



FOR LEASE



ERICKSON FARMS - BUILDING 4

Premium Vancouver Retail
± 1,500 SF | \$28.00 RSF + NNN

10722 NW Lakeshore Ave, Vancouver, WA 98685

- Seeking Retail / Service Users
- In the heart of Felida, WA
- Prominent signage
- Highly visible location
- TI Allowance available

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	10722 NW Lakeshore Ave Vancouver, WA 98685
Available Space	± 1,500 SF
Lease Rate	\$28.00 RSF + NNN
Use Type	Retail
Availability	Now

Location Features

- Dense neighborhood location surrounded by a variety of restaurants, retail, outdoor green spaces
- Erickson Farms ideally positions retailers for high-traffic potential and prime visibility.

Current Tenants

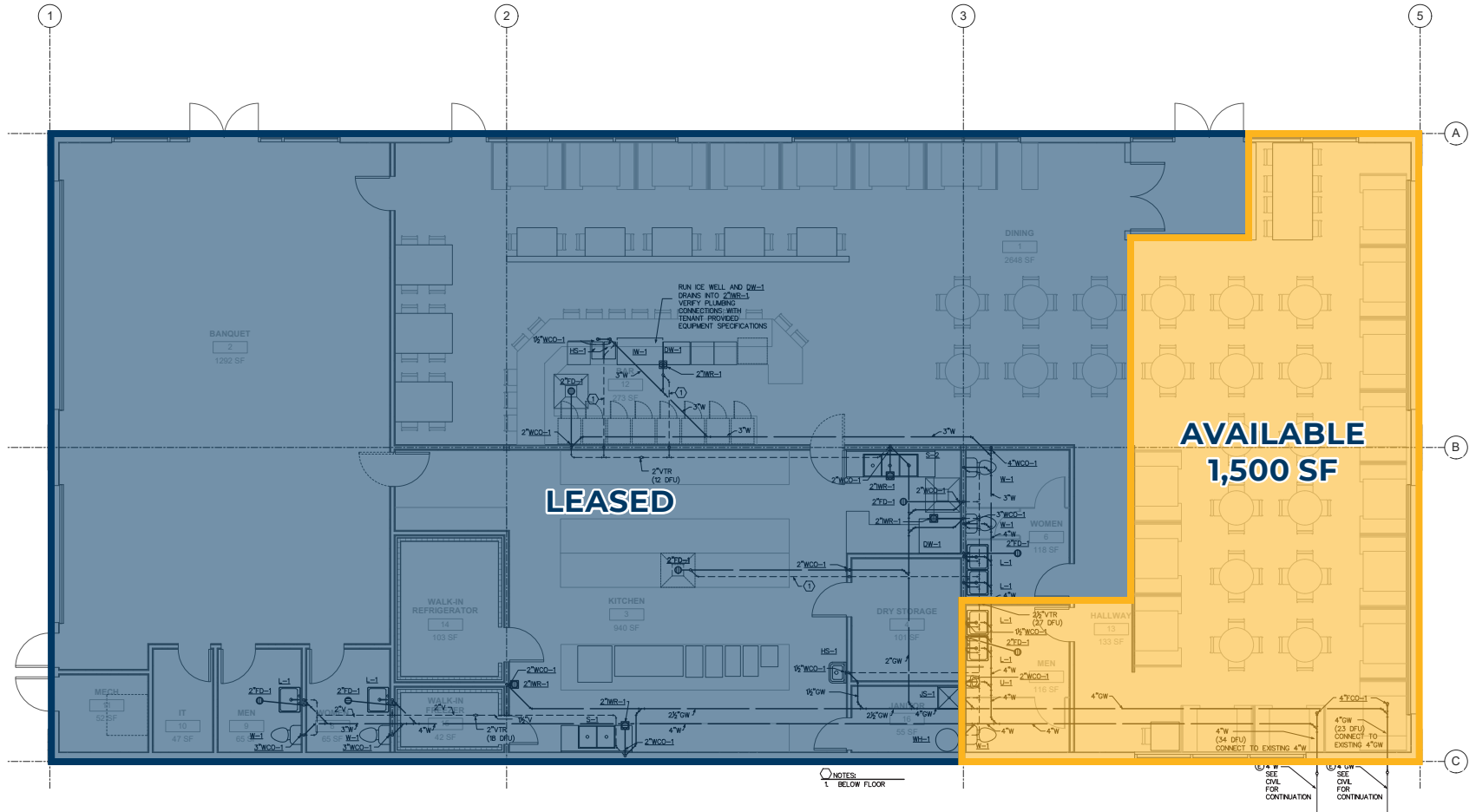
- The Nail Kitchen
- Mahoney's Public House
- The Dentist @ Felida
- Windermere
- CR Jiu Jitsu
- Guild Mortgage
- Birdie Bay Indoor
- Edward Jones
- Oak and Stone
- L'Atelier Salon
- Local Asian Bistro





FLOOR PLAN

FLOOR PLAN





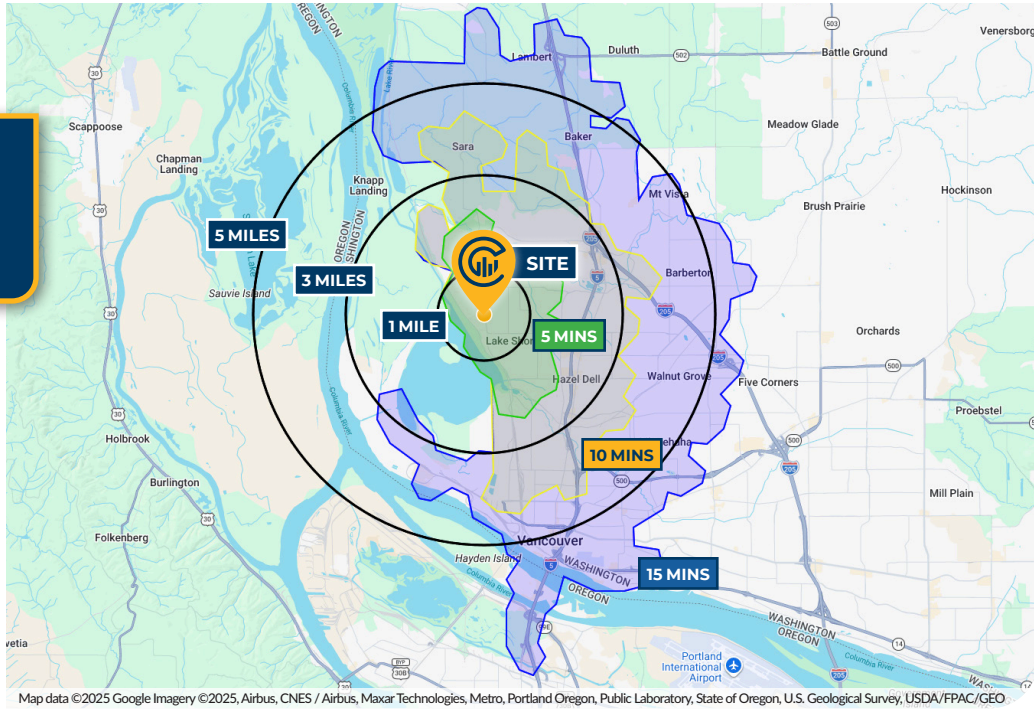
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	9,421	54,746	129,468
2030 Projected Population	9,057	53,567	131,573
2020 Census Population	9,502	55,900	125,227
2010 Census Population	8,132	48,040	107,061
Projected Annual Growth 2025 to 2030	-0.8%	-0.4%	0.3%
Historical Annual Growth 2010 to 2025	1.1%	0.9%	1.4%
Households & Income			
2025 Estimated Households	3,432	21,400	52,743
2025 Est. Average HH Income	\$186,059	\$142,303	\$132,860
2025 Est. Median HH Income	\$140,365	\$111,676	\$103,864
2025 Est. Per Capita Income	\$67,822	\$55,696	\$54,227
Businesses			
2025 Est. Total Businesses	216	2,499	5,749
2025 Est. Total Employees	1,013	14,109	38,172

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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