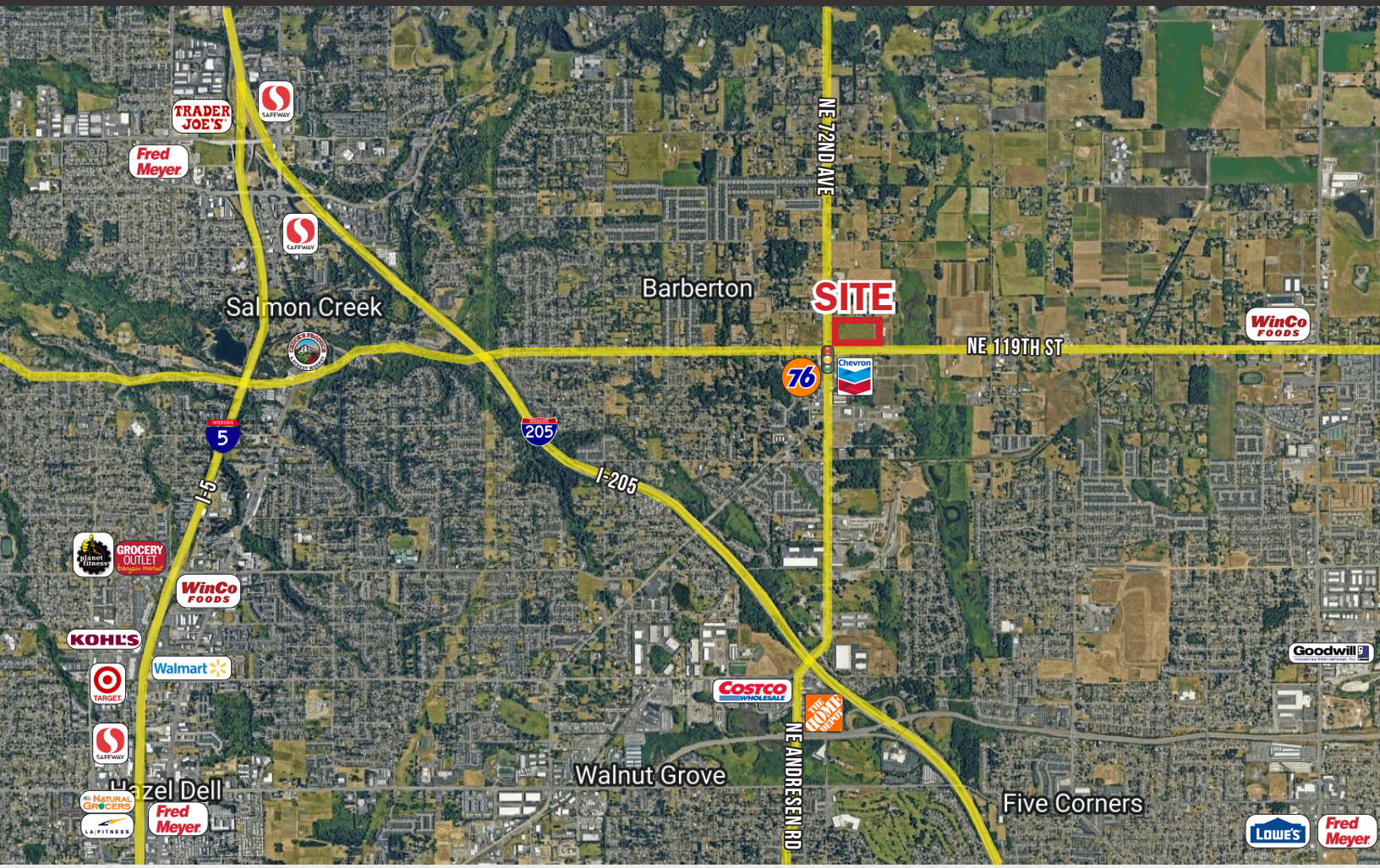
NOW LEASING > NEW SHOPPING CENTER

GLENWOOD MARKETPLACE

VANCOUVER, WASHINGTON



LOCATION

NE 119th St & 72nd Ave
Vancouver, WA

AVAILABLE SPACE

Anchor, pad & restaurant/retail shops

RENTAL RATE

Call for details

TRAFFIC COUNTS

NE 72nd Ave – 17,636 ADT ('22)
NE 119th St – 9,898 ADT ('22)

HIGHLIGHTS

- New anchor, pad, restaurant and retail shop space opportunities.
- Positioned at a signalized intersection with full movement access into the center from both NE 119th St & NE 72nd Ave.
- Located within close proximity to the Padden Pkwy interchange at I-205.
- Growing trade area with new single family and multi-family residential developments.

ANCHORS NEARBY

COSTCO WHOLESALE · THE HOME DEPOT · Fred Meyer · LOWE'S · WinCo FOODS · INTERSTATE 205

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GLENWOOD MARKETPLACE

VANCOUVER, WA

SITE

Barberton

Salmon Creek

Walnut Grove

Five Corners

LEGACY SALMON CREEK MEDICAL CENTER 165 BEDS

NE 119TH ST

NE 72ND AVE

NE ST JOHNS RD

NE PADDEN PKWY

NE ANDRESEN RD

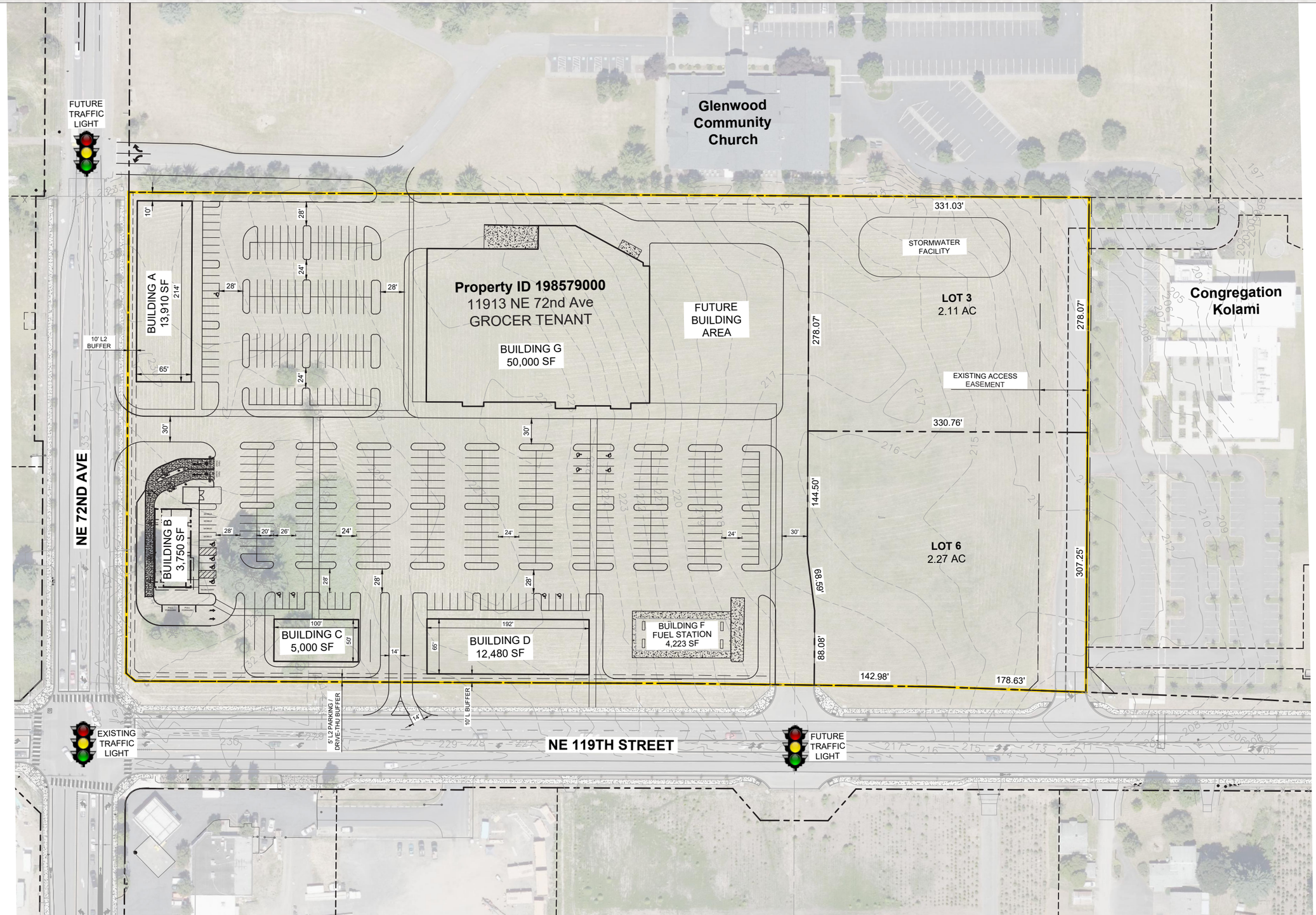
War Veterans Mem Fwy

205

5

GLENWOOD MARKETPLACE
NE 119TH ST & NE 72ND AVE
VANCOUVER, WA

CONCEPTUAL SITE PLAN



GLENWOOD MARKETPLACE

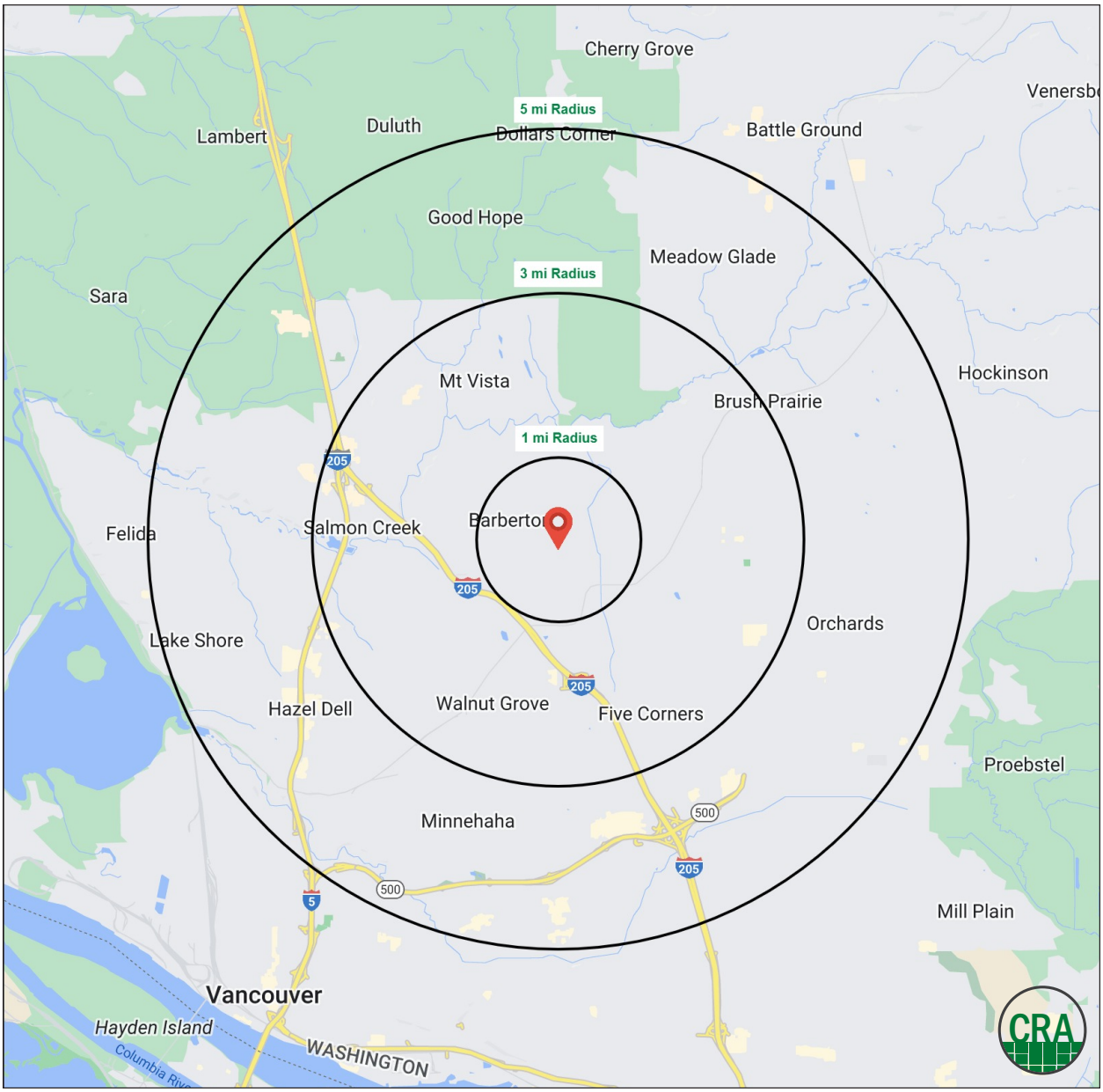
VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	5,311	69,034	214,077
Projected Population 2029	5,570	71,800	222,407
Average HH Income	$144,552	$136,129	$123,752
Median HH Income	$119,520	$101,467	$95,715
Median Home Value	$562,658	$517,380	$501,568
Daytime Demographics 16+	4,392	55,675	172,248
Some College or Higher	67.8%	68.9%	66.8%

$144,552
Average Household Income
1 MILE RADIUS

41.1
Median Age
1 MILE RADIUS



Summary Profile

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

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.7082/-122.5988

NE 119th St & NE 72nd Ave Vancouver, WA 98686	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	5,311	69,034	214,077
2029 Projected Population	5,570	71,800	222,407
2020 Census Population	5,081	66,802	205,399
2010 Census Population	2,903	52,056	170,603
Projected Annual Growth 2024 to 2029	1.0%	0.8%	0.8%
Historical Annual Growth 2010 to 2024	5.9%	2.3%	1.8%
2024 Median Age	41.1	38.2	37.7
Households			
2024 Estimated Households	2,078	25,751	81,815
2029 Projected Households	2,195	27,060	85,704
2020 Census Households	1,924	23,965	76,461
2010 Census Households	1,052	18,429	63,509
Projected Annual Growth 2024 to 2029	1.1%	1.0%	1.0%
Historical Annual Growth 2010 to 2024	7.0%	2.8%	2.1%
Race and Ethnicity			
2024 Estimated White	81.1%	77.2%	75.9%
2024 Estimated Black or African American	2.1%	2.8%	3.3%
2024 Estimated Asian or Pacific Islander	6.4%	7.2%	6.6%
2024 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.8%
2024 Estimated Other Races	9.8%	12.0%	13.4%
2024 Estimated Hispanic	8.8%	10.8%	12.3%
Income			
2024 Estimated Average Household Income	$144,552	$136,129	$123,752
2024 Estimated Median Household Income	$119,520	$101,467	$95,715
2024 Estimated Per Capita Income	$56,610	$50,916	$47,413
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.9%	2.8%
2024 Estimated Some High School (Grade Level 9 to 11)	1.2%	4.1%	4.9%
2024 Estimated High School Graduate	30.4%	25.0%	25.5%
2024 Estimated Some College	25.7%	25.5%	24.9%
2024 Estimated Associates Degree Only	13.4%	11.7%	11.4%
2024 Estimated Bachelors Degree Only	17.1%	20.8%	19.6%
2024 Estimated Graduate Degree	11.6%	10.9%	10.9%
Business			
2024 Estimated Total Businesses	133	2,502	8,122
2024 Estimated Total Employees	721	17,245	58,253
2024 Estimated Employee Population per Business	5.4	6.9	7.2
2024 Estimated Residential Population per Business	40.0	27.6	26.4

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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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