

RETAIL PROPERTY FOR LEASE

205 Commerce Center

11502 SE MILL PLAIN BLVD / VANCOUVER, WA 98684



Bustling retail center located on Mill Plain
Boulevard just east of the I-205 interchange

CONTACT

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Emmy Johnston	503 867 4861	/	503 224 6791	/	ejohnston@naielliott.com

NAI Elliott



Well positioned retail opportunity in a contemporary shopping and food center

Four building retail center

A recent multimillion-dollar exterior renovation modernized the property helping to attract strong national tenants.

AVAILABLE SPACES:

11600 SE Mill Plain Blvd
NNN / 565 SF @ Negotiable

11600 SE Mill Plain Blvd Suite 3F
NNN / 2,303 SF @ Negotiable



Property details & highlights



This 40,000 SF property is in a highly visible location at the corner of Mill Plain Blvd and Interstate 205.

The center is exposed to over 80,000 vehicles per day and sits at the gateway to the east Vancouver submarket.

- Located on Mill Plain Blvd just east of the I-205 interchange.
- Nearby retailers include Fred Meyer, Trader Joes, Walmart, Petco and Party City.
- Co-tenants include Starbucks, Chipotle, AT&T, Banfield Pet Hospital, Geico and Five Guys Burgers and Fries.
- Highly visible center with ample parking.

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VANCOUVER, WA | MILL PLAIN & I-205 | CLOSE-IN



Walmart
Supercenter

GameStop Little Caesars

Arby's Jack
in the box

jiffylube

Dutch Bros

Habitat for Humanity
ReStore

NA Elliott ↑

205

205

205

108,998 ADT (20)

38,355 ADT (20)

100,000 ADT (20)

57,820 ADT (18)

MOTEL 6

EXTENDED
STAYAMERICA

BW Best Western

RODEWAY
INN

BURGER
KING

Elmer's

76

Starbucks

CHIPOTLE

Pizza
Hut

MUCHAS
GRACIAS
MEXICAN FOOD

TACO
BELL

Subway

O'Reilly
AUTO PARTS

SITE

Sharif's
CAFE-PIZZA

UMPQUA
BANK

US bank

KAADY
CAR WASHES

Tires
LES SCHWAB

Comfort dental

GoHealth
URGENT CARE

Fred Meyer

DOLLAR TREE

TRADER JOE'S

Party City

PETCO

CAFE
YUMMI

MOD

The UPS Store

SE 5th St

28A

SE 5th St

SE 5th St

SE 4th St

SE 3rd St

SE 2nd St

NE 4th St

NE 4th St

NE 3rd St

NE Crestwood Dr

NE 2nd St

NE 1st St

Mill Plain Blvd

Mill Plain Blvd

Mill Plain Blvd

NE 5th Cir

NE 104th Ave

NE 104th Ave

SE 105th Ave

SE 104th Ave

NE 106th Ave

NE 106th Ave

SE 107th Ave

SE 107th Ave

NE 112th Ave

NE 116th Ave

NE 115th Ave

NE Chkalov Dr

SE Chkalov Dr

SE Chkalov Dr

NE 117th Ave

NE 118th Ave

NE 116th Ave

NE 117th Ave

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SE 118th Ave

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Site plan

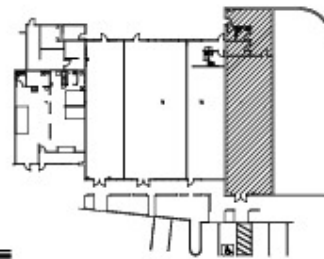
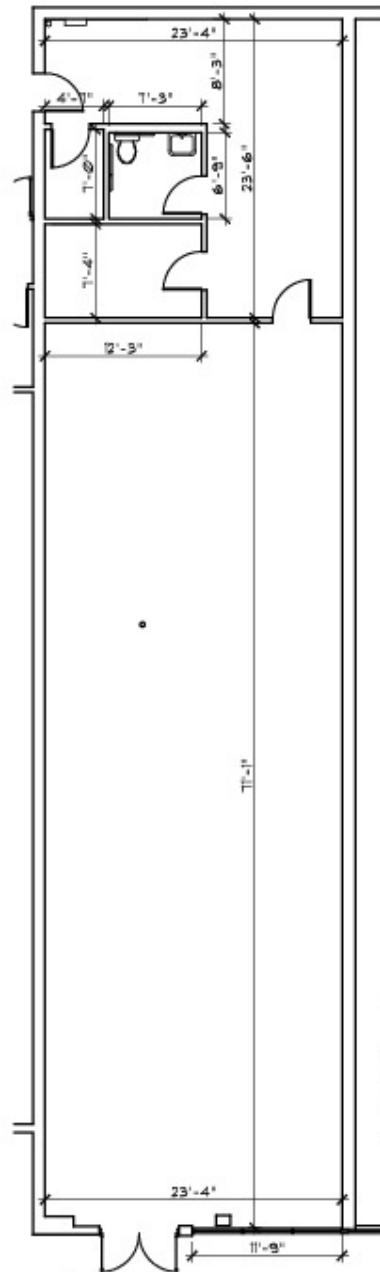


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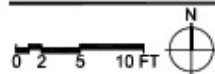
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Floor plan



FLOOR PLAN



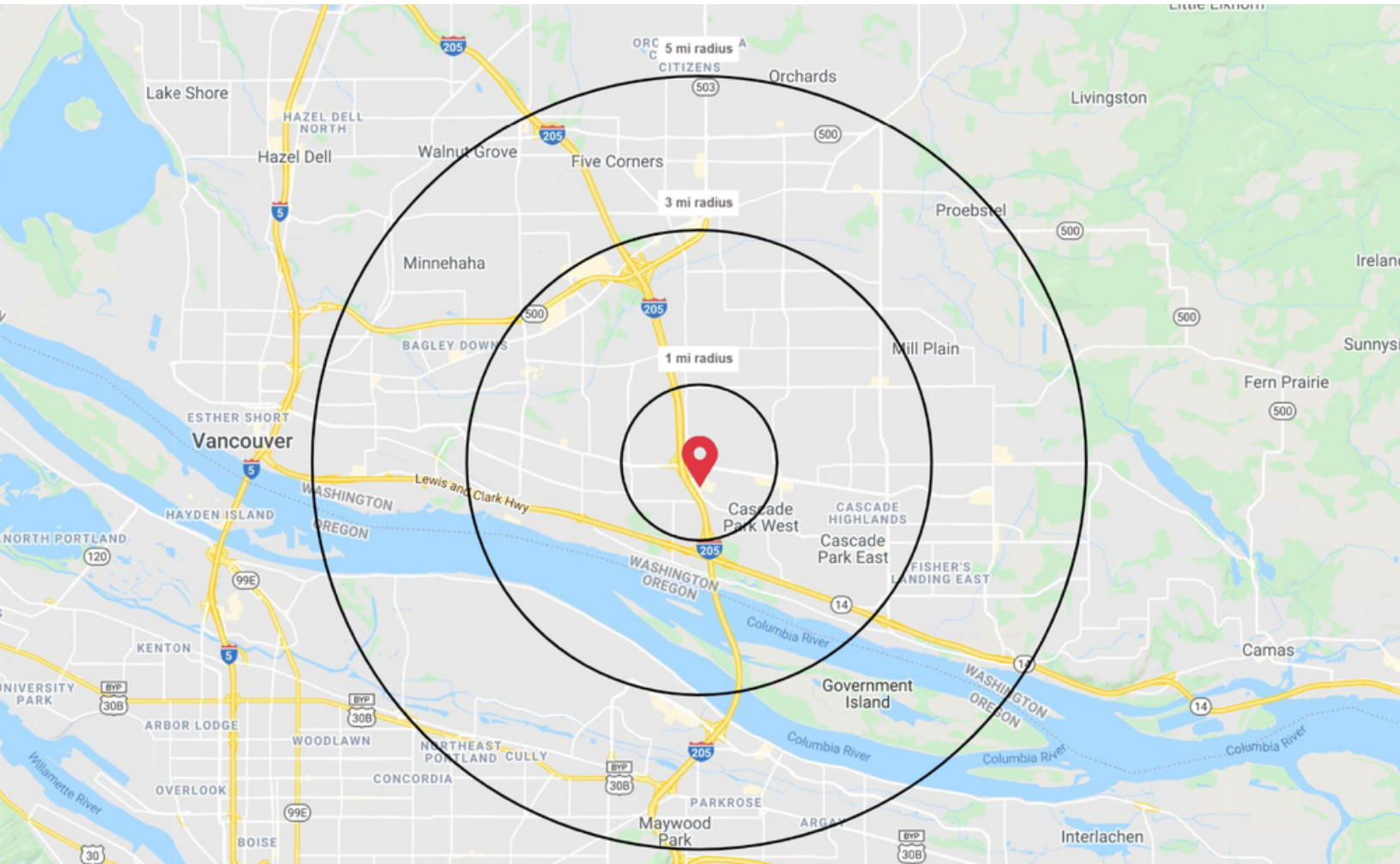
SUITE 3F
205 COMMERCE CENTER
11600 SE MILL PLAIN BLVD
VANCOUVER, WASHINGTON
OBA #22008 02/15/22

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Demographics summary



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2022	16,035	111,366	257,109
Projected Total Population 2026	16,872	118,049	272,987
Average HH Income	\$71,583	\$84,132	\$87,305
Median Home Value	\$426,917	\$437,699	\$434,327
Estimated Total Households	6,934	44,373	99,053
Daytime Demographics 16+	13,569	90,305	211,506
Some College or Higher	72.5%	67.5%	66.6%

Source: Regis – SitesUSA (2023)

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Demographics — full profile

2000-2010 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.6213/-122.5543

205 Commerce Center Vancouver, WA 98684	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	16,035	111,366	257,109
2027 Projected Population	16,872	118,049	272,987
2020 Census Population	15,384	108,767	250,229
2010 Census Population	13,621	95,928	221,377
Projected Annual Growth 2022 to 2027	1.0%	1.2%	1.2%
Historical Annual Growth 2010 to 2022	1.5%	1.3%	1.3%
Households			
2022 Estimated Households	6,934	44,373	99,053
2027 Projected Households	7,618	49,204	109,718
2020 Census Households	6,606	43,003	95,680
2010 Census Households	5,845	37,888	84,636
Projected Annual Growth 2022 to 2027	2.0%	2.2%	2.2%
Historical Annual Growth 2010 to 2022	1.6%	1.4%	1.4%
Age			
2022 Est. Population Under 10 Years	11.0%	11.5%	12.2%
2022 Est. Population 10 to 19 Years	10.6%	12.4%	12.8%
2022 Est. Population 20 to 29 Years	17.1%	14.6%	14.2%
2022 Est. Population 30 to 44 Years	20.3%	20.0%	21.5%
2022 Est. Population 45 to 59 Years	17.4%	17.8%	18.0%
2022 Est. Population 60 to 74 Years	17.1%	16.5%	15.2%
2022 Est. Population 75 Years or Over	6.5%	7.1%	6.1%
2022 Est. Median Age	37.0	38.0	36.8
Marital Status & Gender			
2022 Est. Male Population	49.1%	48.8%	49.5%
2022 Est. Female Population	50.9%	51.2%	50.5%
2022 Est. Never Married	29.0%	31.3%	34.6%
2022 Est. Now Married	43.0%	44.4%	42.1%
2022 Est. Separated or Divorced	21.2%	17.9%	18.0%
2022 Est. Widowed	6.7%	6.4%	5.3%
Income			
2022 Est. HH Income \$200,000 or More	3.4%	6.4%	6.6%
2022 Est. HH Income \$150,000 to \$199,999	3.5%	5.8%	6.4%
2022 Est. HH Income \$100,000 to \$149,999	16.7%	18.5%	19.0%
2022 Est. HH Income \$75,000 to \$99,999	19.0%	17.9%	16.9%
2022 Est. HH Income \$50,000 to \$74,999	26.5%	22.1%	20.7%
2022 Est. HH Income \$35,000 to \$49,999	15.4%	11.7%	11.0%
2022 Est. HH Income \$25,000 to \$34,999	5.3%	6.8%	6.8%
2022 Est. HH Income \$15,000 to \$24,999	4.7%	4.9%	5.6%
2022 Est. HH Income Under \$15,000	5.5%	5.9%	6.8%
2022 Est. Average Household Income	\$71,583	\$84,132	\$87,305
2022 Est. Median Household Income	\$67,796	\$76,696	\$77,001
2022 Est. Per Capita Income	\$31,046	\$33,655	\$33,840
2022 Est. Total Businesses	987	4,598	11,193
2022 Est. Total Employees	7,974	52,435	130,042

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205 Commerce Center Vancouver, WA 98684			
	1 mi radius	3 mi radius	5 mi radius
Race			
2022 Est. White	73.8%	73.6%	71.5%
2022 Est. Black	3.4%	3.5%	4.7%
2022 Est. Asian or Pacific Islander	5.8%	7.4%	7.9%
2022 Est. American Indian or Alaska Native	1.0%	0.8%	0.9%
2022 Est. Other Races	16.1%	14.7%	15.0%
Hispanic			
2022 Est. Hispanic Population	2,555	16,183	38,071
2022 Est. Hispanic Population	15.9%	14.5%	14.8%
2027 Proj. Hispanic Population	15.8%	14.5%	14.7%
2020 Hispanic Population	19.8%	17.8%	18.0%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	11,330	77,253	176,261
2022 Est. Elementary (Grade Level 0 to 8)	2.2%	2.8%	3.5%
2022 Est. Some High School (Grade Level 9 to 11)	3.7%	4.4%	5.2%
2022 Est. High School Graduate	21.6%	25.3%	24.7%
2022 Est. Some College	27.8%	26.1%	25.0%
2022 Est. Associate Degree Only	13.6%	11.2%	10.7%
2022 Est. Bachelor Degree Only	19.6%	19.6%	19.8%
2022 Est. Graduate Degree	11.5%	10.5%	11.1%
Housing			
2022 Est. Total Housing Units	7,334	46,660	104,576
2022 Est. Owner-Occupied	42.2%	50.8%	52.2%
2022 Est. Renter-Occupied	52.3%	44.3%	42.5%
2022 Est. Vacant Housing	5.5%	4.9%	5.3%
Homes Built by Year			
2022 Homes Built 2010 or later	16.1%	15.3%	14.8%
2022 Homes Built 2000 to 2009	11.6%	13.6%	14.6%
2022 Homes Built 1990 to 1999	16.5%	20.2%	19.5%
2022 Homes Built 1980 to 1989	9.5%	11.7%	10.0%
2022 Homes Built 1970 to 1979	23.6%	19.1%	16.9%
2022 Homes Built 1960 to 1969	7.9%	6.9%	6.7%
2022 Homes Built 1950 to 1959	5.1%	4.0%	4.2%
2022 Homes Built Before 1949	4.3%	4.4%	8.0%
Home Values			
2022 Home Value \$1,000,000 or More	3.9%	5.6%	4.7%
2022 Home Value \$500,000 to \$999,999	30.6%	27.7%	28.3%
2022 Home Value \$400,000 to \$499,999	20.7%	23.5%	23.9%
2022 Home Value \$300,000 to \$399,999	29.4%	27.9%	27.7%
2022 Home Value \$200,000 to \$299,999	9.6%	8.1%	7.9%
2022 Home Value \$150,000 to \$199,999	1.4%	1.5%	1.5%
2022 Home Value \$100,000 to \$149,999	0.5%	0.8%	0.9%
2022 Home Value \$50,000 to \$99,999	0.8%	1.3%	1.2%
2022 Home Value \$25,000 to \$49,999	1.1%	1.4%	1.5%
2022 Home Value Under \$25,000	2.0%	2.1%	2.4%
2022 Median Home Value	\$426,917	\$437,699	\$434,327
2022 Median Rent	\$1,370	\$1,370	\$1,360

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Labor Force			
2022 Est. Labor Population Age 16 Years or Over	13,258	89,927	205,192
2022 Est. Civilian Employed	57.4%	57.7%	60.2%
2022 Est. Civilian Unemployed	3.0%	2.3%	2.5%
2022 Est. in Armed Forces	0.4%	0.2%	0.1%
2022 Est. not in Labor Force	39.2%	39.8%	37.2%
2022 Labor Force Males	48.6%	48.3%	49.1%
2022 Labor Force Females	51.4%	51.7%	50.9%
Occupation			
2022 Occupation: Population Age 16 Years or Over	7,607	51,910	123,433
2022 Mgmt, Business, & Financial Operations	17.4%	15.6%	15.2%
2022 Professional, Related	21.4%	20.5%	21.0%
2022 Service	17.5%	17.7%	17.0%
2022 Sales, Office	18.4%	20.3%	20.5%
2022 Farming, Fishing, Forestry	1.1%	0.9%	0.8%
2022 Construction, Extraction, Maintenance	7.3%	8.9%	8.4%
2022 Production, Transport, Material Moving	17.0%	16.2%	17.0%
2022 White Collar Workers	57.2%	56.4%	56.8%
2022 Blue Collar Workers	42.8%	43.6%	43.2%
Transportation to Work			
2022 Drive to Work Alone	72.0%	71.4%	68.3%
2022 Drive to Work in Carpool	6.0%	7.1%	6.5%
2022 Travel to Work by Public Transportation	1.2%	1.3%	1.5%
2022 Drive to Work on Motorcycle	-	0.2%	0.2%
2022 Walk or Bicycle to Work	2.0%	1.9%	2.1%
2022 Other Means	1.2%	1.0%	1.2%
2022 Work at Home	17.6%	17.0%	20.2%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	37.0%	30.0%	28.3%
2022 Travel to Work in 15 to 29 Minutes	38.7%	42.5%	43.3%
2022 Travel to Work in 30 to 59 Minutes	18.8%	23.1%	23.8%
2022 Travel to Work in 60 Minutes or More	5.5%	4.5%	4.6%
2022 Average Travel Time to Work	18.1	19.2	19.7
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$386.24 M	\$2.76 B	\$6.3 B
2022 Est. Apparel	\$13.46 M	\$97.15 M	\$222.44 M
2022 Est. Contributions, Gifts	\$21.33 M	\$157.29 M	\$358.63 M
2022 Est. Education, Reading	\$11.37 M	\$86.49 M	\$199.72 M
2022 Est. Entertainment	\$21.51 M	\$155.87 M	\$356.41 M
2022 Est. Food, Beverages, Tobacco	\$59.9 M	\$424.59 M	\$968.65 M
2022 Est. Furnishings, Equipment	\$13.43 M	\$97.02 M	\$221.67 M
2022 Est. Health Care, Insurance	\$35.77 M	\$253.48 M	\$576.13 M
2022 Est. Household Operations, Shelter, Utilities	\$125.89 M	\$894.19 M	\$2.04 B
2022 Est. Miscellaneous Expenses	\$7.28 M	\$52.12 M	\$118.9 M
2022 Est. Personal Care	\$5.18 M	\$37.11 M	\$84.69 M
2022 Est. Transportation	\$71.13 M	\$506.56 M	\$1.16 B

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