



Intersection (40,000+- VPD)



138-Unit
Apartment Project
(Under Contract)

PAD 1
0.63 AC

PAD 2
0.42 AC

PAD 3
0.51 AC



MAJ COMMERCIAL
REAL ESTATE

16415 SE 15TH ST.
VANCOUVER, WA 98683

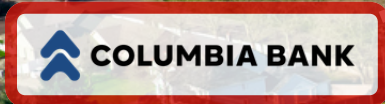
GROUND LEASE
BUILD-TO-SUIT

WYATT FRANTA

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300 W. 15th St #201
Vancouver, WA 98660



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FISHER'S LANDING PLAZA

16415 SE 15th St.

Fisher's Landing Plaza sits at the heart of Vancouver's SE 164th corridor, supported by a strong tenant mix including Black Bear Diner, Killer Burger, and the region's high-power EV charging network, Ionna. The center benefits from consistent repeat traffic generated by both neighborhood residents and daily corridor commuters.

Positioned at the signalized intersection of SE 164th Ave. and SE 15th St., the property captures exceptional visibility and access, with 40,000+/- vehicles per day passing through the intersection. Surrounding retail density is unmatched, with major grocers Fred Meyer, New Seasons Market, and Trader Joe's driving daily visits, complemented by national brands such as Starbucks, Shake Shack, Chick-fil-A, TJ Maxx, and Target.

The SE 164th corridor serves as one of Clark County's primary commercial lanes, supported by an affluent, established residential base with approximately 57% homeownership, strong HH incomes (\$105k+/-), and a strong workforce concentration, creating a dependable customer base for both quick-serve and service-oriented retail concepts.

PAD DETAILS:

- 175' frontage | 110' frontage | 100' frontage
- Pad 1 potential drive-thru | ideal for QSR/coffee concepts
- Pad 3 potential to build up to 9,100sf+/- GLA

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SE 15TH ST 7,539 ADT

LEFT TURN INTO CENTER

SE 164TH AVE 32,018 ADT



0.63 AC

0.42 AC

0.51 AC

- | | | | | | | | |
|--|--|--|--|--|---|---|---|
| 
ADVANCED
EYE CARE
<small>Fluorescein & Eye Care Solutions</small> | 
World Class
Martial Arts | 
theTMJdoc
<small>PRIVA MISTRY DDS
TMJ & WHOLE BODY CONNECTIONS</small> | 
foode
<small>FOOD & BEVERAGE</small> | 
COLUMBIA SMILES
FAMILY DENTISTRY | 
URBAN WAXX | 
NAIL ENVY
SALON & SPA | 
barre3 |
|--|--|--|--|--|---|---|---|



SE 18TH ST

PARKING PER LOT:		
LOT 1	EXISTING:	28
LOT 2	EXISTING:	9
LOT 3	EXISTING:	54
LOT 4	EXISTING:	16
LOT 5	EXISTING:	22
	PROPOSED	3
LOT 6	EXISTING:	12
	PROPOSED	20
LOT 7	EXISTING:	25
	DEMO	7

TOTAL EXISTING 166

TOTAL PROPOSED 182

PROPOSED COFFEE STAND:
STAKING LANE 150' REQUIRED
277' PROVIDED
5±
STAFF
REQUIRED MIN 1 PER 250 S.F.=11
PROVIDED 18

13 STALLS ARE PROVIDED FOR CUSTOMER PARKING

PROPOSED MEDICAL OFFICE:
DENTAL STAFF 10±
CHIROPRACTOR STAFF 8±

SUBTOTAL 18

REQUIRED MIN 1 PER 200 S.F.=44
PROVIDED 51

33 STALLS ARE PROVIDED FOR CUSTOMER PARKING



Google Scale: 50'

SKN Properties - Vancouver, WA

Exhibit A

PROPOSED MEDICAL OFFICE:

SITE ADDRESS:

SE164th Ave & SE 15th St Vancouver WA 98683

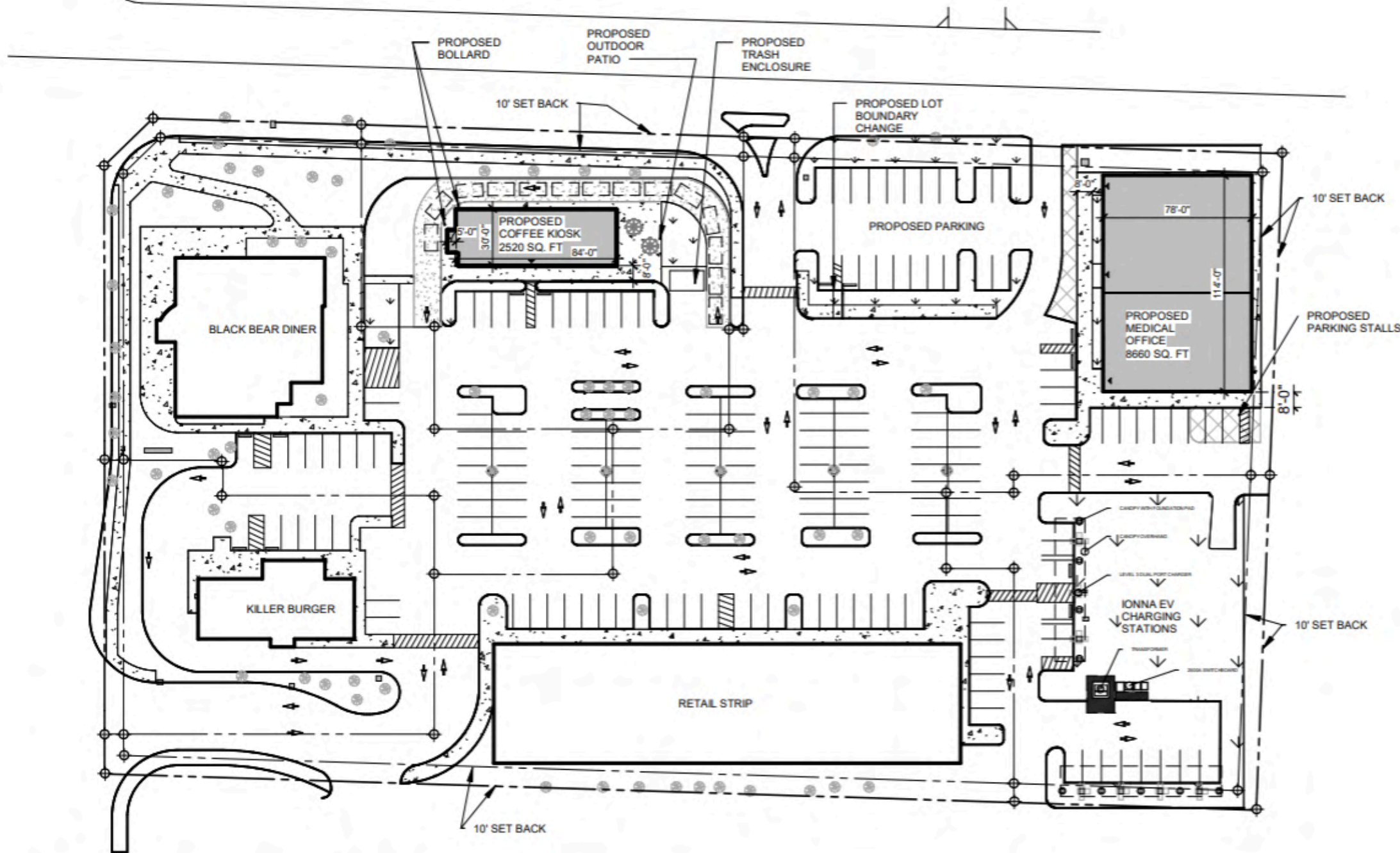
PROPERTY IDENTIFICATION NO. 115106004

PLANNING INFORMATION:

ZONE:	CC COMMUNITY COMMERCIAL
USE:	MEDICAL PERMITTED USE
MAX. HEIGHT:	50'
MIN. SETBACKS:	
STREET SIDE	10'0"
PARKING LOT	0'0"
FLOOR/AREA RATIO:	8250 SQ FT
LOT AREA:	2,1999 SQ FT
MIN. LANDSCAPING	15% OF TOTAL NET AREA

BUILDING INFORMATION:

OCCUPANT GROUP (302):	B
CONSTRUCTION TYPE (601):	V-B
HEIGHT (504)	
ALLOWABLE:	40' / 2 STORIES-NS
ACTUAL:	1 STORY
BUILDING AREA (506)	
ALLOWABLE:	9000 S.F. (NS)
ACTUAL:	8660 S.F.



1 SITE PLAN OPTION B 02/03/26

A0.02 SCALE: 1" = 60'-0"

DRAFT

Fred Meyer

SHAKE SHACK



HomeStreet Bank

TJ-maxx
DAISO
NEW SEASONS MARKET
BatteriesPlus

NEW SEASONS MARKET

BatteriesPlus
Power it. Light it. Fix it.



GUSTAV'S

SmartStop
Self Storage

SUNNY'S DINER



BIG AL'S

barre3
STUDIO
foode
URBAN WAXX
the TMJ doc
COLUMBIA SMILES
FAMILY DENTISTRY
ADVANCED EYE CARE

Killer
BURGER

Black Bear
Diner

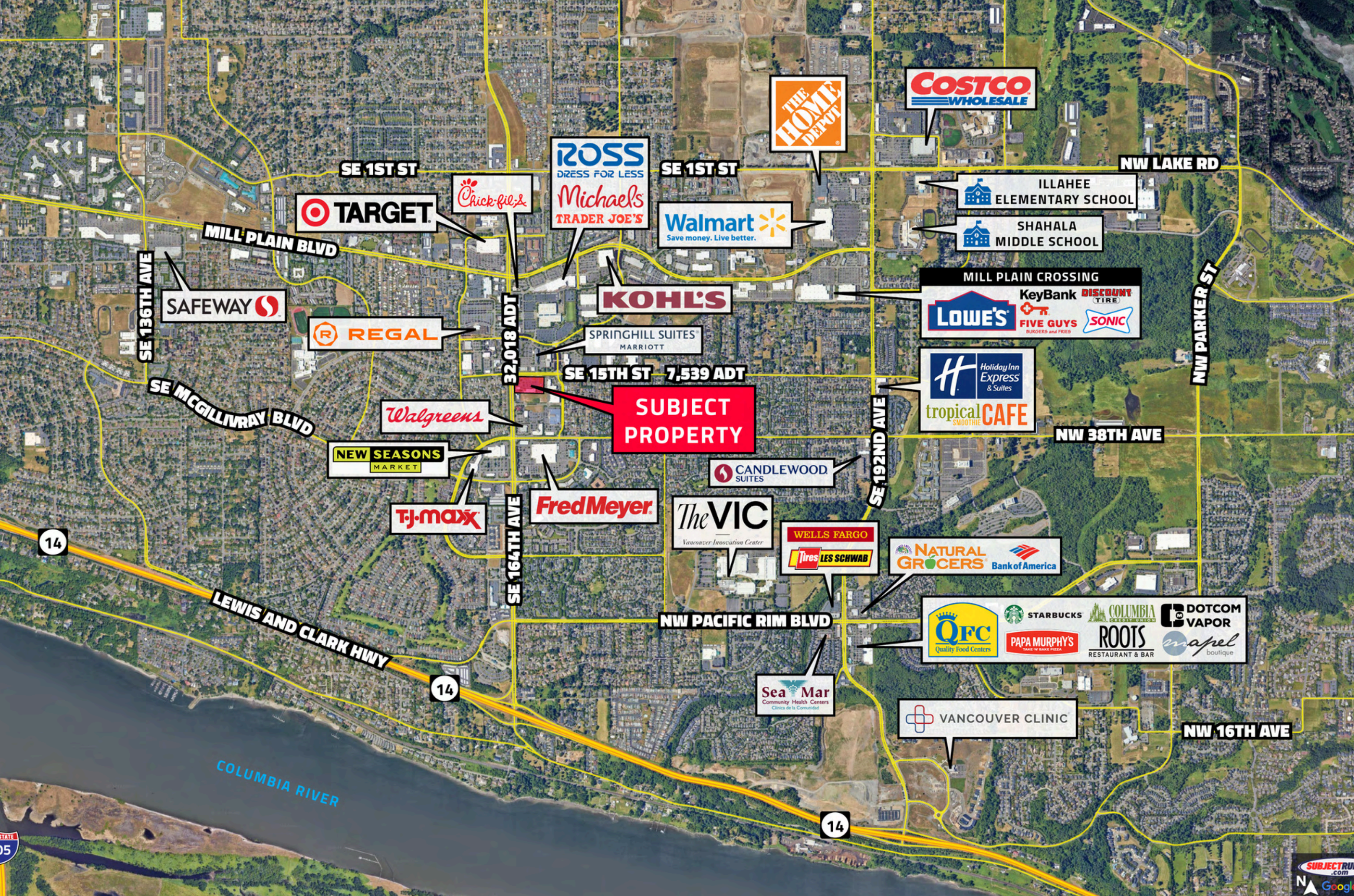
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TARGET

Chick-fil &

ROSS
DRESS FOR LESS
Michael's
TRADER JOE'S

Walmart
Save money. Live better.

THE HOME DEPOT

COSTCO
WHOLESALE

ILLAHEE
ELEMENTARY SCHOOL

SHAHALA
MIDDLE SCHOOL

SE 136TH AVE

SAFEWAY

MILL PLAIN BLVD

REGAL

32,018 ADT

KOHL'S

SPRINGHILL SUITES
MARRIOTT

SE 15TH ST 7,539 ADT

**SUBJECT
PROPERTY**

Walgreens

**NEW SEASONS
MARKET**

T.J. maxx

Fred Meyer

**CANDLEWOOD
SUITES**

The VIC
Vancouver Innovation Center

WELLS FARGO
Tires LES SCHWAB

**NATURAL
GROCCERS** Bank of America

QFC
Quality Food Centers

STARBUCKS
PAPA MURPHY'S
TAKE 'N BAKE PIZZA

COLUMBIA
ROOTS
RESTAURANT & BAR

**DOTCOM
VAPOR**
mapel
boutique

VANCOUVER CLINIC

Sea Mar
Community Health Centers
Clinica de la Comunidad

NW 16TH AVE

NW PACIFIC RIM BLVD

SE 192ND AVE

NW 38TH AVE

NW LAKE RD

NW PARKER ST

LEWIS AND CLARK HWY

14

14

14

COLUMBIA RIVER

FISHER'S LANDING PLAZA

16415 SE 15th St.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	20,210	91,117	200,247
Households	8,576	35,442	75,315
Avg. HH Income	\$97,387	\$105,449	\$101,871
Avg. HH Size	2.30	2.50	2.60
Median Age	40.8	40.2	39.8
Total Businesses	1,179	3,745	9,704
Total Employees	7,935	30,040	87,502

NEARBY BUSINESSES

