

**FOR LEASE**

# PAD @ ANDRESEN MARKETPLACE



**VANCOUVER, WA**

## LOCATION

6709 NE 63rd Street, Vancouver, Washington

## AVAILABLE SPACE

- 2,524 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

Andresen Road – 21,873 ADT ('18)

63rd Street – 10,372 ADT ('18)

## 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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# PAD @ ANDRESEN MARKETPLACE

## 6709 NE 63RD STREET

VANCOUVER, WA



**Vancouver Mall**  
CENTENNIAL COLLECTION

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

**SITE**

WASHINGTON STATE UNIVERSITY  
3,504 STUDENTS

LEGACY SALMON CREEK  
MEDICAL CENTER  
165 BEDS

PEACEHEALTH MEDICAL  
GROUP TRAUMA  
450 BEDS

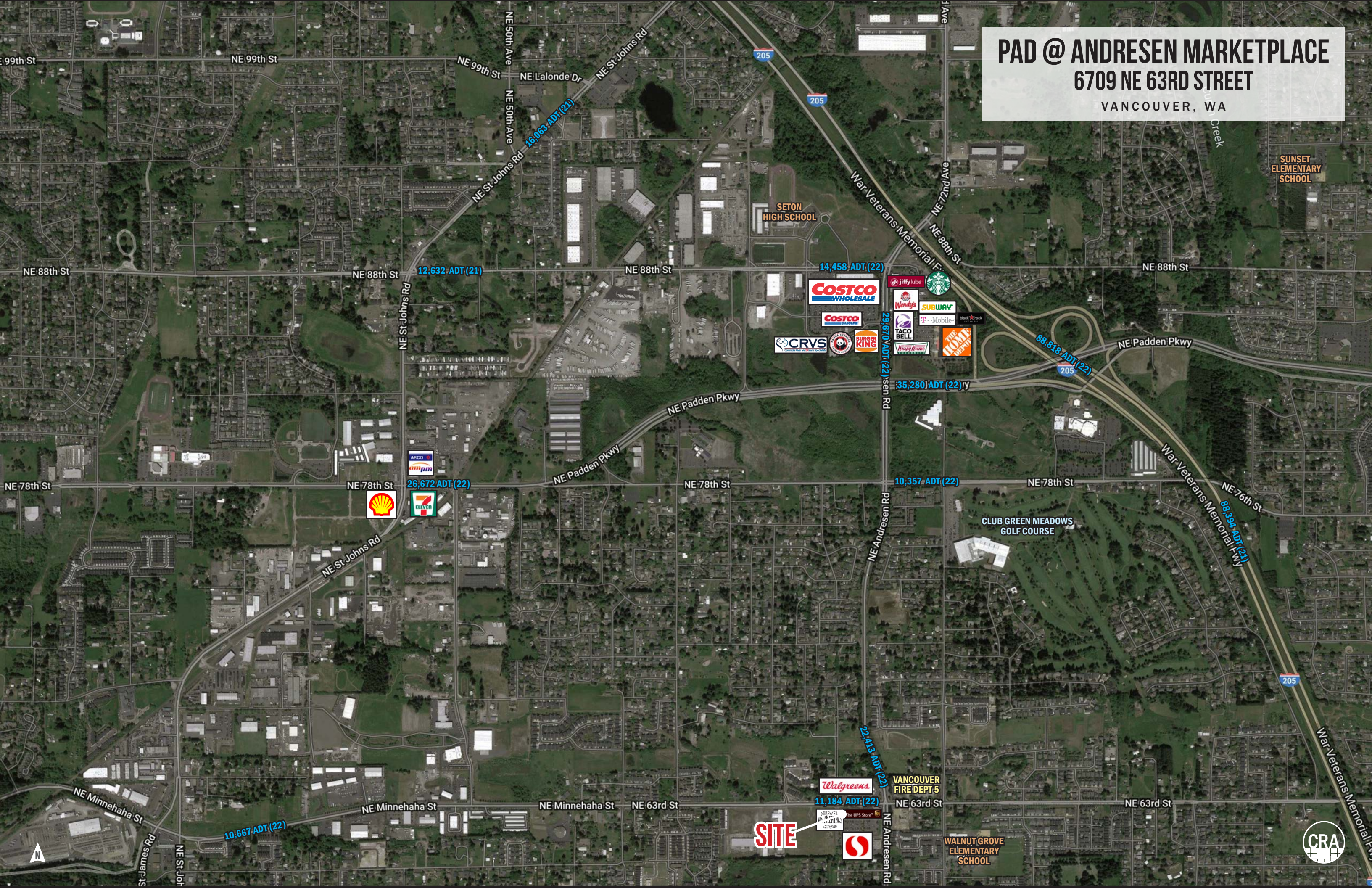
PDX-PORTLAND  
INTERNATIONAL AIRPORT



# PAD @ ANDRESEN MARKETPLACE

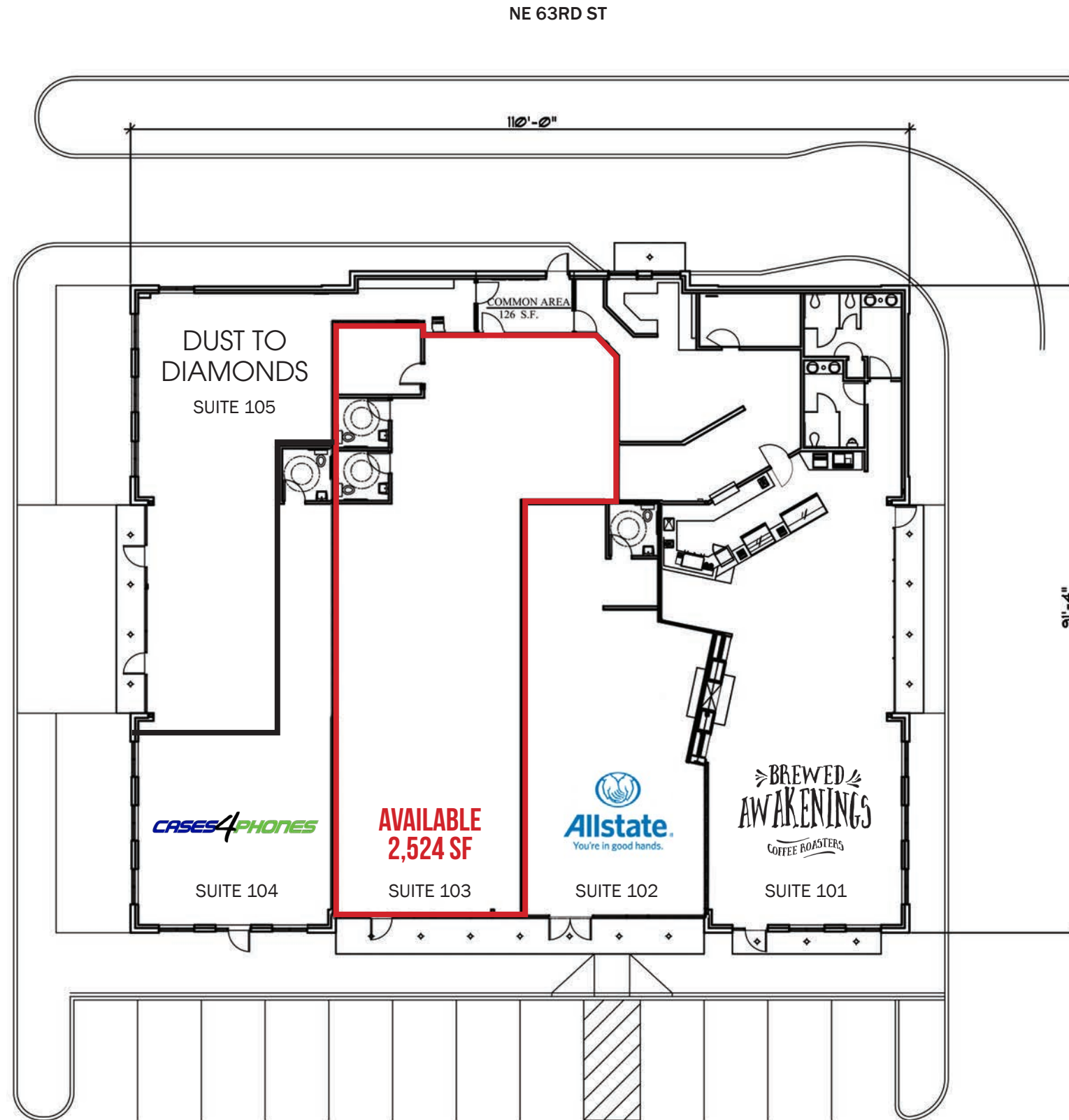
## 6709 NE 63RD STREET

VANCOUVER, WA



SITE PLAN

PAD @ ANDRESEN MARKETPLACE  
6709 NE 63RD STREET  
VANCOUVER, WA



# PAD @ ANDRESEN MARKETPLACE

## 6709 NE 63RD STREET

### DEMOGRAPHIC SUMMARY

VANCOUVER, WA

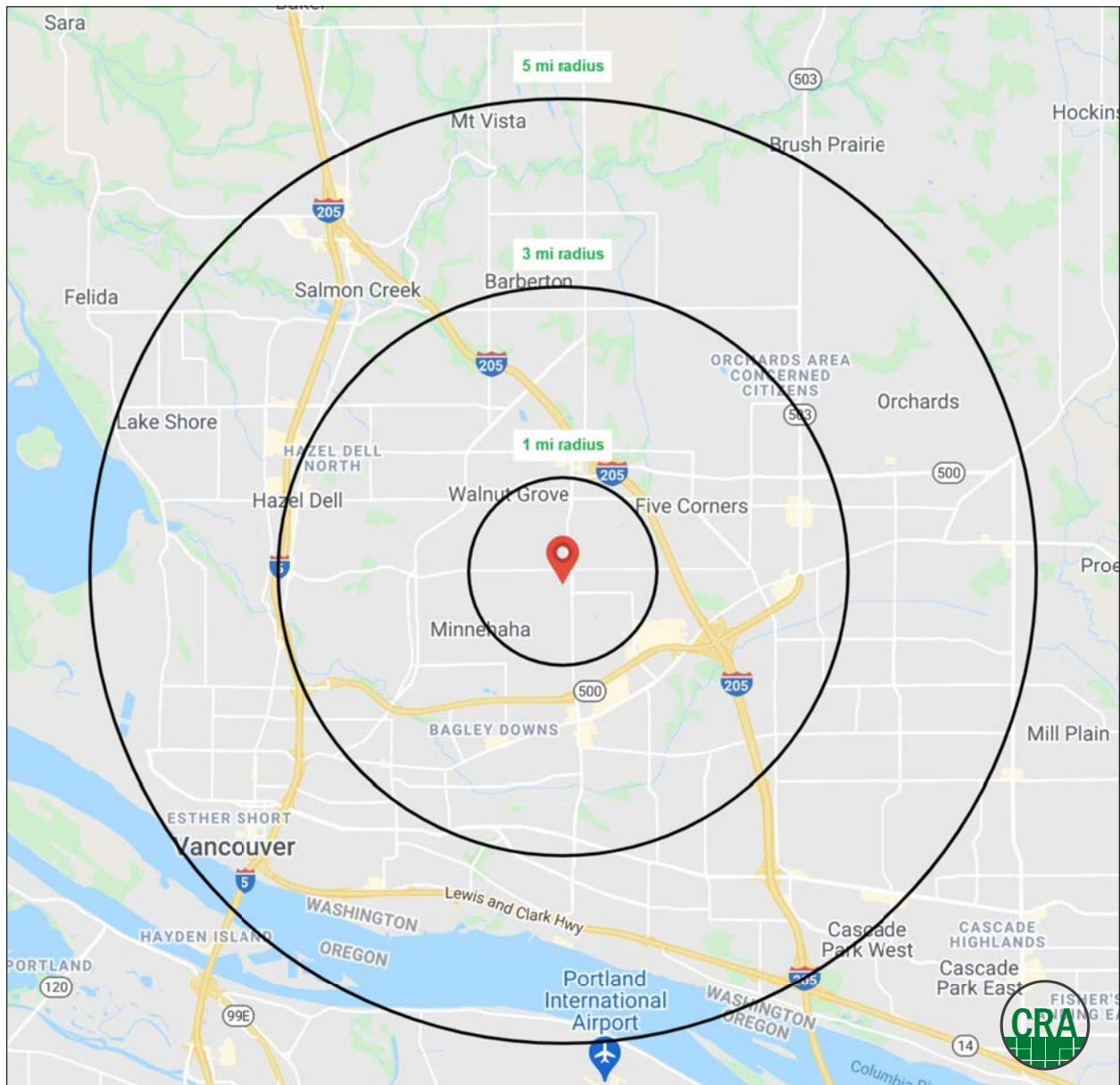
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	18,621	122,715	279,905
Projected Population 2026	20,177	130,949	300,296
Average HH Income	\$78,193	\$80,930	\$87,807
Median HH Income	\$68,665	\$69,801	\$74,722
Median Home Value	\$343,069	\$336,713	\$353,240
Daytime Demographics 16+	11,759	81,739	205,445
Some College or Higher	63.6%	61.5%	65.3%

## \$343,069

Median Home Value  
1 MILE RADIUS

## \$122,715

Estimated Population  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6676/-122.6041

<b>Pad @ Andresen Marketplace</b> <b>Vancouver, WA 98661</b>	<b>1 mi</b> <b>radius</b>	<b>3 mi</b> <b>radius</b>	<b>5 mi</b> <b>radius</b>
<b>Population</b>			
2021 Estimated Population	18,621	122,715	279,905
2026 Projected Population	20,177	130,949	300,296
2020 Census Population	18,432	121,108	277,747
2010 Census Population	15,096	104,234	234,758
Projected Annual Growth 2021 to 2026	1.7%	1.3%	1.5%
Historical Annual Growth 2010 to 2021	2.1%	1.6%	1.7%
2021 Median Age	37.9	35.4	37.0
<b>Households</b>			
2021 Estimated Households	7,749	47,250	108,726
2026 Projected Households	8,254	49,631	114,903
2020 Census Households	7,673	46,707	107,763
2010 Census Households	6,333	40,259	90,908
Projected Annual Growth 2021 to 2026	1.3%	1.0%	1.1%
Historical Annual Growth 2010 to 2021	2.0%	1.6%	1.8%
<b>Race and Ethnicity</b>			
2021 Estimated White	73.0%	69.4%	72.1%
2021 Estimated Black or African American	3.3%	3.4%	3.0%
2021 Estimated Asian or Pacific Islander	6.6%	6.5%	5.8%
2021 Estimated American Indian or Native Alaskan	0.7%	1.1%	1.1%
2021 Estimated Other Races	16.3%	19.6%	18.0%
2021 Estimated Hispanic	12.3%	17.1%	15.0%
<b>Income</b>			
2021 Estimated Average Household Income	\$78,193	\$80,930	\$87,807
2021 Estimated Median Household Income	\$68,665	\$69,801	\$74,722
2021 Estimated Per Capita Income	\$32,604	\$31,254	\$34,254
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	3.7%	3.4%	2.7%
2021 Estimated Some High School (Grade Level 9 to 11)	4.6%	6.5%	5.8%
2021 Estimated High School Graduate	28.1%	28.6%	26.2%
2021 Estimated Some College	27.6%	26.9%	26.8%
2021 Estimated Associates Degree Only	11.5%	11.1%	10.9%
2021 Estimated Bachelors Degree Only	17.4%	16.2%	18.3%
2021 Estimated Graduate Degree	7.1%	7.4%	9.3%
<b>Business</b>			
2021 Estimated Total Businesses	479	4,567	11,913
2021 Estimated Total Employees	4,850	40,241	108,484
2021 Estimated Employee Population per Business	10.1	8.8	9.1
2021 Estimated Residential Population per Business	38.9	26.9	23.5

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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