



FOR LEASE



8300 MILL PLAIN BLVD RETAIL

2nd-Gen Retail Space Available for Lease

± 3,440 SF (Divisible) | Call Broker for Rates

8300 Mill Plain Blvd, Vancouver, WA 98664

- Just blocks away from PeaceHealth Southwest Medical Center
- ±14.9K Average Daily Traffic Volume
- Vancouver City approved Cannabis Retail zone
- Cannabis-Friendly Landlord
- 3rd southeast facing tax lot from NE 82nd Ave

WILLIAM AMORIN

Associate Broker | Licensed in WA

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PROPERTY SUMMARY



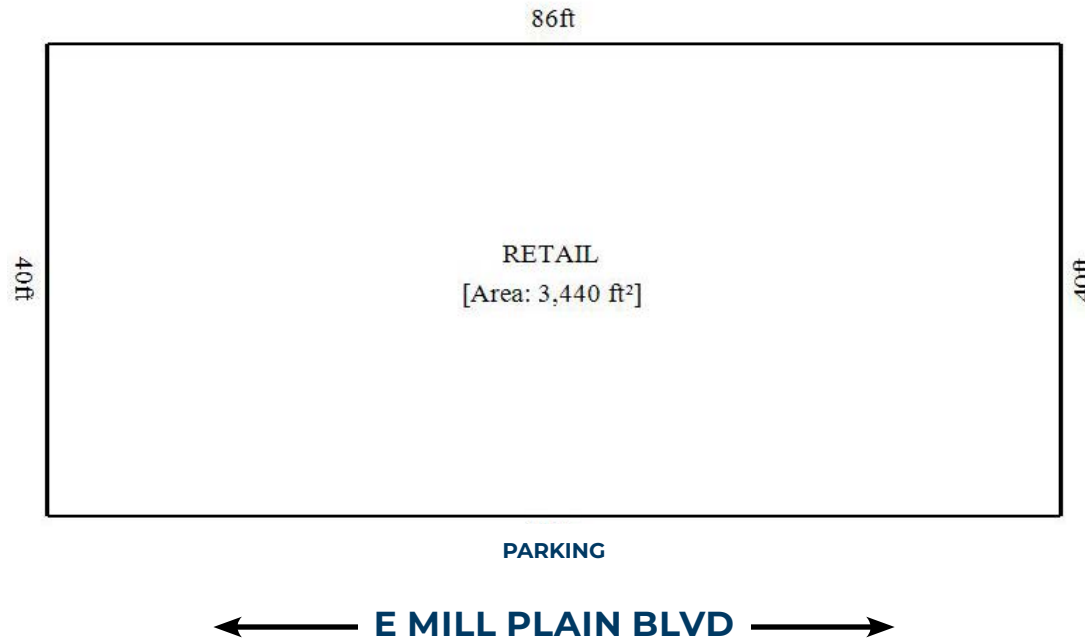
FOR
LEASE

PROPERTY DETAILS

Address	8300 Mill Plain Blvd Vancouver, WA 98664
Lease Rate	Call Broker for Rates
Available Space	± 3,440 SF (Divisible)
Use Type	Retail

Location Features

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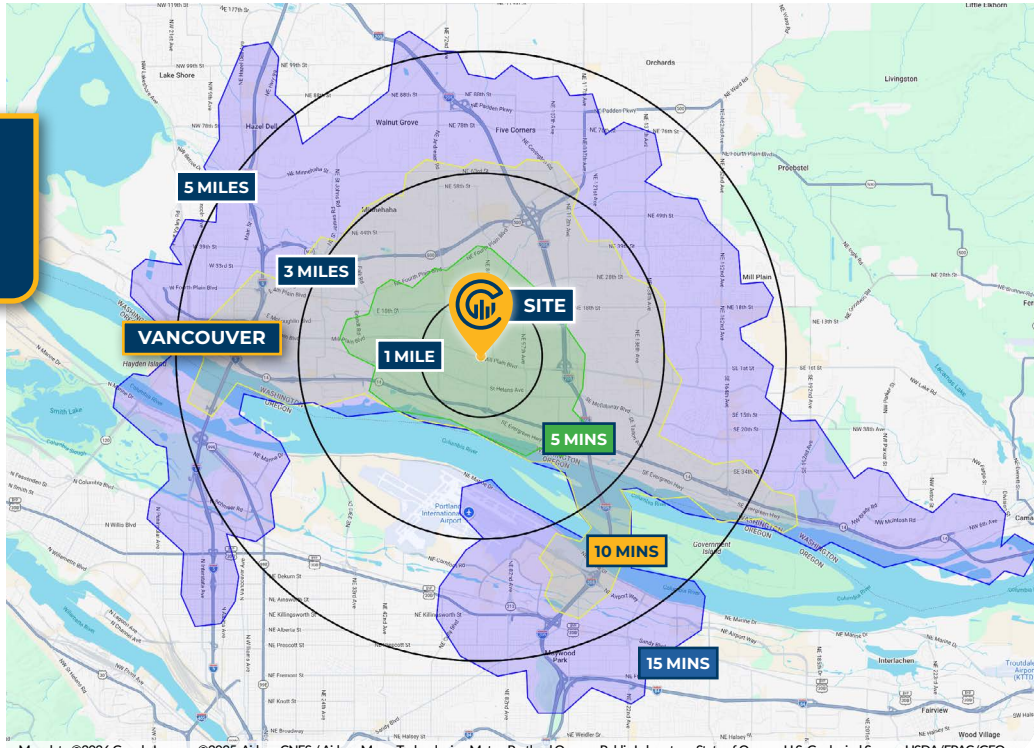


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	14,151	113,386	283,590
2030 Projected Population	13,665	116,276	286,891
2020 Census Population	13,959	104,359	274,872
2010 Census Population	13,051	90,694	243,068
Projected Annual Growth 2025 to 2030	-0.7%	0.5%	0.2%
Historical Annual Growth 2010 to 2025	0.6%	1.7%	1.1%
Households & Income			
2025 Estimated Households	5,722	47,245	117,295
2025 Est. Average HH Income	\$116,263	\$106,436	\$115,994
2025 Est. Median HH Income	\$86,015	\$81,182	\$88,953
2025 Est. Per Capita Income	\$47,225	\$44,479	\$48,136
Businesses			
2025 Est. Total Businesses	454	4,488	14,599
2025 Est. Total Employees	7,749	45,080	132,453
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - R51			

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