

FOR LEASE

FORMER IHOP RESTAURANT

2900 SE 164th Avenue | Vancouver, WA 98683



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- **THE SITE:** The former IHOP Restaurant building is located within the Fisher's Landing trade area near Fred Meyer, New Seasons Market, Big Al's and other major retailers. The building offers great visibility with access to Hwy 14 (from the south) and SE Mill Plain Boulevard (to the north). Columbia Crossing is located northeast of the Property, consisting of 380,000 SF of retail development (Wal-Mart, Lowe's, Trader Joes, World Market).
- **BUILDING SIZE:** 4,495 square foot free standing restaurant building
- **PARCEL SIZE:** Approximately 0.94 acres
- **FURNITURE, FIXTURES AND EQUIPMENT:** 100% turnkey restaurant with equipment in place
- **PARKING:** 51 parking spaces on site (9.98/1,000 SF)
- **ZONING:** General Commercial (CG)
- **LEASE RATE:** \$40.04/SF/YR (\$15,000/month)
- **TYPE OF LEASE:** Absolute Triple Net
- **EXCELLENT SIGNAGE OPPORTUNITIES**
- **POTENTIAL DRIVE-THRU OPPORTUNITY**
- **AVERAGE DAILY TRAFFIC:**
 - 32,340 Southbound SE 164th Ave/Village Loop Rd
 - 33,572 Northbound SE 164th Ave/Village Loop Rd

FOR MORE INFORMATION:

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KITCHEN EQUIPMENT

- Type 1 hood
- Grease trap
- Walk in cooler/freezer
- Grill
- Fryer
- Prep area
- Dishwashing station
- Office
- Storage



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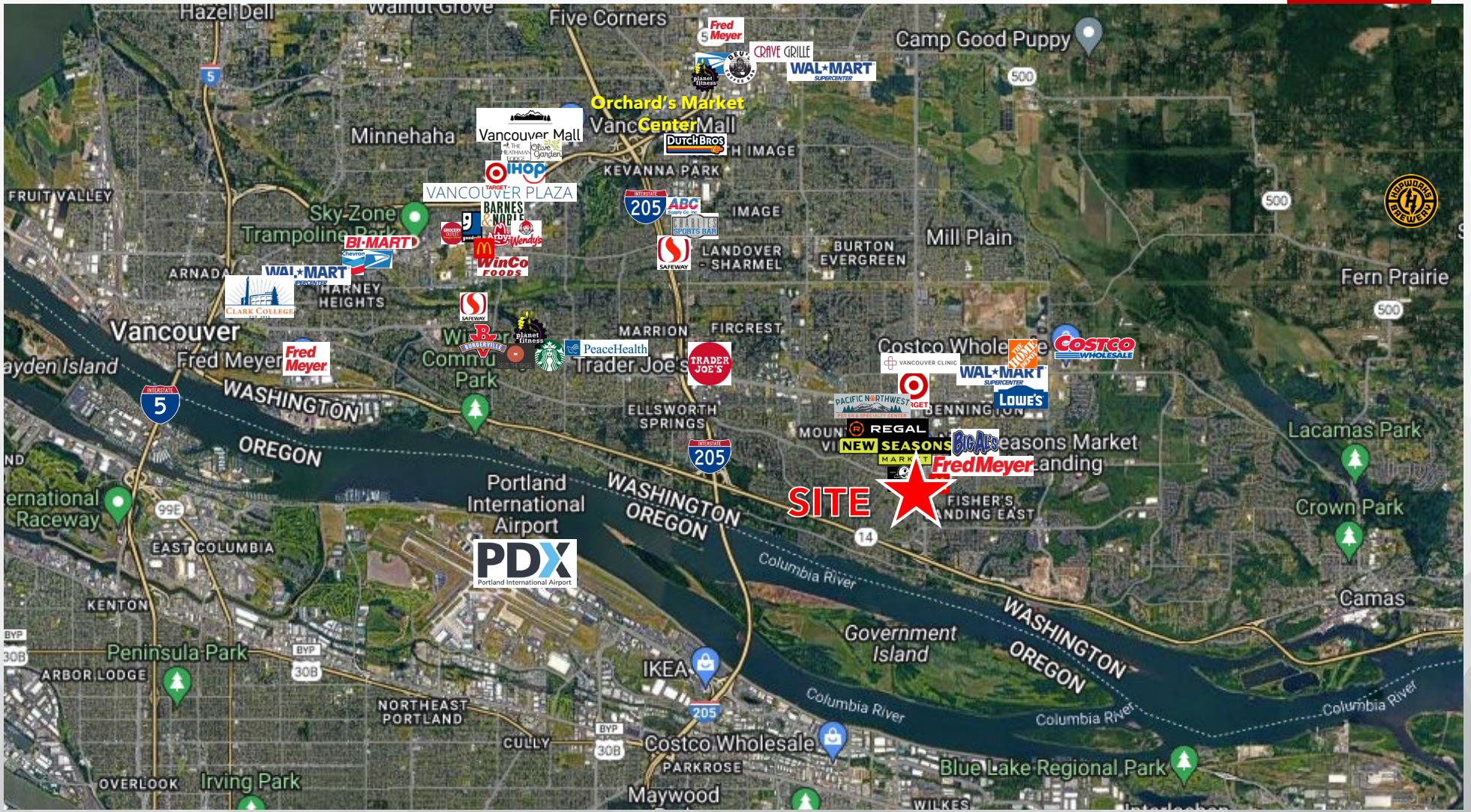
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Average Daily Traffic

SE 164th Ave @ SE 26th St N – 36,707

SE 164th Ave @ SE McGillivray Blvd N – 34,764

SE 164th Ave @ SE McGillivray Blvd S – 29,332



2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	13,969	74,780	205,236
2030 Projected Population	14,996	80,852	216,817
Average HH Income	\$127,435	\$119,979	\$113,705
Median HH Income	\$100,276	\$95,817	\$90,930
Daytime Demographics 16+	12,005	62,535	170,822



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.