

FOR LEASE

PAD @ ANDRESEN MARKETPLACE



VANCOUVER, WA

LOCATION

6709 NE 63rd Street | Vancouver, Washington

AVAILABLE SPACE

- 2,524 SF

RENTAL RATE

\$24.00/SF, NNN

TRAFFIC COUNTS

Andresen Road – 22,413 ADT ('22)

63rd Street – 11,184 ADT ('22)

HIGHLIGHTS

- High profile space located in the pad building facing NE 63rd Street at Andresen Marketplace.
- Shopping center anchored by Safeway with AT&T, The UPS Store, Subway, T-Mobile, Papa Murphy's, Dust to Diamonds Nails and Brewed Awakenings.
- Great visibility and access with a signalized intersection at Andresen & 63rd Street.
- Surrounded by dense residential population.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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6709 NE 63RD STREET

VANCOUVER, WA



Vancouver Mall
CENTENNIAL COLLECTION

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

SITE

WASHINGTON STATE UNIVERSITY
VANCOUVER
2,756 STUDENTS

LEGACY SALMON CREEK
MEDICAL CENTER
165 BEDS

PEACEHEALTH MEDICAL
GROUP TRAUMA
450 BEDS

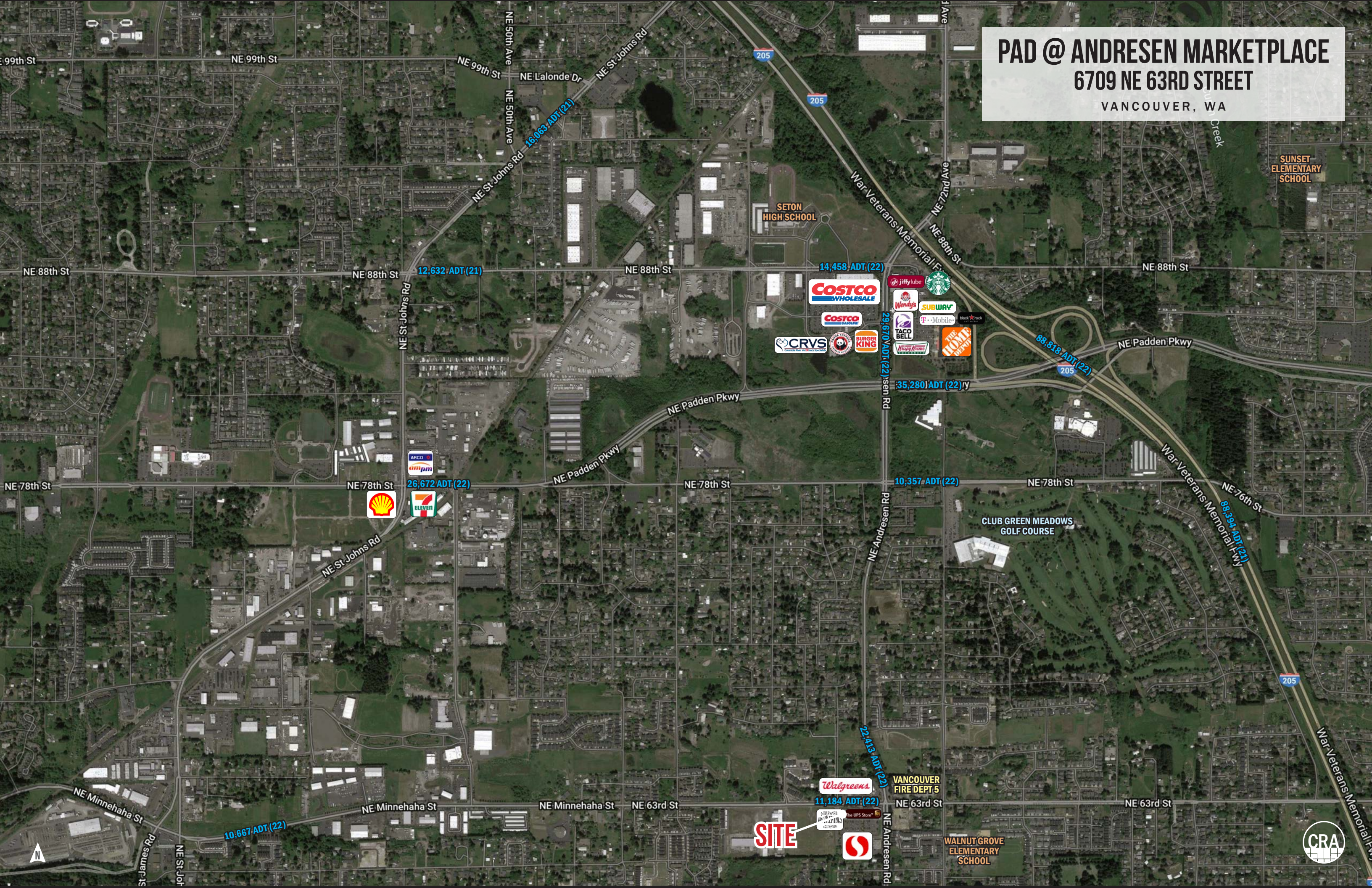
PDX-PORTLAND
INTERNATIONAL AIRPORT

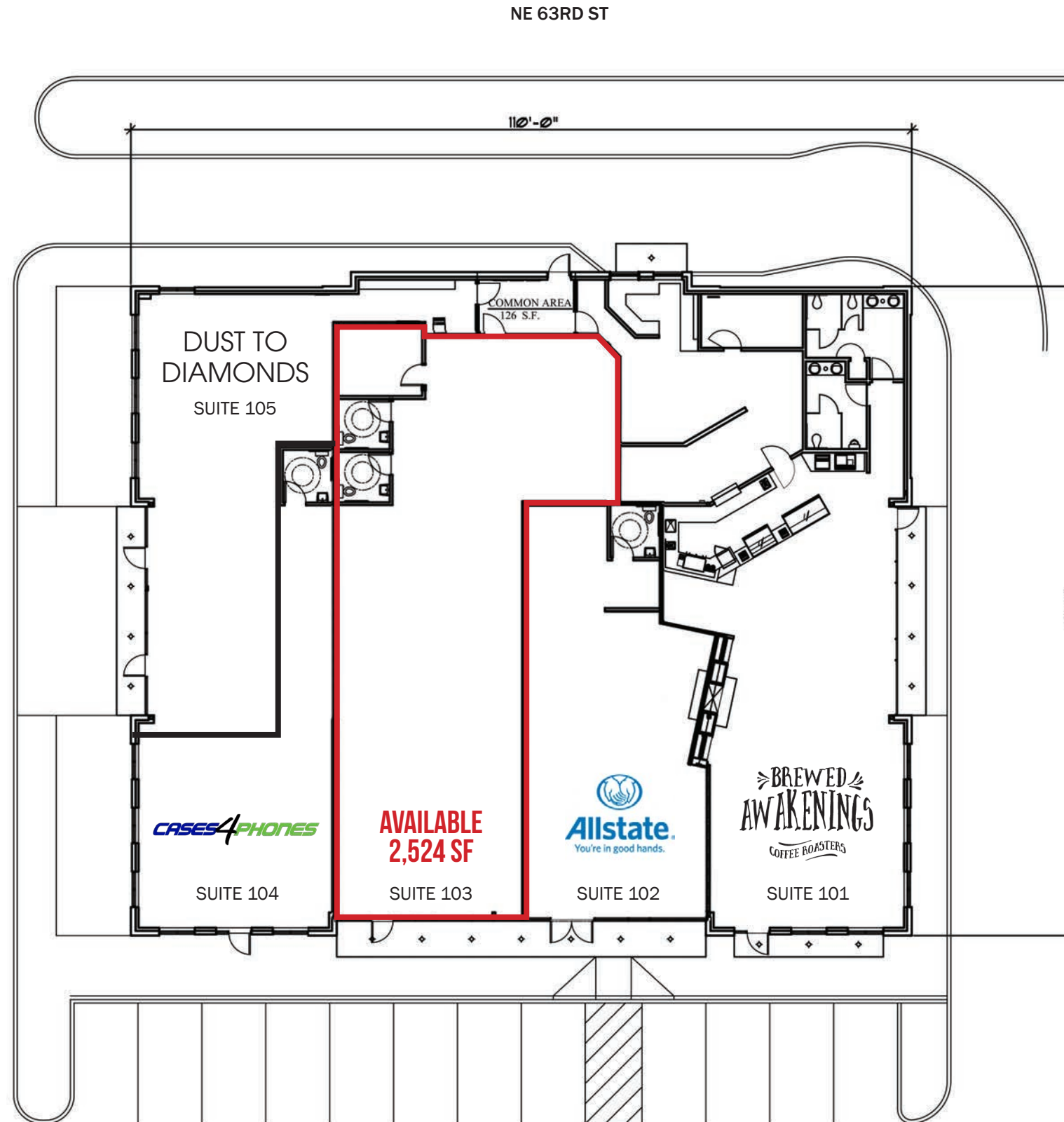


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DEMOGRAPHIC SUMMARY

VANCOUVER, WA

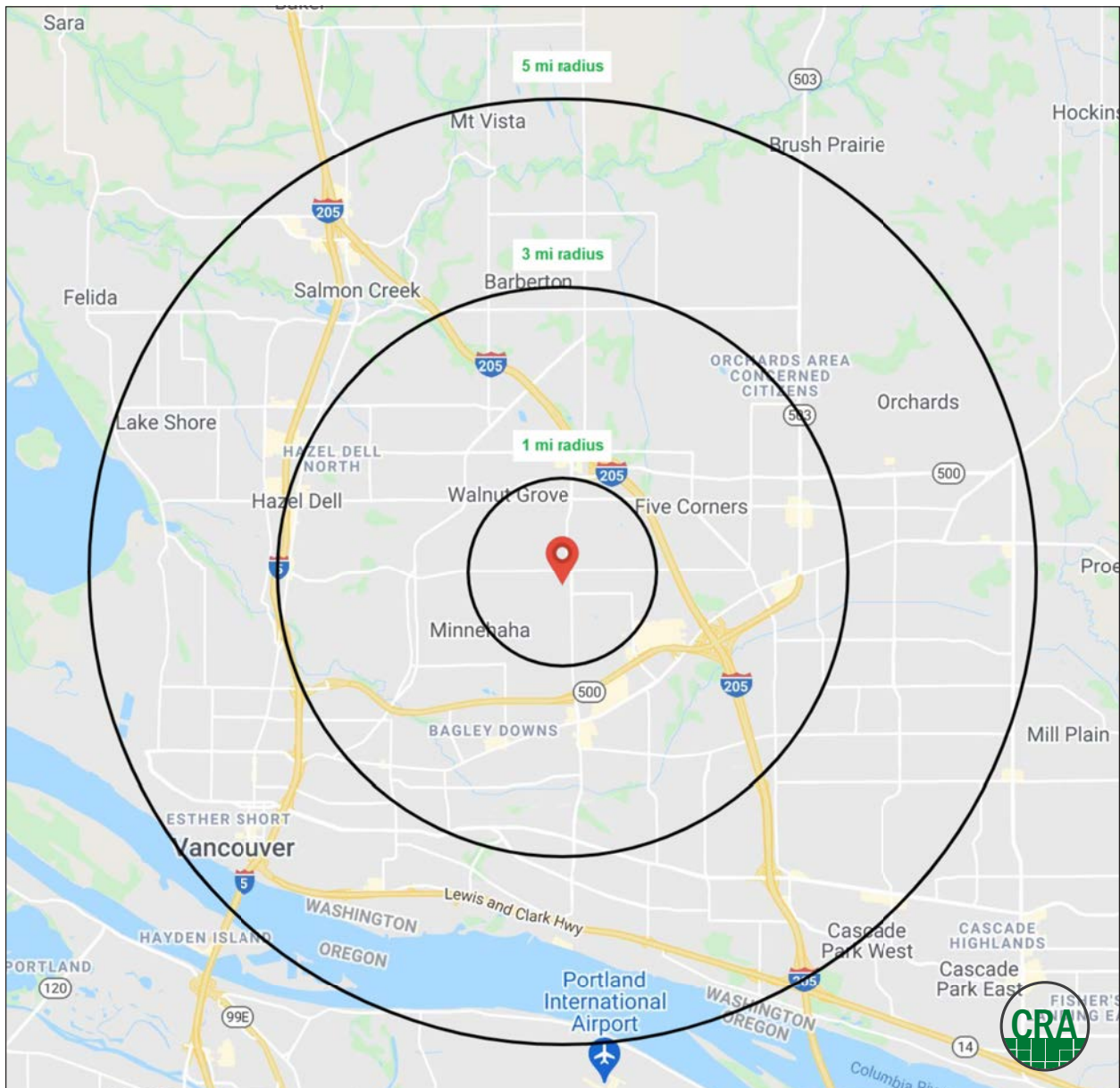
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	19,025	128,653	289,956
Projected Population 2029	20,050	134,840	305,915
Average HH Income	\$131,644	\$105,985	\$112,162
Median HH Income	\$94,591	\$83,842	\$88,413
Median Home Value	\$465,288	\$463,627	\$491,766
Daytime Demographics 16+	9,290	76,332	195,152
Some College or Higher	68.1%	63.2%	67.1%

\$465,288

Median Home Value
1 MILE RADIUS

\$128,653

Estimated Population
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.6676/-122.6041

Pad @ Andresen Marketplace Vancouver, WA 98661	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	19,025	128,653	289,956
2029 Projected Population	20,050	134,840	305,915
2020 Census Population	18,820	122,430	274,647
2010 Census Population	15,301	104,913	232,735
Projected Annual Growth 2024 to 2029	1.1%	1.0%	1.1%
Historical Annual Growth 2010 to 2024	1.7%	1.6%	1.8%
2024 Median Age	36.7	35.7	36.7
Households			
2024 Estimated Households	7,913	50,814	116,776
2029 Projected Households	8,398	53,666	125,077
2020 Census Households	7,739	47,062	106,728
2010 Census Households	6,387	40,479	90,169
Projected Annual Growth 2024 to 2029	1.2%	1.1%	1.4%
Historical Annual Growth 2010 to 2024	1.7%	1.8%	2.1%
Race and Ethnicity			
2024 Estimated White	78.3%	77.9%	77.3%
2024 Estimated Black or African American	3.0%	2.8%	2.8%
2024 Estimated Asian or Pacific Islander	7.1%	6.6%	6.6%
2024 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
2024 Estimated Other Races	11.1%	12.0%	12.5%
2024 Estimated Hispanic	10.1%	11.0%	11.6%
Income			
2024 Estimated Average Household Income	\$131,644	\$105,985	\$112,162
2024 Estimated Median Household Income	\$94,591	\$83,842	\$88,413
2024 Estimated Per Capita Income	\$54,824	\$41,976	\$45,311
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.7%	3.3%	2.8%
2024 Estimated Some High School (Grade Level 9 to 11)	4.3%	5.9%	5.0%
2024 Estimated High School Graduate	25.9%	27.6%	25.1%
2024 Estimated Some College	26.7%	25.4%	25.5%
2024 Estimated Associates Degree Only	12.3%	11.3%	11.0%
2024 Estimated Bachelors Degree Only	18.4%	17.1%	19.5%
2024 Estimated Graduate Degree	10.8%	9.4%	11.1%
Business			
2024 Estimated Total Businesses	531	4,813	12,676
2024 Estimated Total Employees	4,114	37,702	105,811
2024 Estimated Employee Population per Business	7.8	7.8	8.3
2024 Estimated Residential Population per Business	35.8	26.7	22.9

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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



**COMMERCIAL
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