

# RETAIL SPACE FOR LEASE

1015 W Columbia Way | Vancouver, WA 98660



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



[thewaterfrontvancouverusa.com](http://thewaterfrontvancouverusa.com)

## PROPERTY HIGHLIGHTS

Situated along one-half mile of south-facing riverfront, this unrivaled location provides Vancouver with a dynamic reconnection to its waterfront.

Availability:

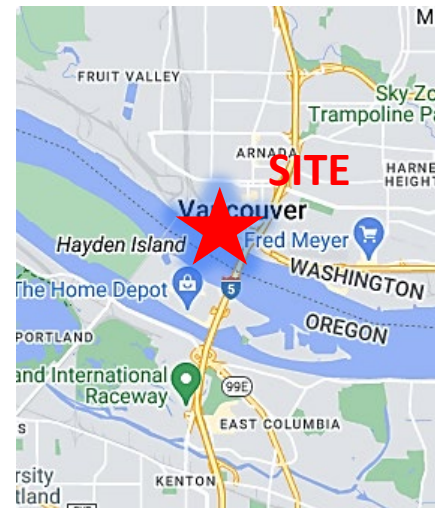
- Endcap; from 1,200 RSF - 2,625 RSF
- \$38.00/SF NNN

At the heart of the development:

- A state-of-the-art cable-stayed pier creates a spectacular waterfront entranceway along with parks, fountains and open spaces

At full build-out, the master plan proposes:

- 3,000 new residential units
- Over 1.25 million square feet of Class A creative office space
- Two hotels
- Flagship restaurants
- Unique retail spaces



## FOR MORE INFORMATION:

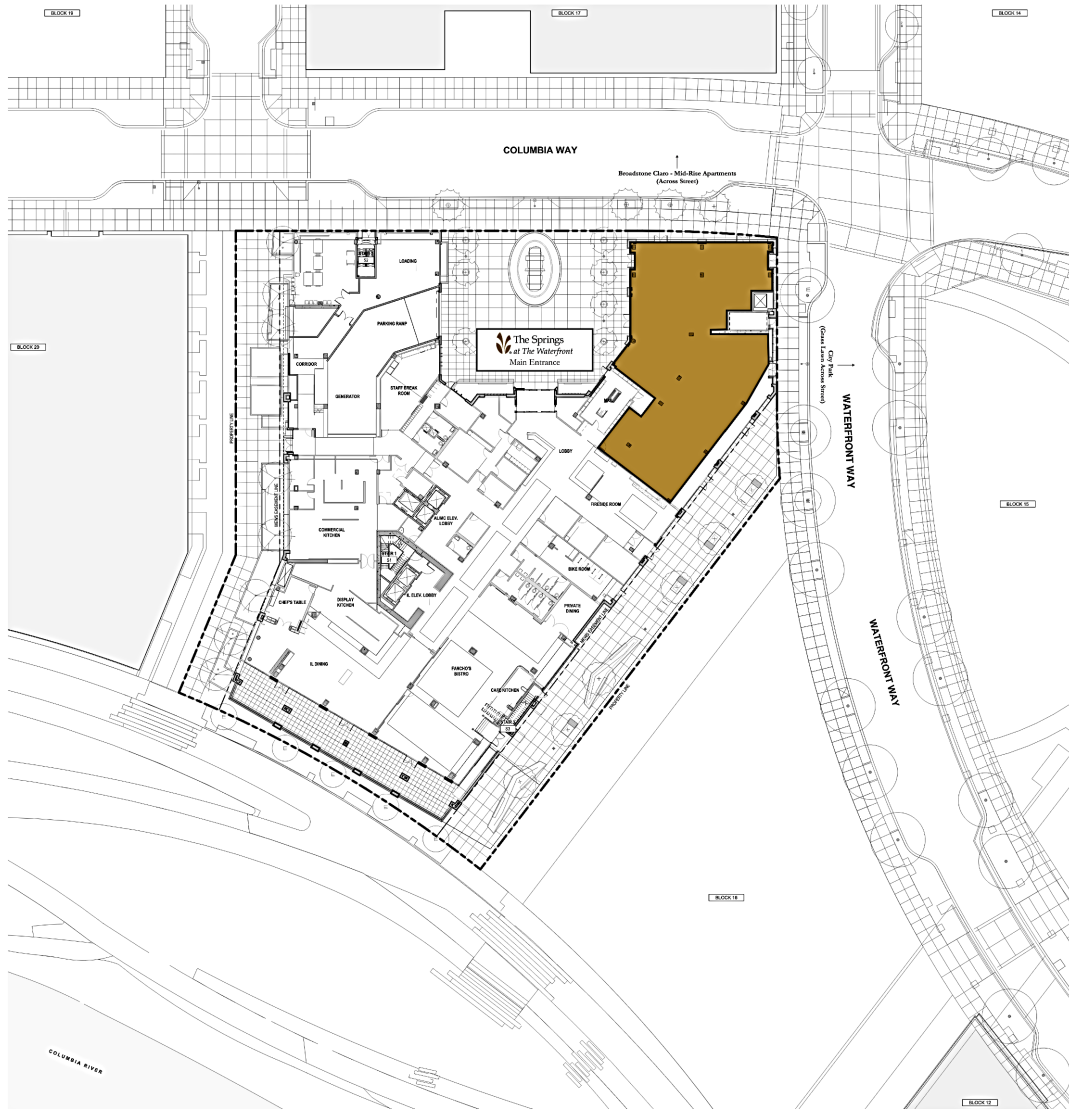
Adam Roselli, CCIM, SIOR | 360.597.0568 | [aroselli@fg-cre.com](mailto:aroselli@fg-cre.com)  
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The Springs Living®

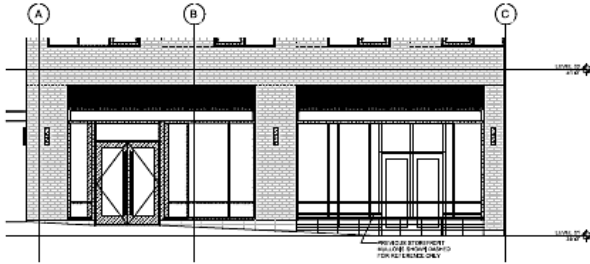


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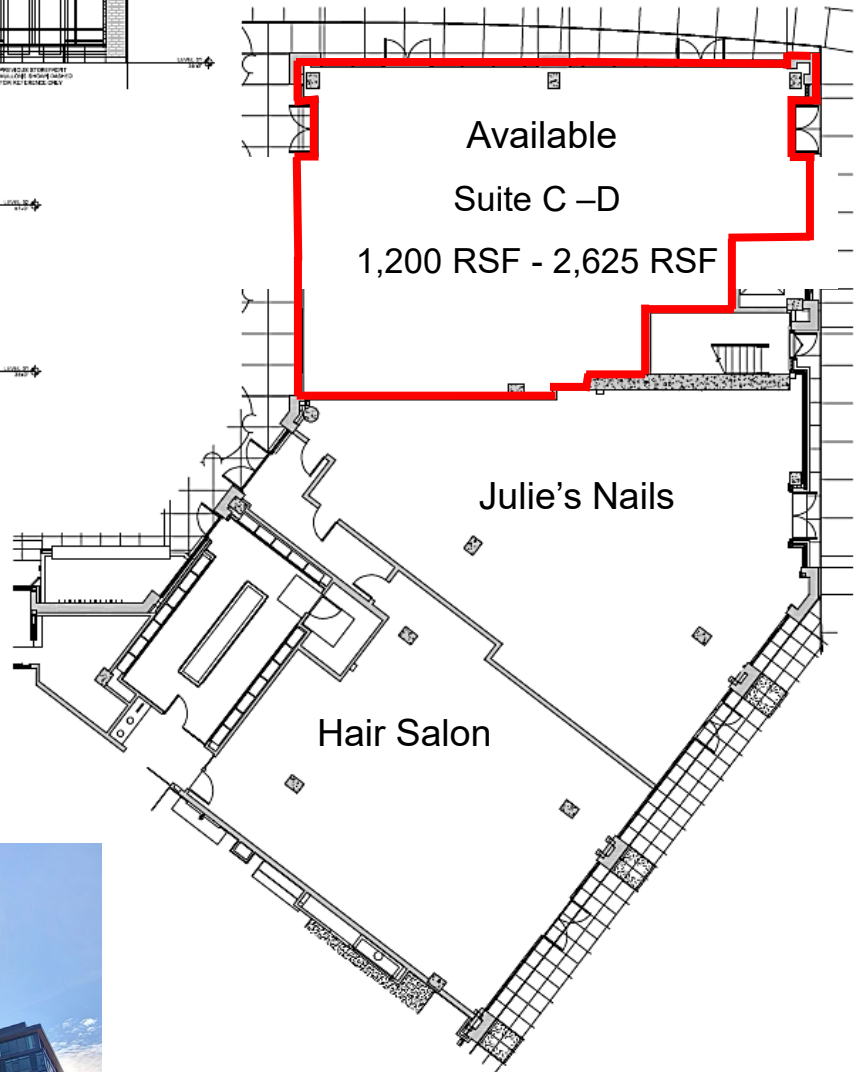
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34 LOD FLOOR PLAN - TRASH ROOM



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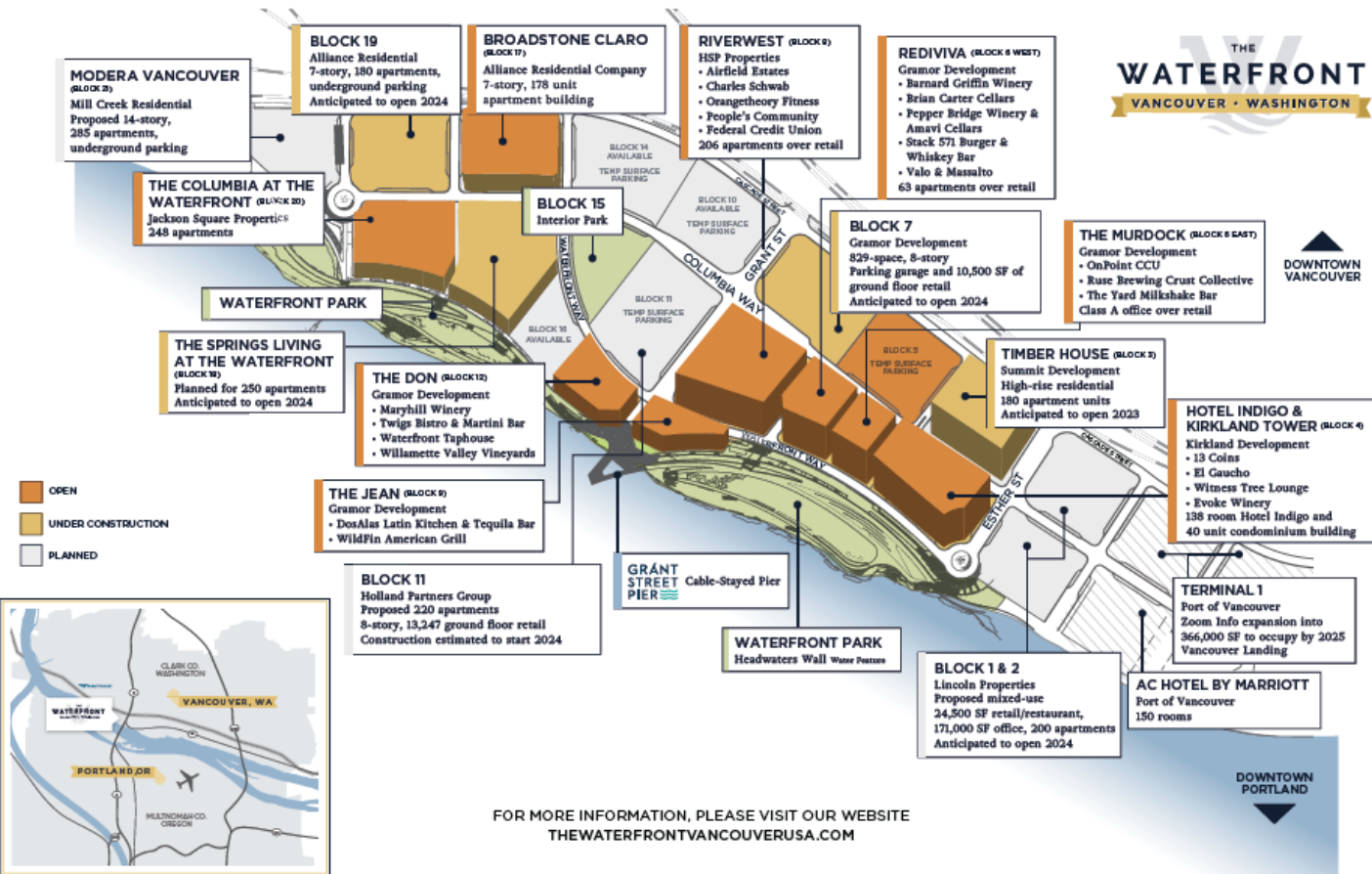


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This \$1.5 billion mixed-use development has transformed and ushered in the next chapter for the entire metropolitan Vancouver/Portland area. This unique, public/private collaborative partnership between the City of Vancouver, Columbia Waterfront LLC and Gramor Development, Inc. created the opportunity to transform the Columbia Waterfront west of the I-5 Interstate Bridge.

Construction commenced November 2015, with the first buildings opening in Summer 2018. Upon its completion, this new urban neighborhood will bring more than 10,000 jobs, as well as over \$385 million (the present value of state and local taxes over the next twenty years) to the region's economy.

To the east of the Waterfront Vancouver USA development is Terminal 1, which is a two-acre mixed use project developed by the Port of Vancouver. The AC Marriott Hotel has opened with office, retail and residential units to follow in 2024.



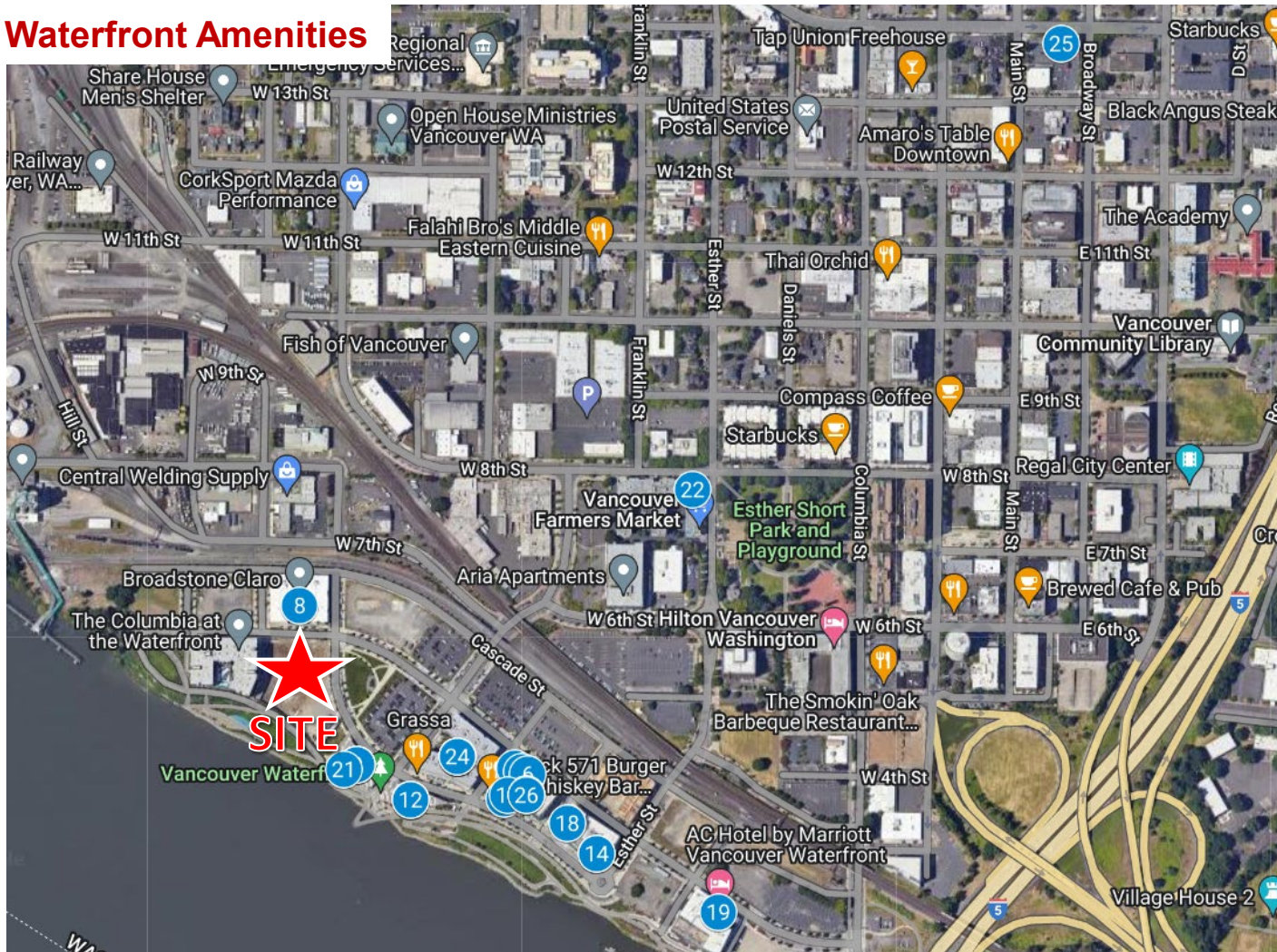
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## Waterfront Amenities



### Wineries

1. Maryhill Winery
2. Amavi Cellars and Pepperbridge Winery
3. Brian Carter Cellars
4. Airfield Estates
5. Valo Cellars and Massalto Wine
6. Barnard Griffin Winery
7. Willamette Valley Vineyards
8. Evoke Winery

### Restaurants/Bars

9. Twigs Bistro & Martini Bar
10. WildFin American Grill
11. What A Catch Fish Bar
12. DOSALAS Latin Kitchen & Tequila Bar
13. El Gaucho
14. Witness Tree Lounge
15. Salt & Straw (Jan. 2024)
16. Stack 571 Burger & Whiskey Bar
17. The Yard Milkshake Bar
18. 13 Coins
19. AC Lounge
20. Ruse Brewing/Crust Collective
21. Waterfront Taphouse

### Coffee

22. Kaifex Roasters
23. Vacant

### Financial

24. Charles Schwab
25. IQ Credit Union
26. OnPoint Community Credit Union

### Hotels

27. AC Marriott
28. Hotel Indigo®

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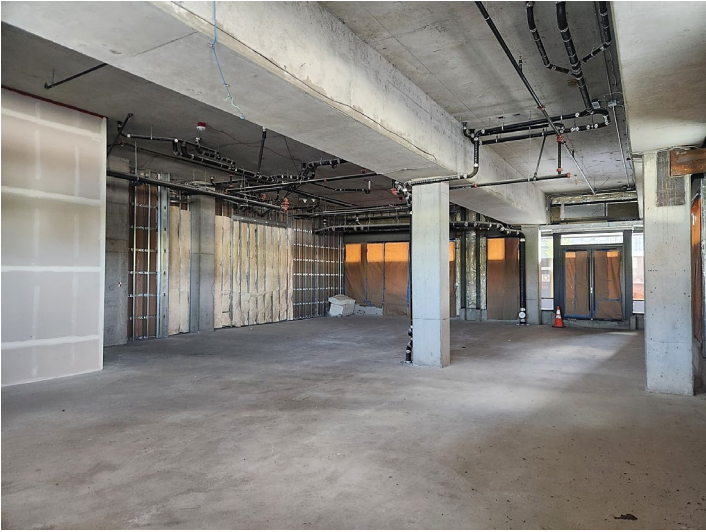


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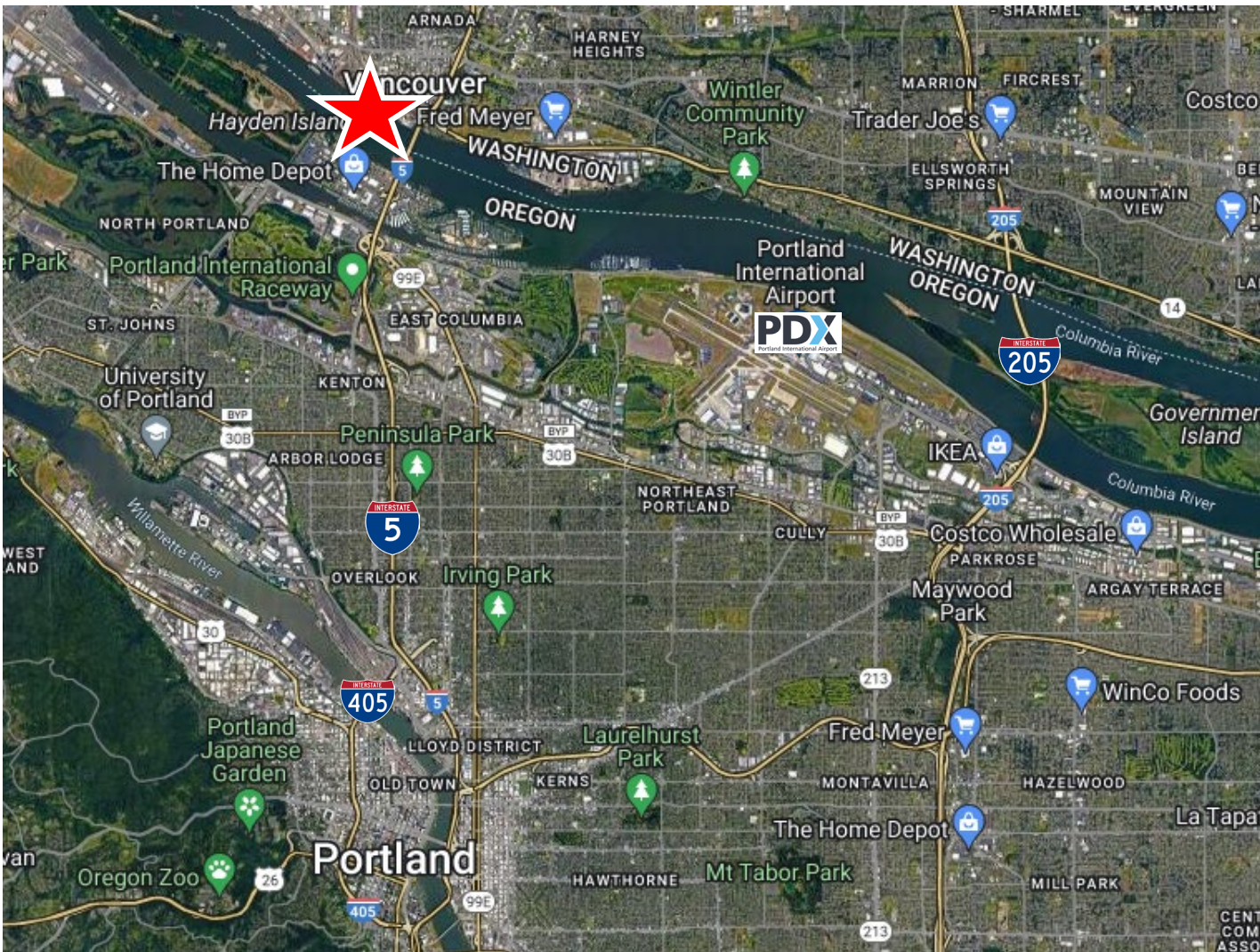


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### Average Daily Traffic

Interstate Bridge @ Columbia St S – 139,564

I-5 @ Columbia St N – 137,728

Lewis & Clark Hwy @ I-5 SE – 17,000

Washington St @ W 4<sup>th</sup> St NW – 11,986

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.