



FOR LEASE



DOWNTOWN VANCOUVER OFFICE BUILDING

2nd-Generation Office Space with Demising Options

2,009 SF - 4,045 SF (2 Suites) | \$26 psf + NNN

108 E Mill Plain Blvd, Vancouver, WA 98660

- One block from New Season's
- 35 Surface Spaces - Strong Parking Ratio (9/1,000 SF)
- Office Build Out with Reception Area, Two Conference Rooms, Break Room, and Multiple Privates
- Landlord Open to Retail Conversion for Strong Credit Tenant
- Signage Opportunities

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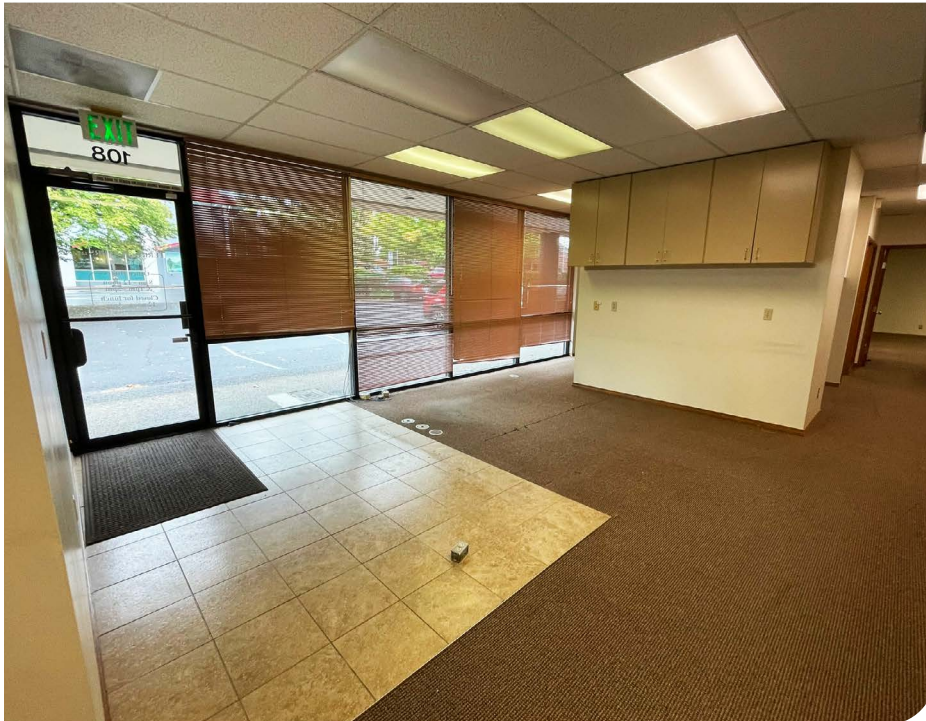
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PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	108 E Mill Plain Blvd, Vancouver, WA 98660
Available Space	4,045 SF (Total)
Lease Rate	\$26 psf + NNN
Use Type	Office, Retail, Service
Space Condition	Office Buildout

DEMISING OPTIONS

SPACE	SIZE	USE TYPE	RATE
Suite A	2,009 RSF	Office, Retail, Service	\$26 psf + NNN
Suite B	2,036 RSF	Office, Retail, Service	\$26 psf + NNN

Location Features

- Outskirts of Vancouver Downtown Core
- Proximity to Clark County Courthouse
- Close to Retail, Services, Multi-family, and Offices

Nearby Highlights

- New Season's Market
- Starbucks
- Amaro's Table Downtown
- Bettyrose's Chocolate and Coffee
- Black Angus Steakhouse
- Brickhouse Bar & Grill
- Clark County Historical Museum
- Compass Coffee
- Falahi Bro's Middle Eastern Cuisine
- FoxFern Tattoos
- Heathen Brewing Feral Public House
- Hidden House Event Space
- Honeycomb Bakery
- House of Vintage
- I Like Comics
- Kiggins Theatre
- Muchas Gracia's Mexican Food
- Neat Tattoo
- Relevant Coffee
- Tap Union Freehouse
- Thai Orchid
- UnderBar
- Vancouver Farmer's Market



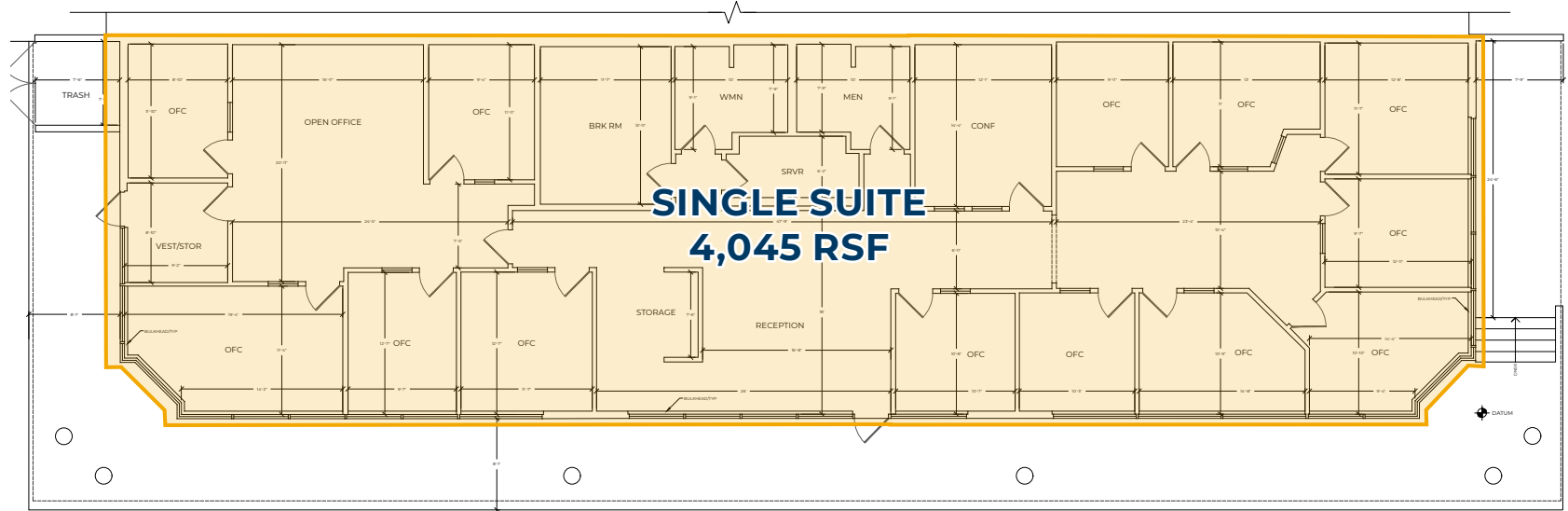
INTERIOR PHOTOS



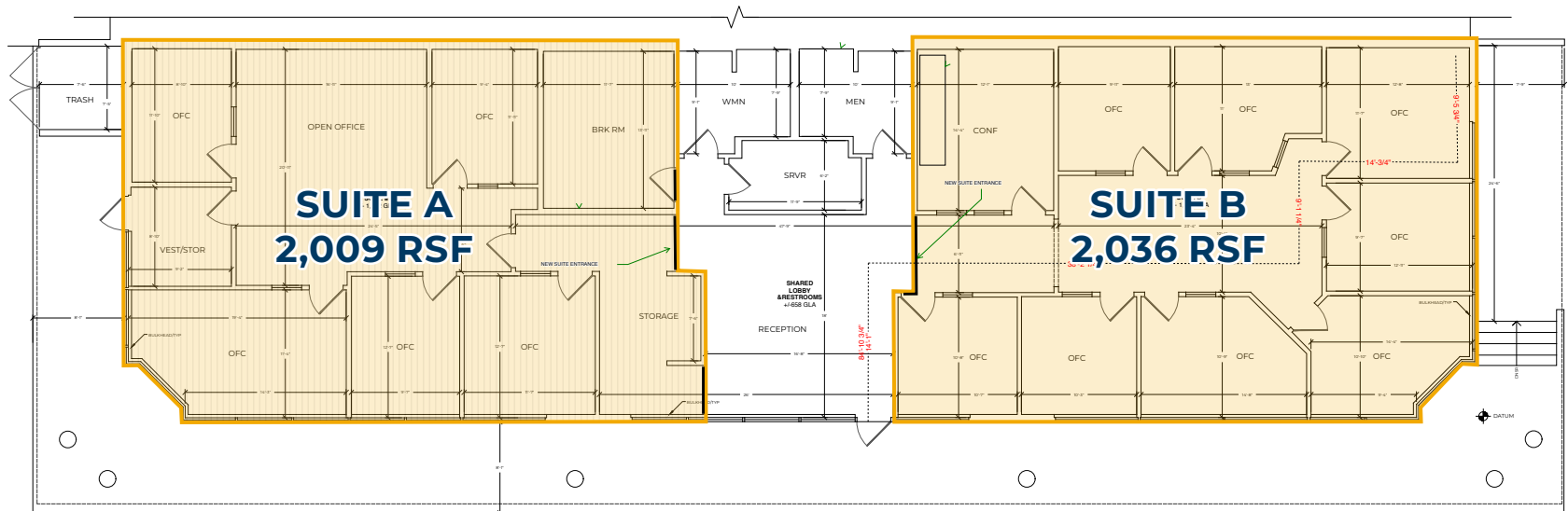


FLOOR PLAN

MAIN FLOOR PLAN



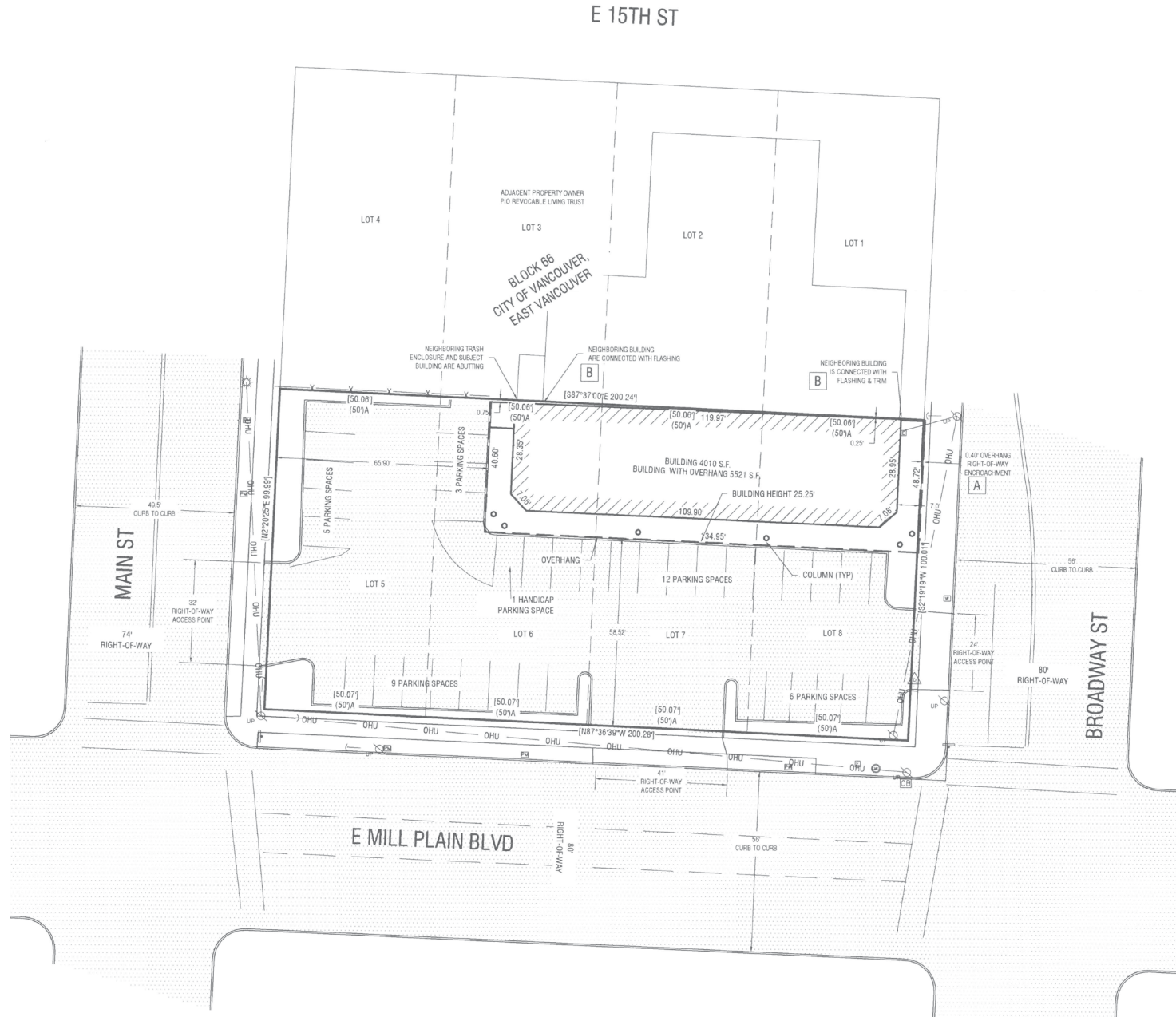
DEMISING OPTION





SITE PLAN

SITE PLAN





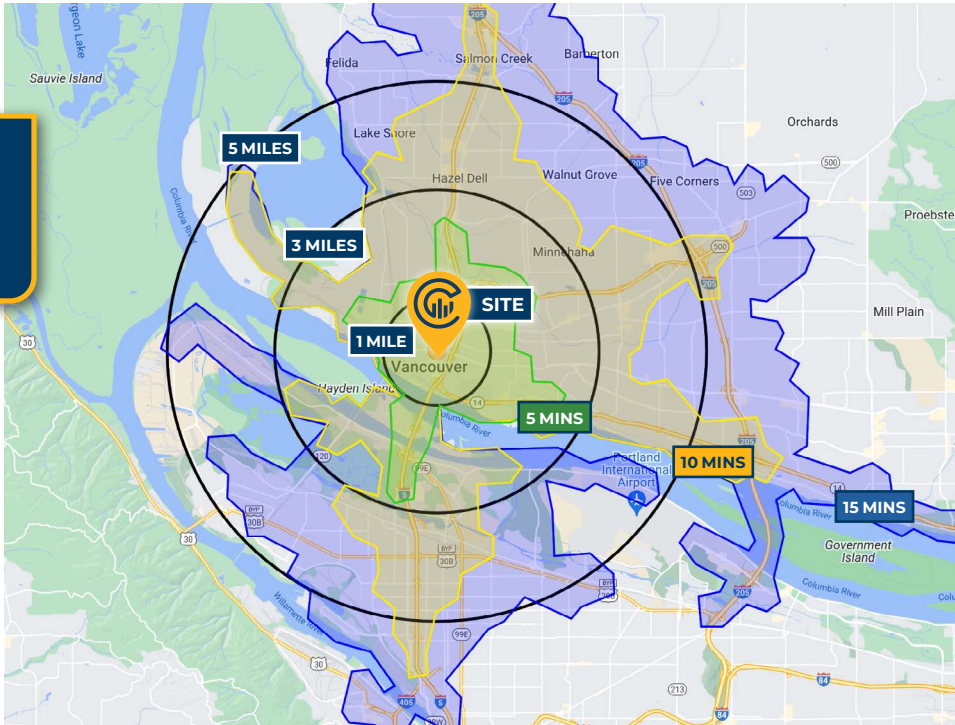
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



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90

Walk Score®
"Walker's Paradise"

94

Bike Score®
"Biker's Paradise"

57

Transit Score®
"Good Transit"

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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	13,228	71,483	234,668
2029 Projected Population	15,969	75,800	244,424
2020 Census Population	11,421	67,373	227,920
2010 Census Population	9,959	59,629	201,157
Projected Annual Growth 2024 to 2029	4.1%	1.2%	0.8%
Historical Annual Growth 2010 to 2024	2.3%	1.4%	1.2%
Households & Income			
2024 Estimated Households	7,500	32,763	99,170
2024 Est. Average HH Income	\$119,343	\$110,701	\$116,369
2024 Est. Median HH Income	\$74,499	\$79,640	\$88,658
2024 Est. Per Capita Income	\$68,136	\$50,963	\$49,393
Businesses			
2024 Est. Total Businesses	2,081	4,576	12,639
2024 Est. Total Employees	17,908	42,931	113,585

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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**DOWNTOWN VANCOUVER
OFFICE BUILDING**

Brokers Have Ownership Interest in this Property