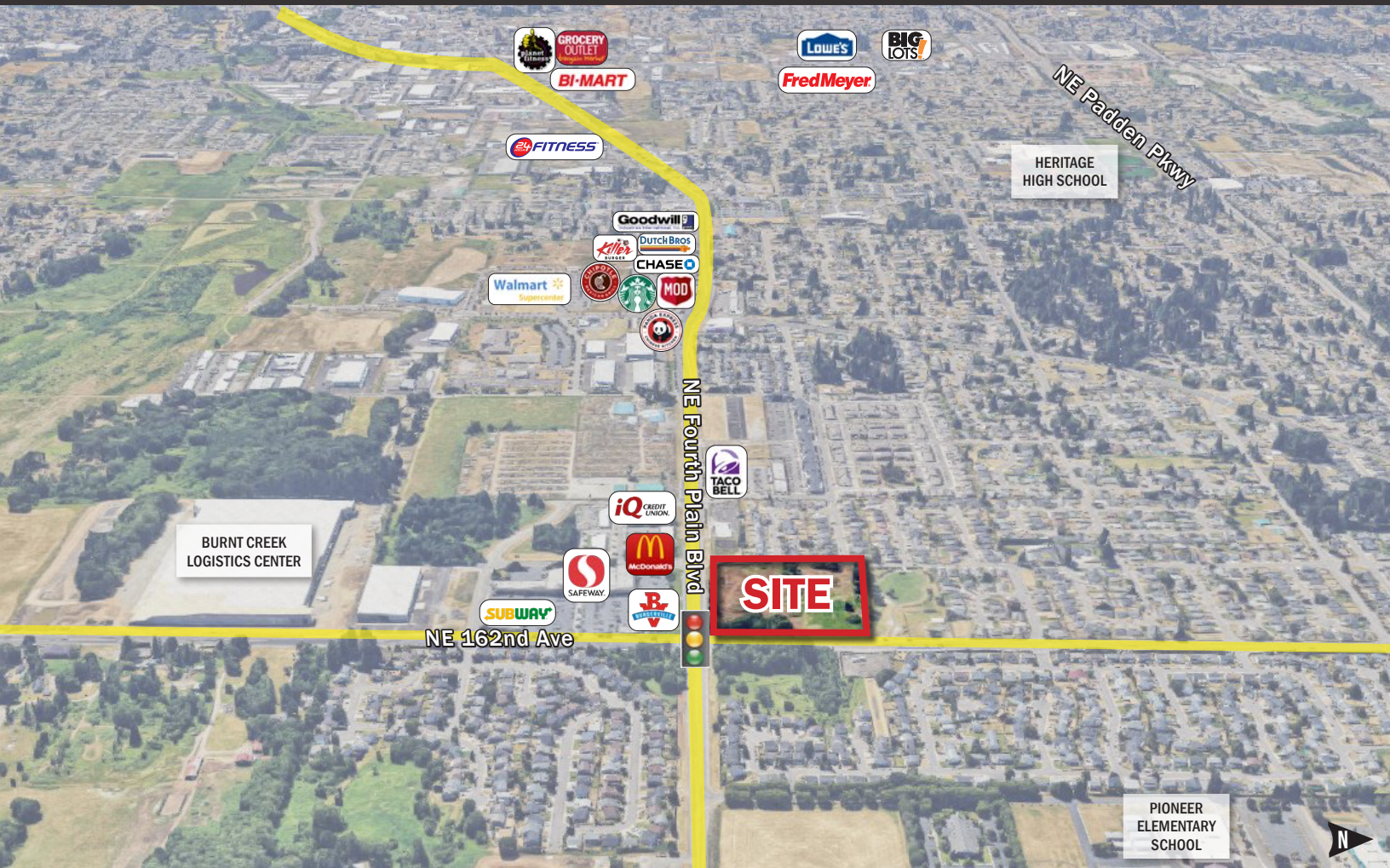


< FOR SALE >

# 8.04 AC COMMERCIAL LAND

VANCOUVER, WASHINGTON



## LOCATION

7008 NE 162nd Ave  
Vancouver, WA 98682

## LAND SIZE

8.04 AC | 350,222 SF

## SALE PRICE

\$7,004,440 | \$20.00/SF

## TRAFFIC COUNTS

Fourth Plain Blvd – 18,324 ADT ('21)

NE 162nd Ave – 23,182 ADT ('22)

## HIGHLIGHTS

- Commercial development site at the NW corner of NE 162nd Ave & Fourth Plain Blvd in the Orchards trade area
- Located at a signalized intersection with access from both streets
- Property substantially cleared of vegetation, wetlands mitigation plan in place
- Nearby retailers include Safeway, Walmart, Dollar Tree, Goodwill, McDonald's, Burgerville, Starbucks, Chipotle and more

## ZONING

CC – Community Commercial

Zoned to provide for retail goods and services purchased regularly by residents of several nearby neighborhoods. The zone also accommodates offices, institutions, and mixed-use housing.



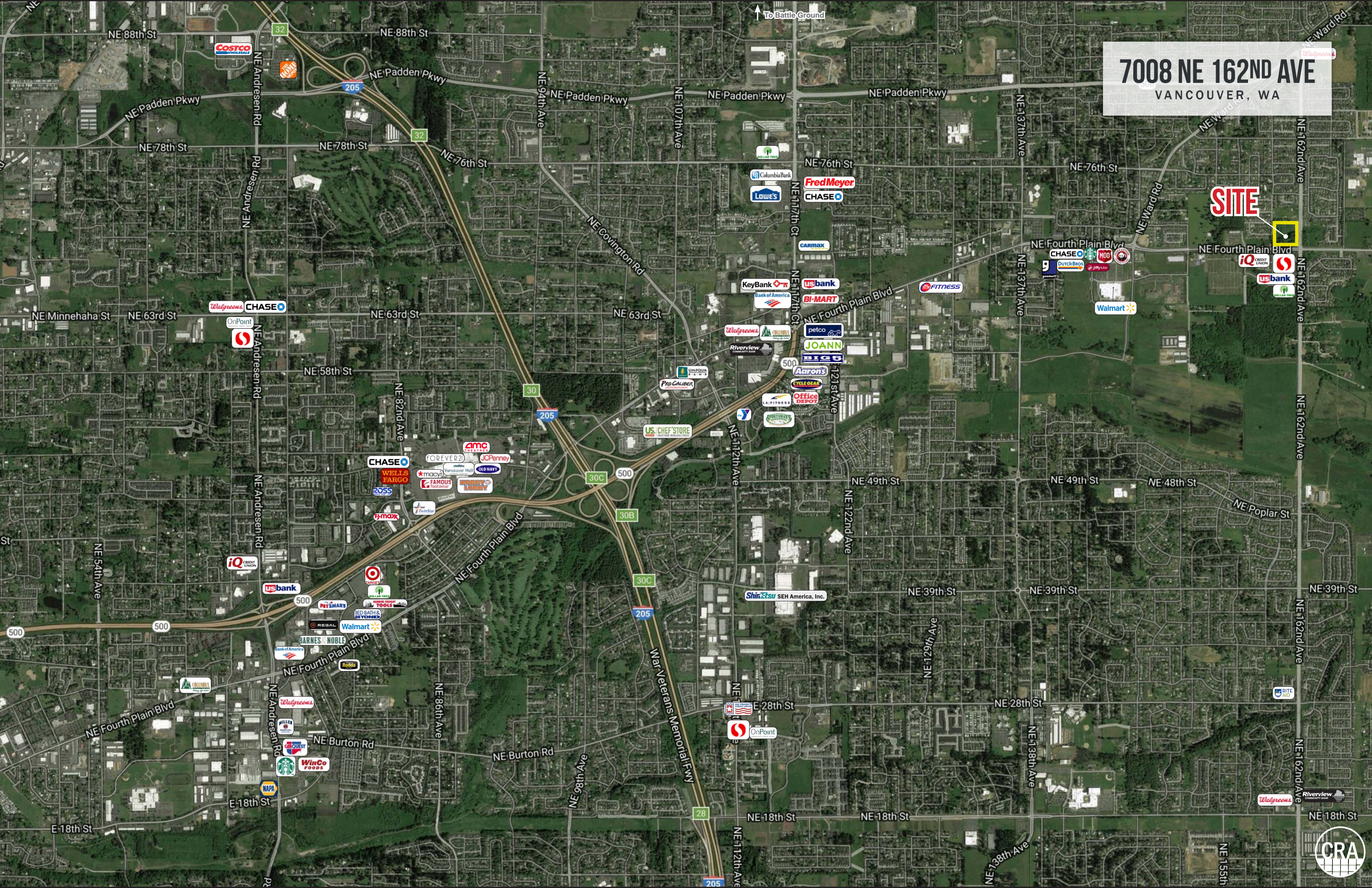
COMMERCIAL  
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503.274.0211  
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# 7008 NE 162ND AVE VANCOUVER, WA

**SITE**



**7008 NE 162ND AVE**  
VANCOUVER, WA

NE 73rd St

5th Plain Creek Park

NE 159th Ave

NE 162nd Ave

NE 166th Ave

Oak Grove Neighborhood Park  
Vancouver Mini Skatepark

NE 70th St



NE Fourth Plain Blvd

NE Fourth Plain Blvd

NE 156th Ave

EAST PADDEN ANIMAL HOSPITAL



HERITAGE MARKET CENTER





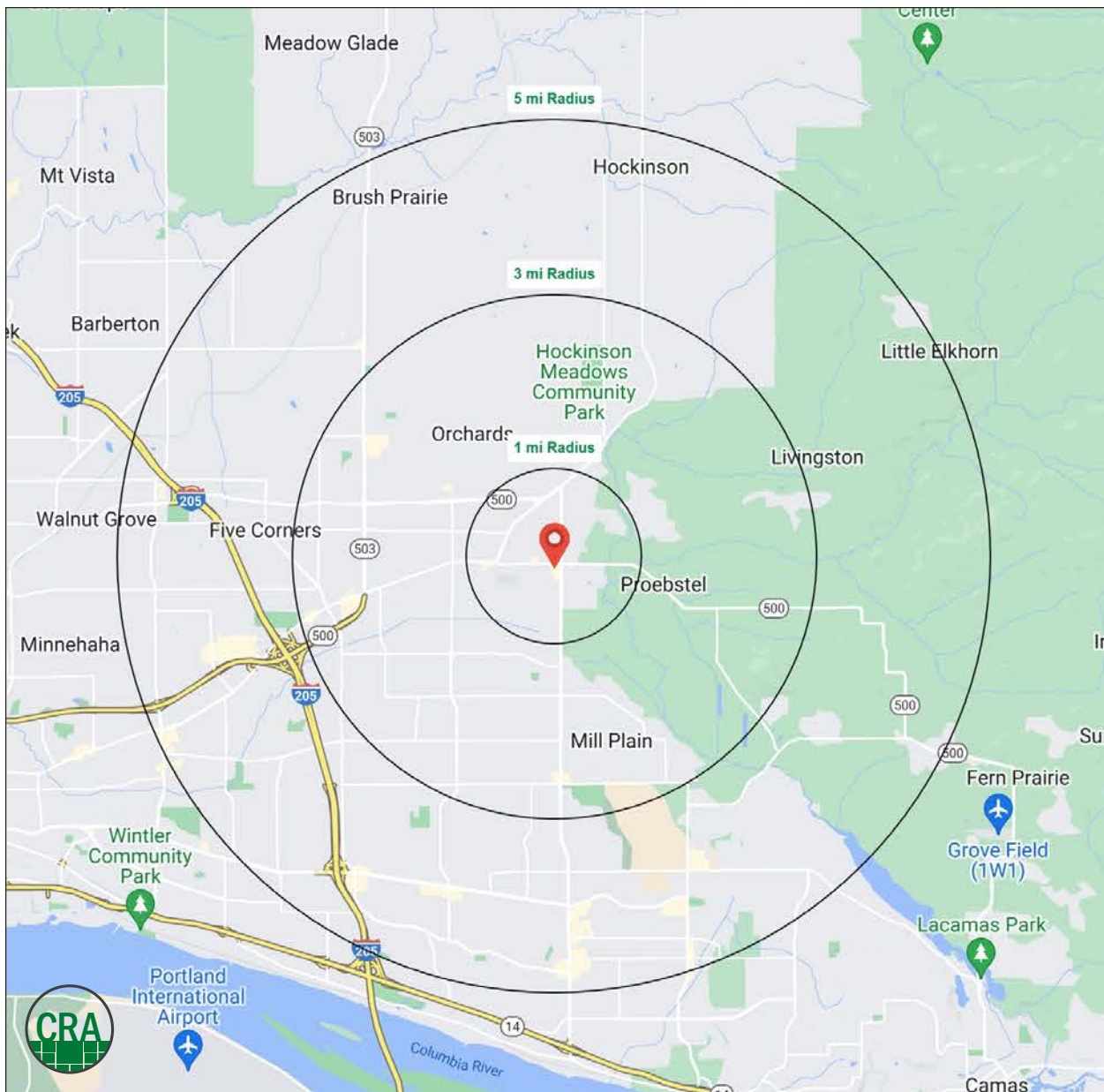
# DEMOGRAPHIC SUMMARY

# 7008 NE 162ND AVE VANCOUVER, WA

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	9,266	82,395	205,353
Projected Population 2029	9,501	84,257	216,198
Average HH Income	\$154,434	\$130,601	\$118,378
Median HH Income	\$116,179	\$99,123	\$92,083
Median Home Value	\$525,864	\$492,162	\$505,109
Daytime Demographics 16+	4,919	41,313	125,928
Some College or Higher	67.0%	64.9%	67.1%

**\$154,434**  
Average Household Income  
1 MILE RADIUS

**37.9**  
Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6732/-122.5073

7008 NE 162nd Ave Vancouver, WA 98682	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	9,266	82,395	205,353
2029 Projected Population	9,501	84,257	216,198
2020 Census Population	9,404	81,352	196,549
2010 Census Population	7,985	66,885	162,324
Projected Annual Growth 2024 to 2029	0.5%	0.5%	1.1%
Historical Annual Growth 2010 to 2024	1.1%	1.7%	1.9%
2024 Median Age	37.9	36.9	36.9
<b>Households</b>			
2024 Estimated Households	3,042	28,657	78,419
2029 Projected Households	3,134	29,490	83,344
2020 Census Households	2,945	27,405	72,534
2010 Census Households	2,498	22,461	59,947
Projected Annual Growth 2024 to 2029	0.6%	0.6%	1.3%
Historical Annual Growth 2010 to 2024	1.6%	2.0%	2.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	78.8%	75.7%	77.0%
2024 Estimated Black or African American	2.3%	2.8%	2.5%
2024 Estimated Asian or Pacific Islander	6.6%	7.4%	7.0%
2024 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2024 Estimated Other Races	11.6%	13.4%	12.8%
2024 Estimated Hispanic	11.0%	12.7%	11.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$154,434	\$130,601	\$118,378
2024 Estimated Median Household Income	\$116,179	\$99,123	\$92,083
2024 Estimated Per Capita Income	\$50,787	\$45,497	\$45,315
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	4.6%	3.1%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	2.8%	4.6%	4.8%
2024 Estimated High School Graduate	25.6%	27.5%	25.4%
2024 Estimated Some College	25.3%	25.4%	25.4%
2024 Estimated Associates Degree Only	11.3%	10.5%	10.7%
2024 Estimated Bachelors Degree Only	22.4%	19.0%	19.8%
2024 Estimated Graduate Degree	8.0%	9.9%	11.1%
<b>Business</b>			
2024 Estimated Total Businesses	282	2,325	7,338
2024 Estimated Total Employees	2,422	16,990	62,888
2024 Estimated Employee Population per Business	8.6	7.3	8.6
2024 Estimated Residential Population per Business	32.9	35.4	28.0

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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