

FOR LEASE

STONE MILL EASTSIDE

234 SE 136th Avenue | Vancouver, WA 98684



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

Former Edward Jones suite, well-suited for a small professional or medical-services user.

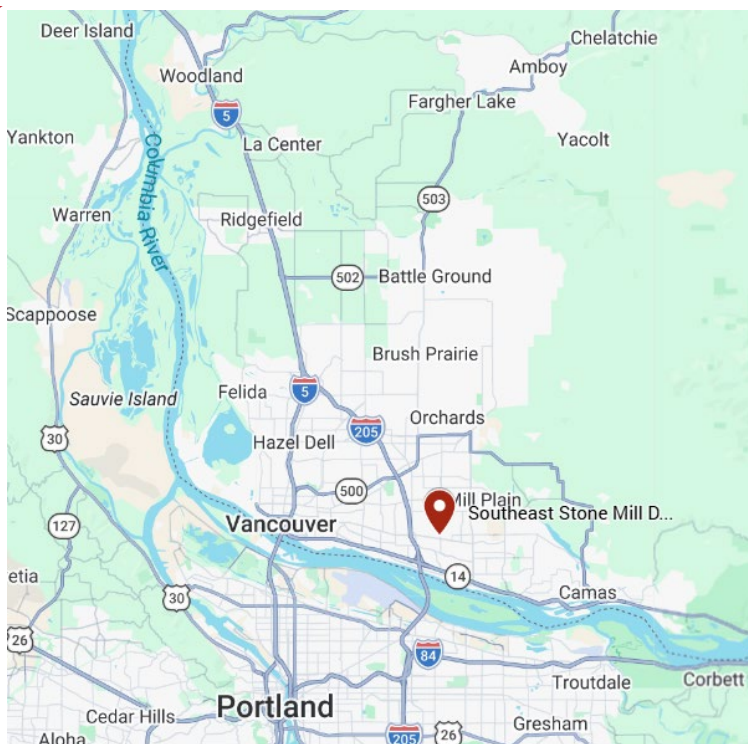
- Prominent signage and convenient parking
- Just off Mill Plain Boulevard and 136th Avenue
- 5 minutes to I-205; 7 minutes to Portland International Airport (PDX)

Availability:

Suite C – 1,617 SF

Rate: \$30-\$32 NNN

Nearby retailers:



FOR MORE INFORMATION:

Brett Irons | 360.597.0574 | birons@fg-cre.com

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AREA DEMOGRAPHICS

STONE MILL EASTSIDE • VANCOUVER, WA

	1 MILE	3 MILES	5 MILES
Population (2025)	18,740	120,654	237,696
Population (2030)	19,466	124,258	244,654
Projected growth	+3.9%	+3.0%	+2.9%
Avg. household income	\$100,774	\$108,930	\$109,657
Daytime employees	9,543	35,238	101,242
Businesses	1,333	5,358	12,298

TOP TRAFFIC VOLUMES

#	LOCATION	DIST.	2026 COUNT
1	SE Mill Plain Blvd @ SE 126th Ave E	0.51 mi	46,746
2	SE Mill Plain Blvd @ SE 136th Ave E	0.11 mi	42,025
3	SE Mill Plain Blvd @ SE 139th Ave E	0.21 mi	39,654
4	SE 136th Ave @ SE Mill Plain Blvd S	0.09 mi	21,345

Traffic volume shown as reported count

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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.

STONE MILL EASTSIDE NEARBY AMENITIES

DINING

- Raising Cane's
- In-N-Out Burger
- McDonald's
- Wendy's
- Starbucks Coffee
- Dutch Bros Coffee
- Kenji's Ramen & Grill
- Szechuan Brothers
- Papa John's Pizza

SHOPPING & RETAIL

- Costco Wholesale
- Chuck's Produce & Street Market
- Columbia Square
- Mountain View Village
- Dollar Tree

SERVICES & MEDICAL

- Vancouver Clinic
- Kaiser Permanente Cascade Park
- Bank of America
- U.S. Postal Service
- WorkSource

PARKS & OPEN SPACE

- Plaza Park
- Starke Natural Area

PRIMARY ACCESS

SE Mill Plain Blvd
SE 136th Ave • I-205