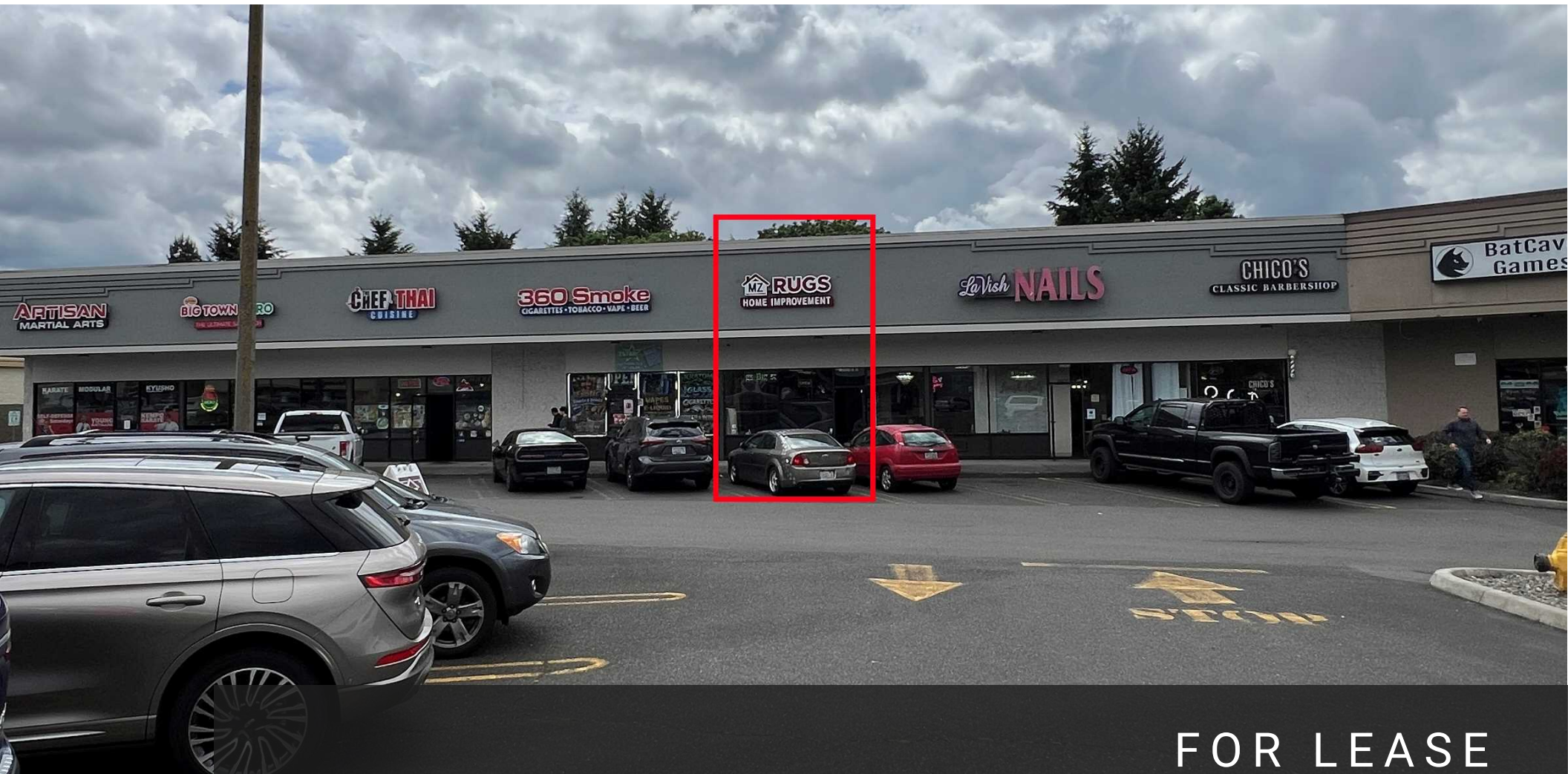


RETAIL FOR LEASE



COLUMBIA SQUARE SHOPPING CENTER

13503 SOUTHEAST MILL PLAIN BOULEVARD, VANCOUVER, WA 98684



FOR LEASE

LODESTONE COMMERCIAL

542 NE Anderson Street
Vancouver, WA 98665

PRESENTED BY:

KAI FUHRMANN

Managing Principal
cell: (503) 740-3008
lodestone.cre@gmail.com



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

13503 SOUTHEAST MILL PLAIN BOULEVARD | VANCOUVER, WA 98684



Property Summary

Lease Rate:	\$32/SF + NNN
Lease Term:	60 months
Available SF:	955
Zoning:	CC (City of Vancouver)

Property Overview

- Inline Suite at Columbia Square Shopping Center
- On-site parking lot
- Includes restroom and back office
- Excellent visibility and signage opportunity

Location Overview

- Located on popular retail corridor on SE Mill Plain Blvd
- +/- 40,768 ADT
- Located near several bus lines, shops, and service retailers

PROPERTY PHOTOS

13503 SOUTHEAST MILL PLAIN BOULEVARD | VANCOUVER, WA 98684



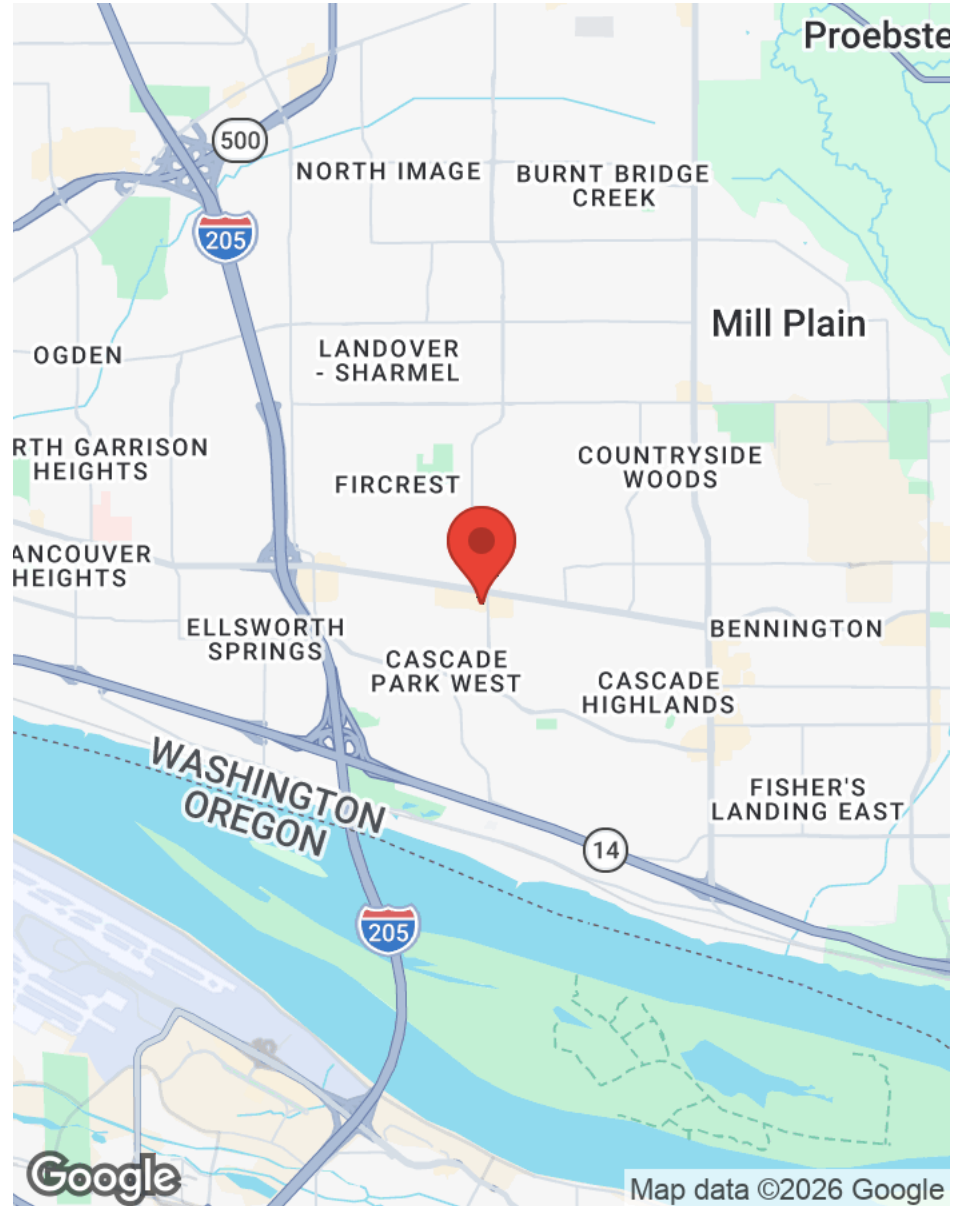
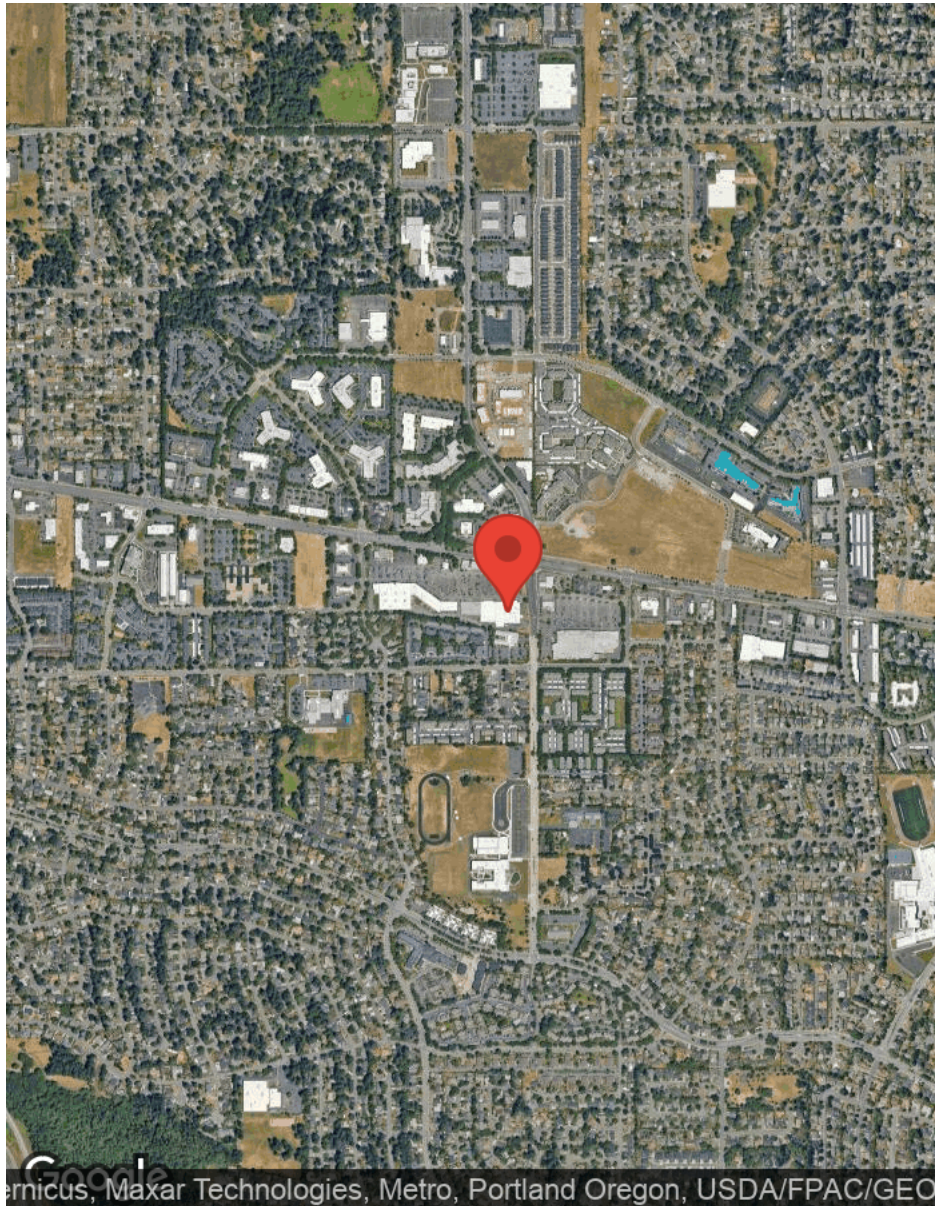
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LOCATION MAPS

13503 SOUTHEAST MILL PLAIN BOULEVARD | VANCOUVER, WA 98684

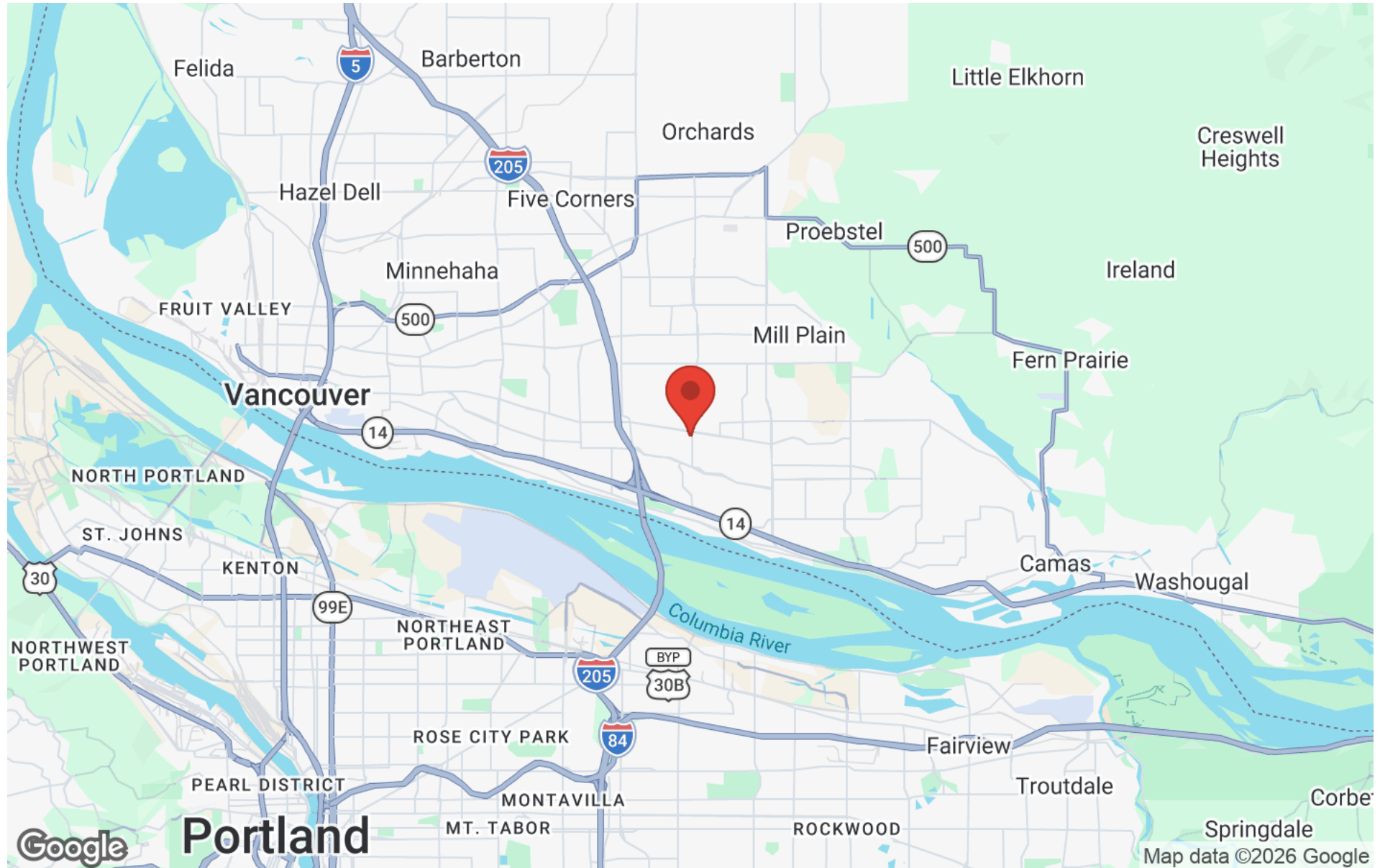


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REGIONAL MAP

13503 SOUTHEAST MILL PLAIN BOULEVARD | VANCOUVER, WA 98684

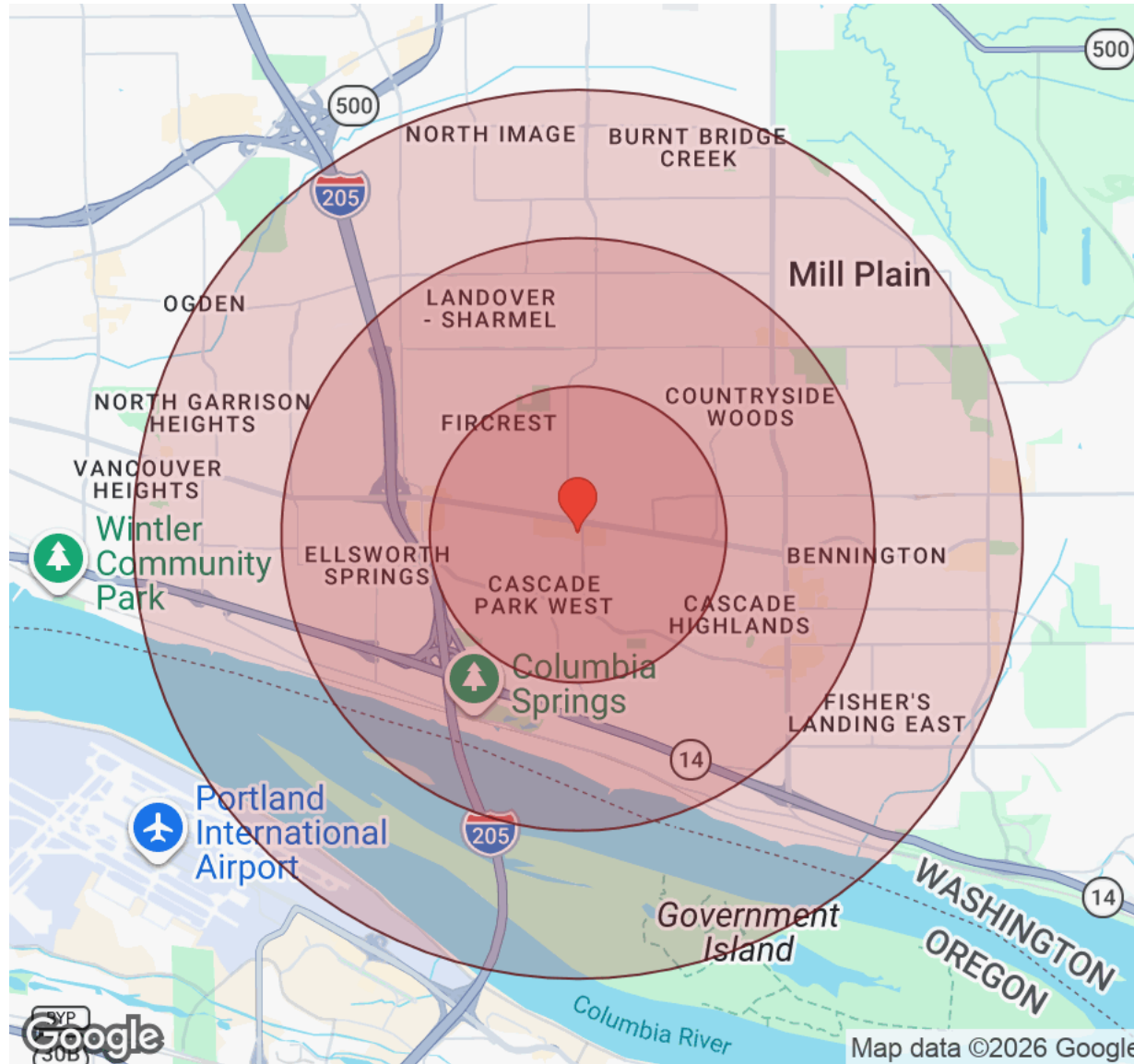


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DEMOGRAPHICS

13503 SOUTHEAST MILL PLAIN BOULEVARD | VANCOUVER, WA 98684



Distance: ● 1 Mile ● 2 Miles ● 3 Miles

Population	1 Mile	2 Miles	3 Miles
Male	9,482	32,036	57,149
Female	9,715	33,620	58,905
Total Population	19,197	65,656	116,054

Race / Ethnicity	1 Mile	2 Miles	3 Miles
White	12,927	44,180	78,336
Black	681	2,318	3,911
Am In/AK Nat	77	263	453
Hawaiian	209	709	1,195
Hispanic	3,077	10,104	16,770
Asian	1,259	4,845	9,691
Multiracial	937	3,132	5,524
Other	27	98	174

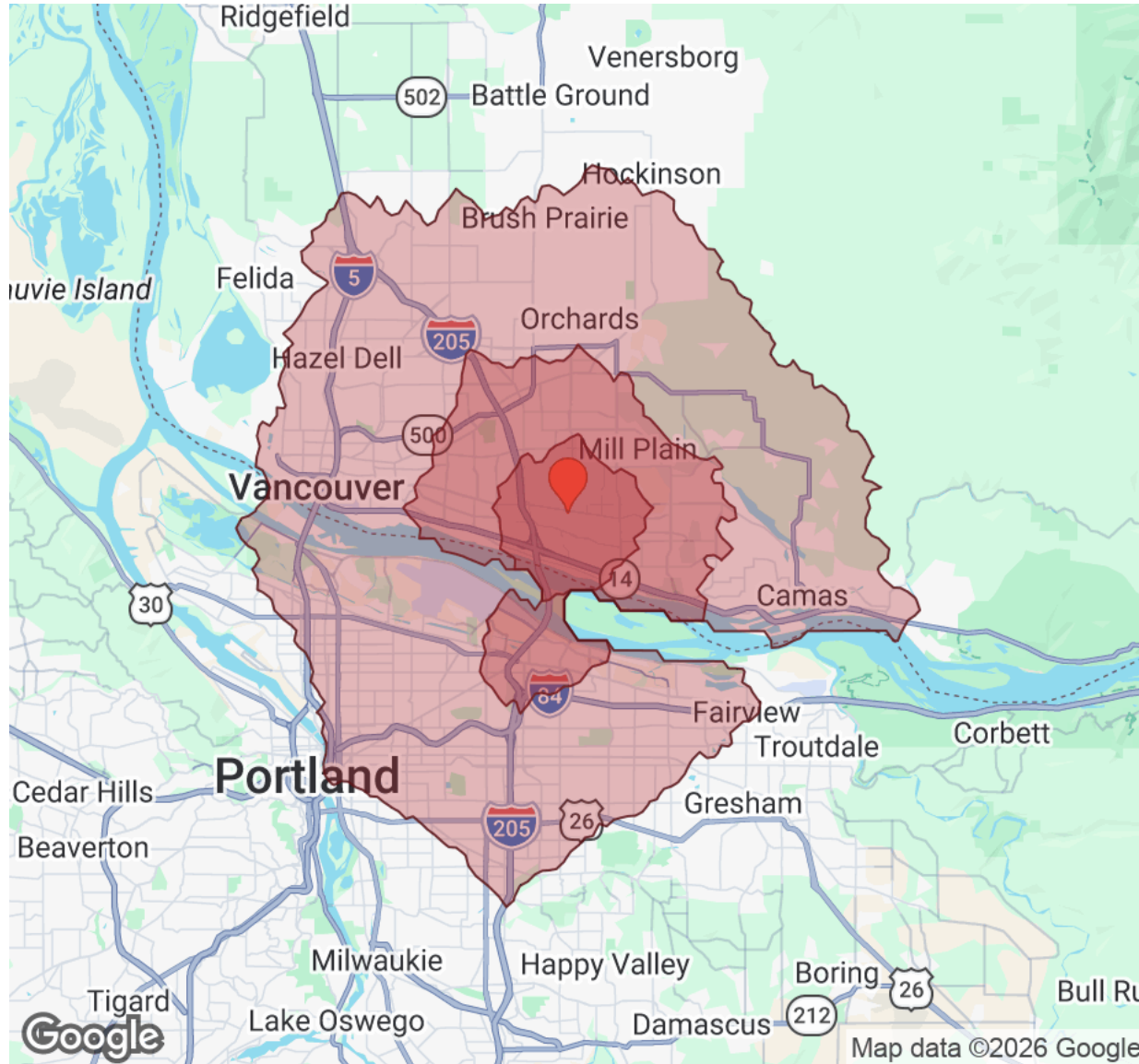
Housing	1 Mile	2 Miles	3 Miles
Total Units	8,793	29,678	50,016
Occupied	8,270	27,816	47,003
Owner Occupied	3,530	13,071	25,496
Renter Occupied	4,740	14,745	21,507
Vacant	523	1,863	3,013

Age	1 Mile	2 Miles	3 Miles
Ages 0 - 14	3,189	10,752	19,554
Ages 15 - 24	2,404	8,114	14,582
Ages 25 - 54	7,924	26,987	48,136
Ages 55 - 64	2,014	7,140	13,070
Ages 65+	3,665	12,662	20,712

Income	1 Mile	2 Miles	3 Miles
Median	\$83,391	\$89,755	\$93,200
Under \$15k	645	1,553	2,718
\$15k - \$25k	233	855	1,385
\$25k - \$35k	422	1,448	2,285
\$35k - \$50k	816	2,416	3,781
\$50k - \$75k	1,501	4,799	7,645
\$75k - \$100k	1,538	4,807	7,812
\$100k - \$150k	1,464	5,789	10,146
\$150k - \$200k	855	2,822	4,843
Over \$200k	794	3,327	6,387

DEMOGRAPHICS

13503 SOUTHEAST MILL PLAIN BOULEVARD | VANCOUVER, WA 98684



Driving Time: ■ 5 Mins ■ 10 Mins ■ 20 Mins

Population	5 Mins	10 Mins	20 Mins
Male	15,549	54,517	161,944
Female	16,013	56,317	163,482
Total Population	31,562	110,834	325,426

Race / Ethnicity	5 Mins	10 Mins	20 Mins
White	21,260	74,968	218,393
Black	1,086	3,669	13,180
Am In/AK Nat	126	432	1,367
Hawaiian	341	1,097	2,929
Hispanic	5,009	16,038	46,959
Asian	2,165	9,188	26,425
Multiracial	1,531	5,276	15,653
Other	44	166	553

Housing	5 Mins	10 Mins	20 Mins
Total Units	14,600	48,201	138,981
Occupied	13,691	45,280	130,039
Owner Occupied	6,198	24,440	73,520
Renter Occupied	7,493	20,840	56,519
Vacant	908	2,921	8,942

Age	5 Mins	10 Mins	20 Mins
Ages 0 - 14	5,103	18,487	56,511
Ages 15 - 24	3,851	13,751	40,183
Ages 25 - 54	12,900	45,778	139,664
Ages 55 - 64	3,488	12,598	36,762
Ages 65+	6,223	20,222	52,308

Income	5 Mins	10 Mins	20 Mins
Median	\$85,388	\$92,689	\$95,156
Under \$15k	901	2,659	7,617
\$15k - \$25k	426	1,370	4,980
\$25k - \$35k	685	2,139	6,299
\$35k - \$50k	1,355	3,777	10,447
\$50k - \$75k	2,509	7,413	20,268
\$75k - \$100k	2,336	7,466	19,109
\$100k - \$150k	2,600	9,643	28,413
\$150k - \$200k	1,395	4,647	14,007
Over \$200k	1,486	6,167	18,897

DISCLAIMER

13503 SOUTHEAST MILL PLAIN BOULEVARD

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