

Vanmall Square

3300 NE 78th Ave, Vancouver, WA 98662

Presented By:
Amal Krawczyk



Vanmall Square

3300 NE 78th Ave, Vancouver, WA 98662

Property Details

A retail and office building located on NE 78th Avenue in Vancouver, WA, developed between 2020 and 2021. Total building size is approximately 5,125 square feet with multiple tenant spaces. The property is situated near Vancouver Mall and key retail destinations, supported by surface parking and zoned for community commercial use. Accessibility is provided through adjacent major commercial corridors and nearby public transportation.

Price: \$24.00 /SF/YR

- New construction with contemporary design and energy-efficient systems.
- Fully built-out office/retail configuration with private offices, reception, and break room.
- Exceptional visibility in a thriving retail and professional services hub near Vancouver Mall.
- Convenient access to major roads and highways, just 15 minutes from downtown Vancouver.
- Includes pylon signage and dedicated surface parking to support client and staff convenience.
- Surrounded by national retailers, dining options, and dense residential neighborhoods.

View the full listing here: <https://www.loopnet.com/Listing/3300-NE-78th-Ave-Vancouver-WA/39701748/>

Rental Rate:	\$24.00 /SF/YR
Property Type:	Retail
Gross Leasable Area:	5,125 SF
Year Built:	2020
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$2.00 /SF/MO

Vanmall Square

3300 NE 78th Ave, Vancouver, WA 98662

Listing space

1st Floor Ste 140

Space Available:	1,584 SF
Rental Rate:	\$24.00 /SF/YR
Date Available:	30 Days
Service Type:	Triple Net (NNN)
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office/Retail
Lease Term:	3 - 5 Years

Discover a modern office/retail opportunity at 3300 NE 78th Ave in Vancouver, Washington. This recently developed property offers a 1,584-square-foot fully built-out suite featuring a functional layout with a reception area, private office spaces, break room, and two restrooms. Extensive natural light, contemporary finishes, energy-efficient systems, and tenant-controlled HVAC create a bright and comfortable work environment tailored to professional service companies such as medical, dental, insurance, real estate, or retail services. The building offers excellent visibility and accessibility in a commercially active corridor near the Vancouver Mall and Vancouver Auto Mall. Surrounding businesses include well-known retailers, restaurants, and service operators, ensuring steady traffic and exposure. The property includes pylon signage, ample surface parking with a ratio of approximately 4.88 spaces per 1,000 SF, and proximity to major thoroughfares for easy regional connectivity. Flexible lease terms and move-in readiness make this location an outstanding choice for businesses seeking a professional and highly accessible setting.

Vanmall Square

3300 NE 78th Ave, Vancouver, WA 98662

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Hair-Salon	-	
Kitty Nails	-	
Rain Day Grooming	-	

Vanmall Square

3300 NE 78th Ave, Vancouver, WA 98662

Location



Vanmall Square

3300 NE 78th Ave, Vancouver, WA 98662

Property Photos



Building



IMG_3996

Vanmall Square

3300 NE 78th Ave, Vancouver, WA 98662

Property Photos



Primary Photo



Building Photo

Vanmall Square

3300 NE 78th Ave, Vancouver, WA 98662

Property Photos



Building Photo

Vanmall Square

3300 NE 78th Ave, Vancouver, WA 98662



Amal Krawczyk

realtoramal@gmail.com

(360) 254-1397

Amal Krawczyk

19301 SE 34th St, Suite 102
Camas, WA 98607