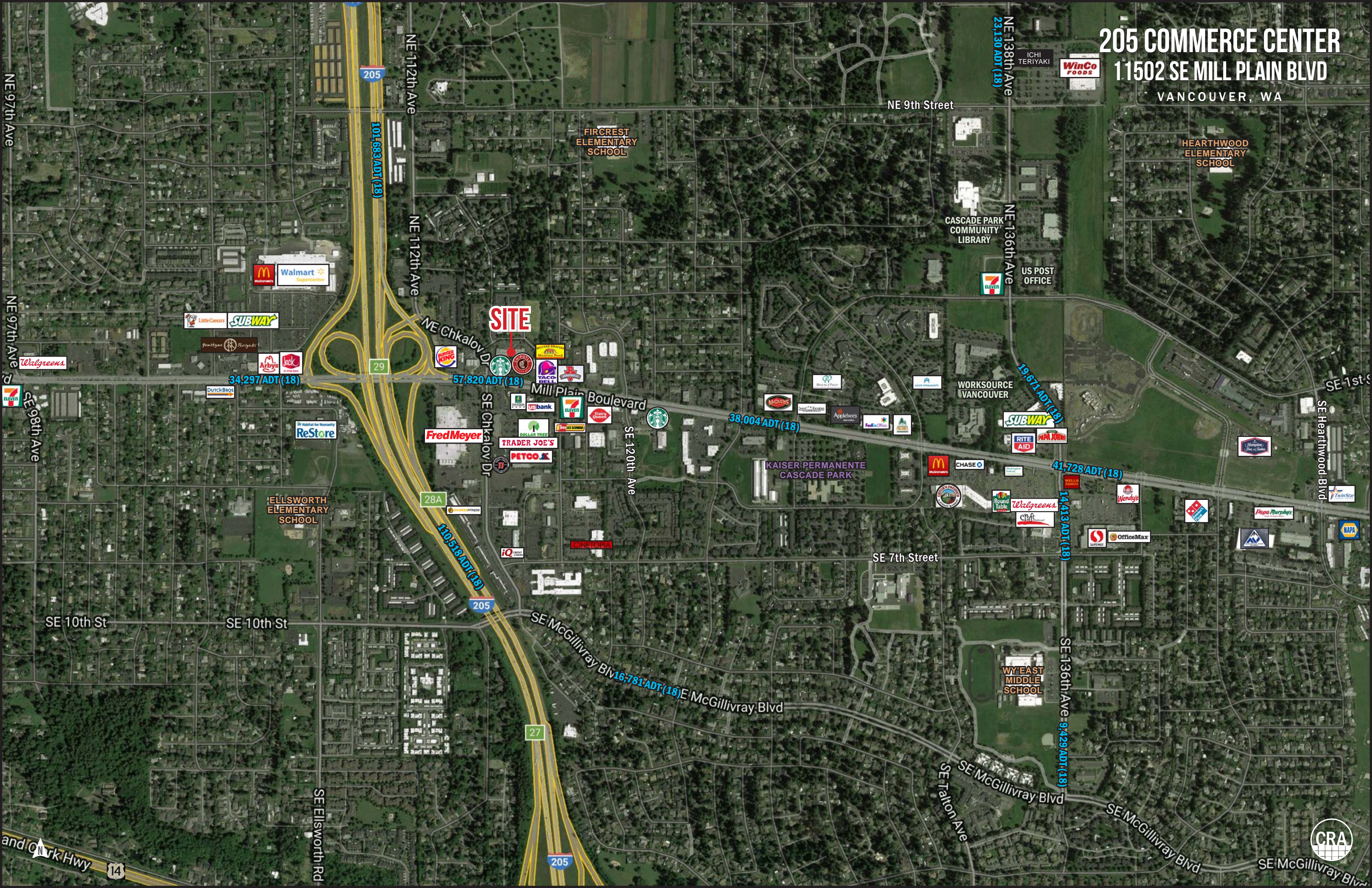
503.274.0211

www.cra-nw.com

205 COMMERCE CENTER

11502 SE MILL PLAIN BLVD

VANCOUVER, WA



SITE

NE 112th Ave
101,683 ADT (18)

34,297 ADT (18)

57,820 ADT (18)

38,004 ADT (18)

19,671 ADT (18)

41,728 ADT (18)

110,518 ADT (18)

16,781 ADT (18)

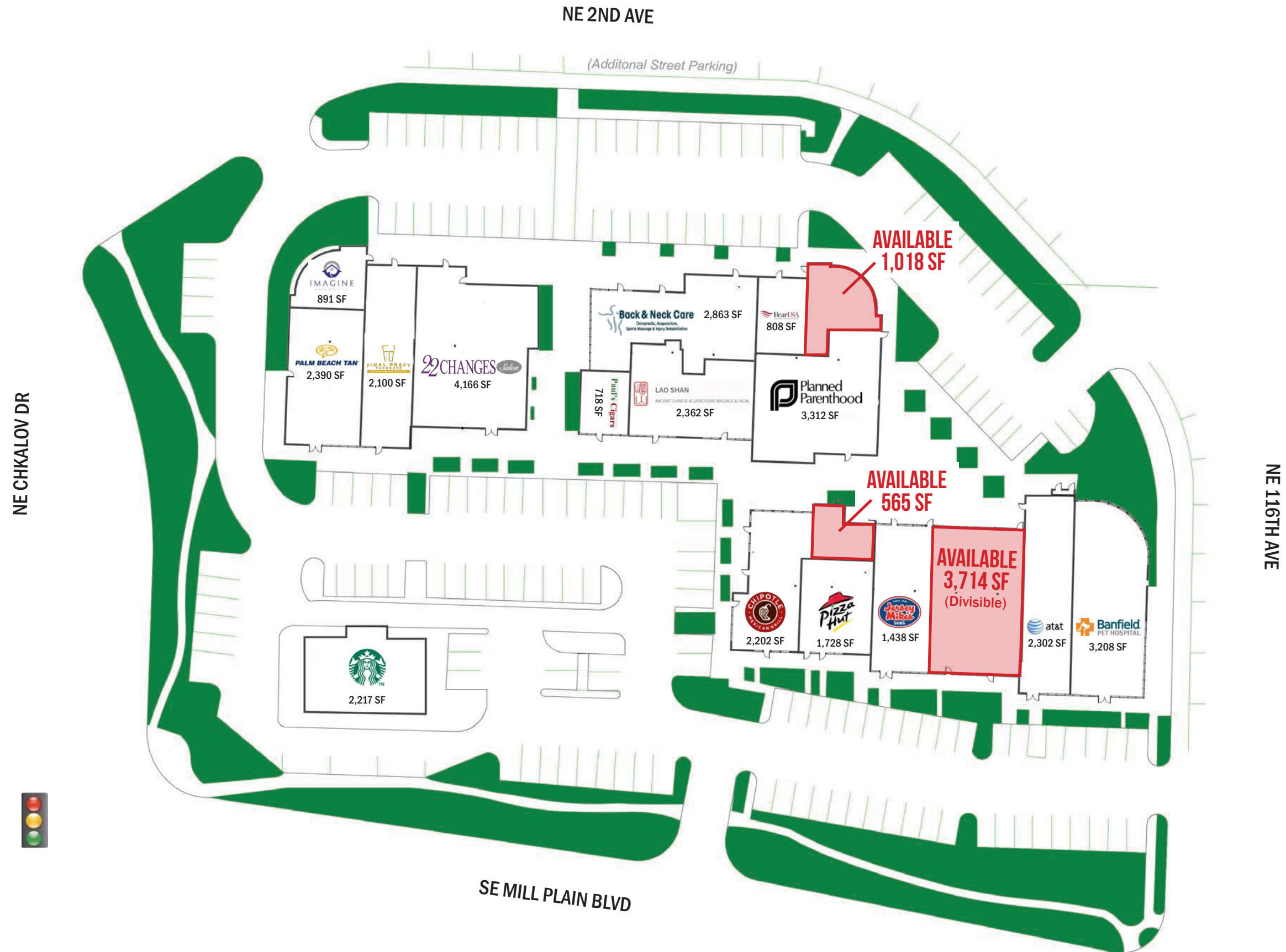
14,113 ADT (18)

9,429 ADT (18)



SITE PLAN

205 COMMERCE CENTER
11502 SE MILL PLAIN BLVD
VANCOUVER, WA



205 COMMERCE CENTER 11502 SE MILL PLAIN BLVD

DEMOGRAPHIC SUMMARY

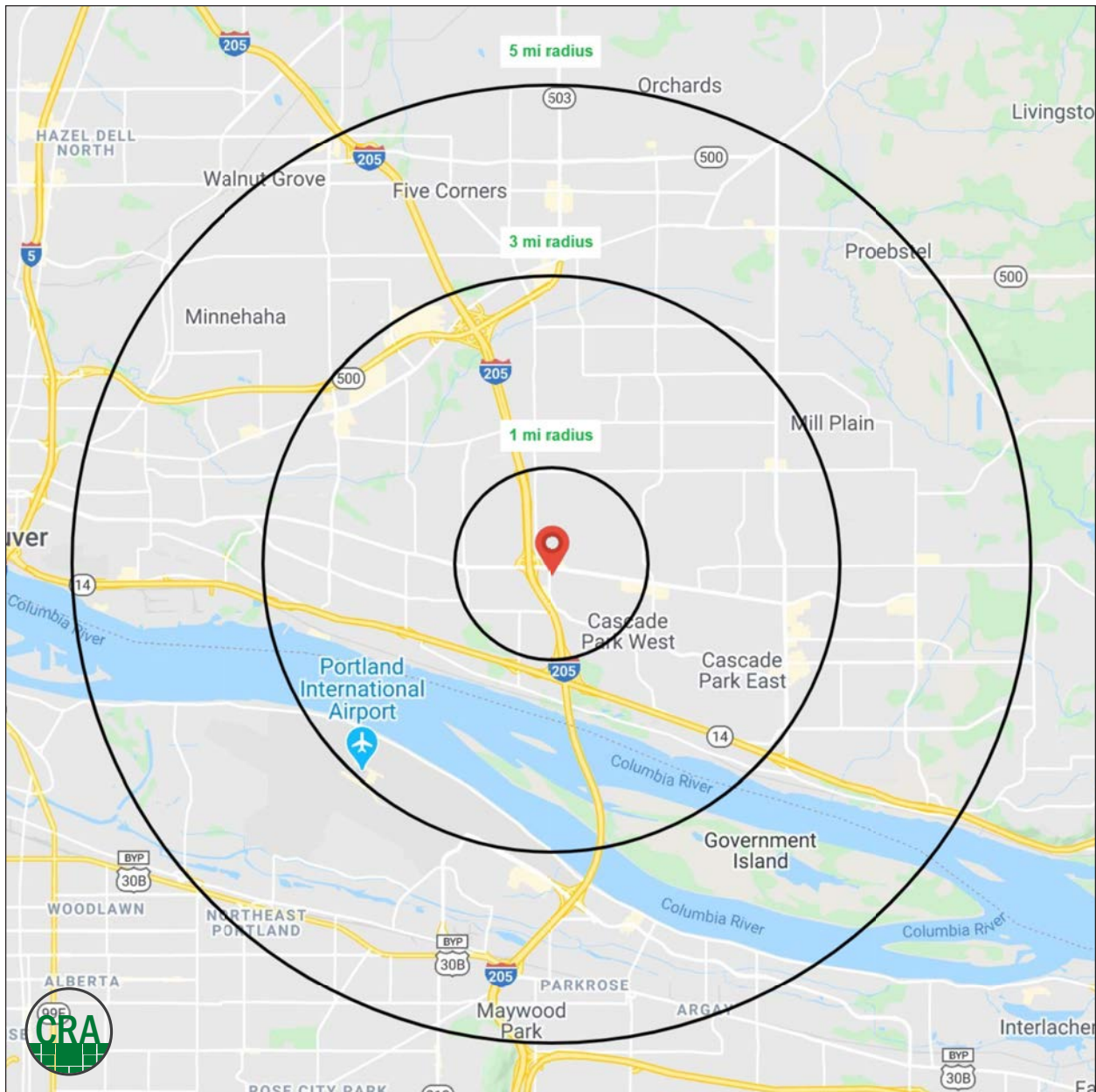
VANCOUVER, WA

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	14,417	104,362	246,366
Projected Population 2025	15,544	112,206	263,086
Average HH Income	\$76,283	\$88,496	\$87,541
Median Home Value	\$322,083	\$337,740	\$340,901
Daytime Demographics 16+	12,989	85,359	192,258
Some College or Higher	66.9%	66.1%	65.9%

36.4

Median Age

1 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6213/-122.5543

RF1

205 Commerce Center

Vancouver, WA 98684

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	14,417	104,362	246,366
	2025 Projected Population	15,544	112,206	263,086
	2010 Census Population	13,795	95,666	221,824
	2000 Census Population	12,741	85,931	190,965
	Projected Annual Growth 2020 to 2025	1.6%	1.5%	1.4%
	Historical Annual Growth 2000 to 2020	0.7%	1.1%	1.5%
HOUSEHOLDS	2020 Estimated Households	6,353	42,241	96,562
	2025 Projected Households	6,795	45,134	103,045
	2010 Census Households	5,916	37,770	84,779
	2000 Census Households	5,346	32,928	71,751
	Projected Annual Growth 2020 to 2025	1.4%	1.4%	1.3%
	Historical Annual Growth 2000 to 2020	0.9%	1.4%	1.7%
AGE	2020 Est. Population Under 10 Years	11.3%	11.8%	12.4%
	2020 Est. Population 10 to 19 Years	10.8%	12.3%	12.6%
	2020 Est. Population 20 to 29 Years	17.6%	14.7%	14.4%
	2020 Est. Population 30 to 44 Years	19.6%	19.2%	20.9%
	2020 Est. Population 45 to 59 Years	17.6%	18.0%	18.4%
	2020 Est. Population 60 to 74 Years	16.4%	16.4%	15.0%
	2020 Est. Population 75 Years or Over	6.6%	7.5%	6.3%
	2020 Est. Median Age	36.4	38.2	36.9
MARITAL STATUS & GENDER	2020 Est. Male Population	48.6%	48.4%	49.2%
	2020 Est. Female Population	51.4%	51.6%	50.8%
	2020 Est. Never Married	30.1%	28.8%	30.8%
	2020 Est. Now Married	44.2%	47.7%	46.1%
	2020 Est. Separated or Divorced	20.0%	17.0%	17.7%
	2020 Est. Widowed	5.8%	6.5%	5.4%
INCOME	2020 Est. HH Income \$200,000 or More	3.6%	5.4%	5.2%
	2020 Est. HH Income \$150,000 to \$199,999	3.1%	5.6%	6.0%
	2020 Est. HH Income \$100,000 to \$149,999	16.9%	17.0%	17.7%
	2020 Est. HH Income \$75,000 to \$99,999	12.4%	14.7%	14.9%
	2020 Est. HH Income \$50,000 to \$74,999	23.7%	21.5%	20.1%
	2020 Est. HH Income \$35,000 to \$49,999	19.1%	15.6%	14.1%
	2020 Est. HH Income \$25,000 to \$34,999	7.9%	7.7%	7.7%
	2020 Est. HH Income \$15,000 to \$24,999	7.2%	6.9%	7.8%
	2020 Est. HH Income Under \$15,000	6.0%	5.6%	6.6%
	2020 Est. Average Household Income	\$76,283	\$88,496	\$87,541
	2020 Est. Median Household Income	\$60,795	\$70,280	\$69,871
	2020 Est. Per Capita Income	\$33,701	\$35,921	\$34,494
	2020 Est. Total Businesses	1,076	5,267	10,735
2020 Est. Total Employees	8,244	52,942	118,163	

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RF1

205 Commerce Center		1 mi radius	3 mi radius	5 mi radius
Vancouver, WA 98684				
RACE	2020 Est. White	77.0%	77.2%	74.7%
	2020 Est. Black	3.9%	3.6%	4.8%
	2020 Est. Asian or Pacific Islander	5.7%	7.4%	8.0%
	2020 Est. American Indian or Alaska Native	1.2%	1.0%	1.0%
	2020 Est. Other Races	12.1%	10.8%	11.5%
HISPANIC	2020 Est. Hispanic Population	2,030	13,317	33,241
	2020 Est. Hispanic Population	14.1%	12.8%	13.5%
	2025 Proj. Hispanic Population	14.8%	13.4%	14.1%
	2010 Hispanic Population	10.6%	9.3%	10.7%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	10,056	72,046	168,362
	2020 Est. Elementary (Grade Level 0 to 8)	2.3%	3.0%	3.3%
	2020 Est. Some High School (Grade Level 9 to 11)	5.1%	5.6%	5.9%
	2020 Est. High School Graduate	25.7%	25.4%	24.9%
	2020 Est. Some College	27.2%	27.6%	27.0%
	2020 Est. Associate Degree Only	13.3%	11.2%	11.0%
	2020 Est. Bachelor Degree Only	17.3%	18.3%	18.3%
	2020 Est. Graduate Degree	9.1%	8.9%	9.6%
HOUSING	2020 Est. Total Housing Units	6,516	43,249	98,819
	2020 Est. Owner-Occupied	44.0%	53.1%	54.4%
	2020 Est. Renter-Occupied	53.5%	44.5%	43.3%
	2020 Est. Vacant Housing	2.5%	2.3%	2.3%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	5.8%	7.7%	7.2%
	2020 Homes Built 2000 to 2009	10.0%	12.1%	14.5%
	2020 Homes Built 1990 to 1999	23.0%	24.7%	23.9%
	2020 Homes Built 1980 to 1989	10.8%	14.9%	11.8%
	2020 Homes Built 1970 to 1979	27.6%	22.2%	18.9%
	2020 Homes Built 1960 to 1969	9.6%	7.5%	7.4%
	2020 Homes Built 1950 to 1959	7.6%	5.5%	5.6%
	2020 Homes Built Before 1949	3.1%	3.1%	8.4%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.4%	0.8%	0.6%
	2020 Home Value \$500,000 to \$999,999	12.4%	14.0%	15.0%
	2020 Home Value \$400,000 to \$499,999	14.4%	15.5%	16.4%
	2020 Home Value \$300,000 to \$399,999	33.7%	36.5%	38.1%
	2020 Home Value \$200,000 to \$299,999	33.6%	29.3%	29.4%
	2020 Home Value \$150,000 to \$199,999	6.4%	4.4%	4.3%
	2020 Home Value \$100,000 to \$149,999	3.2%	3.1%	3.0%
	2020 Home Value \$50,000 to \$99,999	0.9%	1.2%	1.1%
	2020 Home Value \$25,000 to \$49,999	0.4%	1.5%	1.2%
	2020 Home Value Under \$25,000	1.9%	2.3%	2.5%
	2020 Median Home Value	\$322,083	\$337,740	\$340,901
	2020 Median Rent	\$1,200	\$1,210	\$1,190

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205 Commerce Center

Vancouver, WA 98684

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	11,869	84,243	196,806
	2020 Est. Civilian Employed	59.4%	61.4%	62.2%
	2020 Est. Civilian Unemployed	3.6%	3.9%	4.0%
	2020 Est. in Armed Forces	0.6%	0.2%	0.1%
	2020 Est. not in Labor Force	36.4%	34.6%	33.7%
	2020 Labor Force Males	48.1%	47.7%	48.7%
	2020 Labor Force Females	51.9%	52.3%	51.3%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	7,052	51,696	122,443
	2020 Mgmt, Business, & Financial Operations	15.8%	14.4%	14.7%
	2020 Professional, Related	20.8%	20.1%	20.2%
	2020 Service	17.2%	18.6%	18.5%
	2020 Sales, Office	21.1%	22.0%	21.9%
	2020 Farming, Fishing, Forestry	-	0.2%	0.2%
	2020 Construction, Extraction, Maintenance	9.8%	9.9%	9.5%
	2020 Production, Transport, Material Moving	15.3%	14.7%	15.0%
	2020 White Collar Workers	57.7%	56.5%	56.8%
	2020 Blue Collar Workers	42.3%	43.5%	43.2%
	TRANSPORTATION TO WORK	2020 Drive to Work Alone	77.8%	78.1%
2020 Drive to Work in Carpool		9.1%	9.8%	9.3%
2020 Travel to Work by Public Transportation		2.4%	3.0%	3.9%
2020 Drive to Work on Motorcycle		-	0.2%	0.2%
2020 Walk or Bicycle to Work		2.7%	2.0%	2.8%
2020 Other Means		1.2%	0.7%	0.8%
2020 Work at Home		6.6%	6.1%	6.8%
TRAVEL TIME		2020 Travel to Work in 14 Minutes or Less	27.9%	27.7%
	2020 Travel to Work in 15 to 29 Minutes	38.0%	40.7%	40.5%
	2020 Travel to Work in 30 to 59 Minutes	27.3%	26.1%	26.4%
	2020 Travel to Work in 60 Minutes or More	8.4%	8.7%	8.5%
	2020 Average Travel Time to Work	20.9	21.0	21.3
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$371.63 M	\$2.73 B	\$6.18 B
	2020 Est. Apparel	\$12.91 M	\$95.64 M	\$217.11 M
	2020 Est. Contributions, Gifts	\$20.44 M	\$153.99 M	\$346.97 M
	2020 Est. Education, Reading	\$10.88 M	\$84.06 M	\$191.39 M
	2020 Est. Entertainment	\$20.58 M	\$153.28 M	\$347.48 M
	2020 Est. Food, Beverages, Tobacco	\$57.72 M	\$420.26 M	\$952.34 M
	2020 Est. Furnishings, Equipment	\$12.84 M	\$95.42 M	\$216.14 M
	2020 Est. Health Care, Insurance	\$34.43 M	\$251.4 M	\$567.78 M
	2020 Est. Household Operations, Shelter, Utilities	\$121.58 M	\$885.72 M	\$2.01 B
	2020 Est. Miscellaneous Expenses	\$7.01 M	\$51.54 M	\$116.51 M
	2020 Est. Personal Care	\$4.98 M	\$36.6 M	\$82.92 M
	2020 Est. Transportation	\$68.27 M	\$500.4 M	\$1.13 B

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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