

1500 WASHINGTON ST

VANCOUVER, WA 98660 · 2,006 SF UNIT · BUILT 1946 · MASONRY CONSTRUCTION



AVAILABLE SPACE
2,006 SF

LEASE RATE
\$20.52 / SF / YR

ZONING
CX Central Commercial

NOT PERMITTED

This space may not be used for automotive repair, service, sales, detailing, or any other automotive-related business.

THE SPACE

A rare downtown Vancouver unit offering showroom, storage, and office space under one roof. Unit 1500 pairs a grade-level roll-up door and covered loading with street-front glass — built for businesses that need real function and real street presence.

PROPERTY HIGHLIGHTS

- Excellent visibility across from New Seasons Market
- Primary traffic corridor, on the bus line
- Grade-level roll-up door + covered loading
- Divisible office, showroom, and shop space
- On-site parking, fenced 7,500 SF yard available
- Easy access to I-5 and SR-14
- Minutes to the Vancouver Waterfront & Downtown Portland
- Single- or multi-tenant configurations

POTENTIAL USES

SHOWROOM

WAREHOUSE

CONTRACTOR HQ

DESIGN STUDIO

GALLERY

FULFILLMENT

RETAIL

OFFICE

FURNITURE / HOME DÉCOR

EVENT RENTAL CO.

BUILDING MATERIALS

VINTAGE / SPECIALTY RESALE

COMMERCIAL STORAGE

SERVICE HQ

UNIT 1500

2,006 SF**\$20.52/SF/YR**

FLEX · PARTIAL BUILD-OUT · AVAILABLE IN 30 DAYS

\$3,430/MO · Lease rate excludes utilities & building services

AREA BENEFITS

- 10-mile population: 829,933
- Median household income: \$94,832
- 14 minutes to Downtown Portland
- Walk Score 80 · Transit Score 60
- Downtown Vancouver is in active redevelopment, drawing new residents, businesses & visitors
- Walkable to restaurants, retail & Esther Short Park
- Easy customer access from Camas, Washougal, Ridgefield & Battle Ground
- Strong vehicle & pedestrian traffic along Washington St

ON-SITE PHOTOS

