

FOR LEASE

Former Aaron's Building (Vacant)

Adjacent to Walmart Neighborhood Market and Starbucks
2825 E Fourth Plain BLVD, Vancouver, WA 98661

H|S|T
COMMERCIAL GROUP

kw PORTLAND
CENTRAL
KELLERWILLIAMS. REALTY

LEASE RATE: Call Agent



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SECTION 1 PROPERTY OVERVIEW



PROPERTY DESCRIPTION

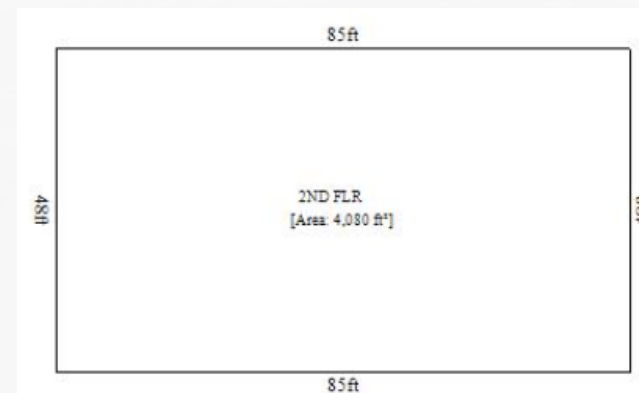
This freestanding commercial building is situated on E Fourth Plain Blvd, adjacent to Walmart Neighborhood Market and Starbucks. It's in a well-established commercial zone that benefits from its proximity to downtown and waterfront Vancouver, as well as quick access to I-5, SR-500 and I-205. This building was previously occupied by Aaron's Furniture Store. Excellent traffic counts, favorable demographics, thriving surrounding businesses and dense residential area make this property is an ideal target for a variety of national, regional and local businesses. The building totals approximately 14,830 SF, including 10,750 SF of first-floor retail space and a 4,080 SF mezzanine. After deductions for stairs and second-floor storage, the estimated gross leasable area is approximately 13,630 SF. The space may potentially be divided and leased separately.



PROPERTY INFORMATION

PROPERTY TYPE:	Commercial building
Zoning	Community Commercial (CC)
ADDRESS:	2825 E Fourth Plain BLVD, Vancouver WA
BUILDING SIZE (Approx)	Gross Building Area = 14,830 SF (<i>First Floor Retail = 10,750 SF & Mezzanine = 4,080 SF</i>)
	Less Stairs = (210 SF)
	Less Second Floor Storage = (990 SF)
	Gross Leasable Area = 13,630 SF
LAND SIZE	23,522 SF (.54 Acres)
YEAR BUILT	1958 / Renovated 2009
Roof	Refurbished in 2016

BUILDING SKETCH AND DIMENSION *(from Clark County Website)*













INTERIOR PHOTOS





[CLICK FOR EXTERIOR VIDEO TOUR](#)



[CLICK FOR INTERIOR VIDEO TOUR](#)

SECTION 2 AERIAL AND MAPS





WASHINGTON

SEATTLE

VANCOUVER

PORTLAND

SPOKANE



Seattle-Tacoma
International Airport



2825 E. FOURTH PLAIN BOULEVARD



Oregon Health
& Science University



Mount Hood



2825 E. FOURTH PLAIN BOULEVARD



AERIAL AND MAPS



SECTION 3

PEER PROPERTIES & ESTIMATED RENTS



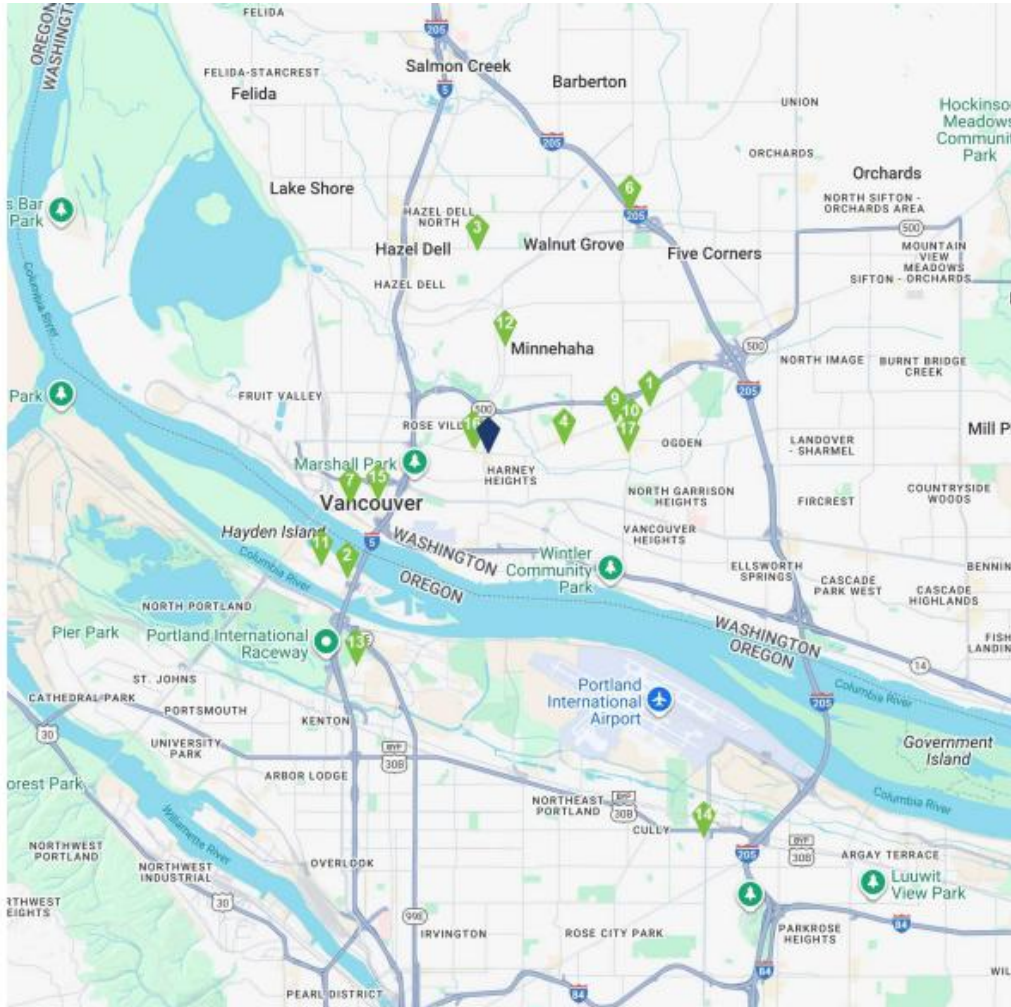
PEER PROPERTIES & ESTIMATED RENTS (Source: Costar)

No. Peers

Avg. NNN Market Rent/SF (Costar Est.)

17

\$21.85





















PEER PROPERTIES & ESTIMATED RENTS

PEER PROPERTIES & ESTIMATED LEASE RENTS (Source: Costar)

PEER PROPERTIES & ESTIMATED RENTS

No. Peers	Avg. NNN Market Rent/SF (Costar Est.)
17	\$21.85

 <p>1 Barnes & Noble</p> <p>7700 NE Fourth Plain Blvd 24,976 SF / Vacancy Rate 0% Rent/SF - \$26 - 32 (Est.)</p> <p>★★★★★</p>	 <p>2 Duluth Trading</p> <p>12300 N Parker Ave 18,345 SF / Vacancy Rate 0% Rent/SF - \$24 - 30 (Est.)</p> <p>★★★★★</p>	 <p>3 7607 NE 26th Ave</p> <p>23,390 SF / Vacancy Rate 0% Rent/SF - \$24 - 29 (Est.)</p> <p>★★★★★</p>	 <p>10 2607 NE Andresen Rd</p> <p>8,509 SF / Vacancy Rate 0% Rent/SF - \$19 - 23 (Est.)</p> <p>★★★★★</p>	 <p>11 Mattress World</p> <p>1880 N Hayden Island Dr 9,920 SF / Vacancy Rate 0% Rent/SF - \$18 - 22 (Est.)</p> <p>★★★★★</p>	 <p>12 5105 NE St Johns Rd</p> <p>7,821 SF / Vacancy Rate 0% Rent/SF - \$18 - 22 (Est.)</p> <p>★★★★★</p>
 <p>4 4915 E Fourth Plain Blvd</p> <p>20,059 SF / Vacancy Rate 0% Rent/SF - \$23 - 28 (Est.)</p> <p>★★★★★</p>	 <p>5 2502 E Fourth Plain Blvd</p> <p>13,440 SF / Vacancy Rate 0% Rent/SF - \$20 - 25 (Est.)</p> <p>★★★★★</p>	 <p>6 7103 NE 88th St</p> <p>10,028 SF / Vacancy Rate 0% Rent/SF - \$20 - 24 (Est.)</p> <p>★★★★★</p>	 <p>Subject Property</p> <p>2825 E Fourth Plain Blvd</p> <p>13,630 SF / Vacancy Rate 0% Rent/SF - \$17 - 21 (Est.)</p> <p>★★★★★</p>	 <p>13 1132 N Hayden Meadows Dr</p> <p>12,060 SF / Vacancy Rate 0% Rent/SF - \$17 - 21 (Est.)</p> <p>★★★★★</p>	 <p>14 1</p> <p>5111 NE 82nd Ave 8,437 SF / Vacancy Rate 0% Rent/SF - \$16 - 20 (Est.)</p> <p>★★★★★</p>
 <p>7 800 Harney St</p> <p>8,362 SF / Vacancy Rate 0% Rent/SF - \$20 - 24 (Est.)</p> <p>★★★★★</p>	 <p>8 Anderson Glass Company</p> <p>2516 E Fourth Plain Blvd 8,080 SF / Vacancy Rate 0% Rent/SF - \$19 - 23 (Est.)</p> <p>★★★★★</p>	 <p>9 6607 NE Fourth Plain Blvd</p> <p>7,000 SF / Vacancy Rate 0% Rent/SF - \$19 - 23 (Est.)</p> <p>★★★★★</p>	 <p>15 904 Main St</p> <p>9,910 SF / Vacancy Rate 0% Rent/SF - \$12 - 14 (Est.)</p> <p>★★★★★</p>	 <p>16 2504 E Fourth Plain Blvd</p> <p>19,296 SF / Vacancy Rate 0% Rent/SF - \$10 - 12 (Est.)</p> <p>★★★★★</p>	 <p>17 1820 NE Andresen Rd</p> <p>8,000 SF / Vacancy Rate 0% Rent/SF - \$9 - 11 (Est.)</p> <p>★★★★★</p>

SECTION 4 DEMOGRAPHICS AND MARKET

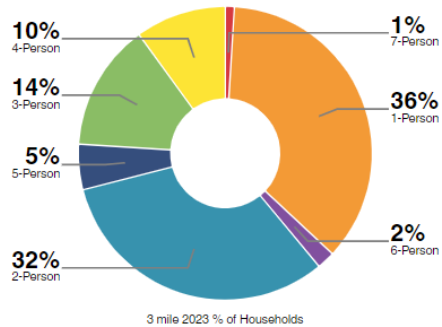


POPULATION

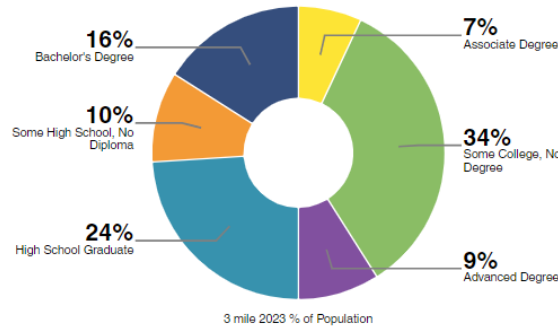
DEMOGRAPHICS



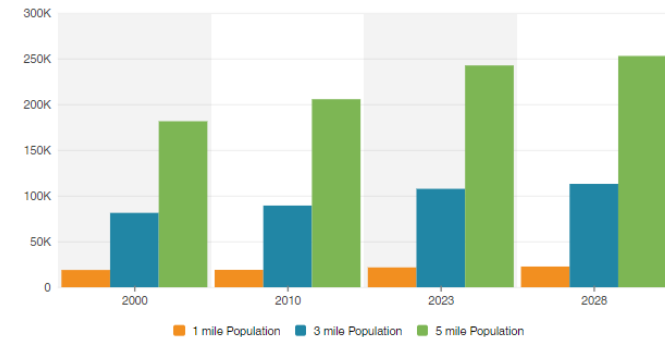
Household Size



Educational Attainment



Population





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