

FOR LEASE

SOUTH VIEW CENTER

3200 SE 164th Ave | Vancouver, WA 98683



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

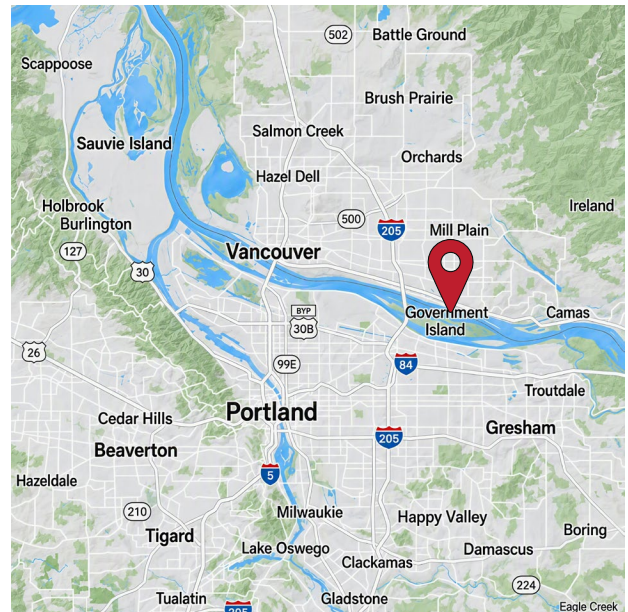


PROPERTY HIGHLIGHTS

East Vancouver End-Cap Retail Opportunity:
Seeking Food & Beverage Tenant

Availability:

- Bldg. 2 - Suite 222: 1,560 SF/ (see page 2)
- Frontage on 164th Avenue
- Nearby restaurants and services
- Adjacent to C-Tran Park and Ride
- Quick access to and from I-5 and I-205
- Ample parking
- Lease rate: \$25 - \$27 NNN (est.\$7.20)



FOR MORE INFORMATION:

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

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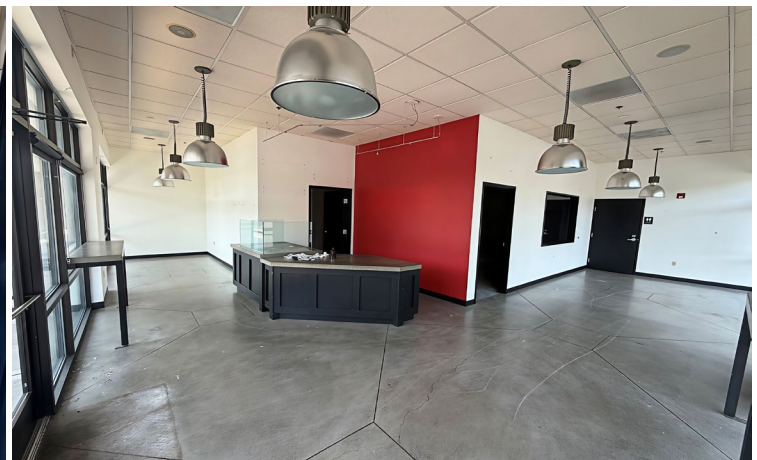
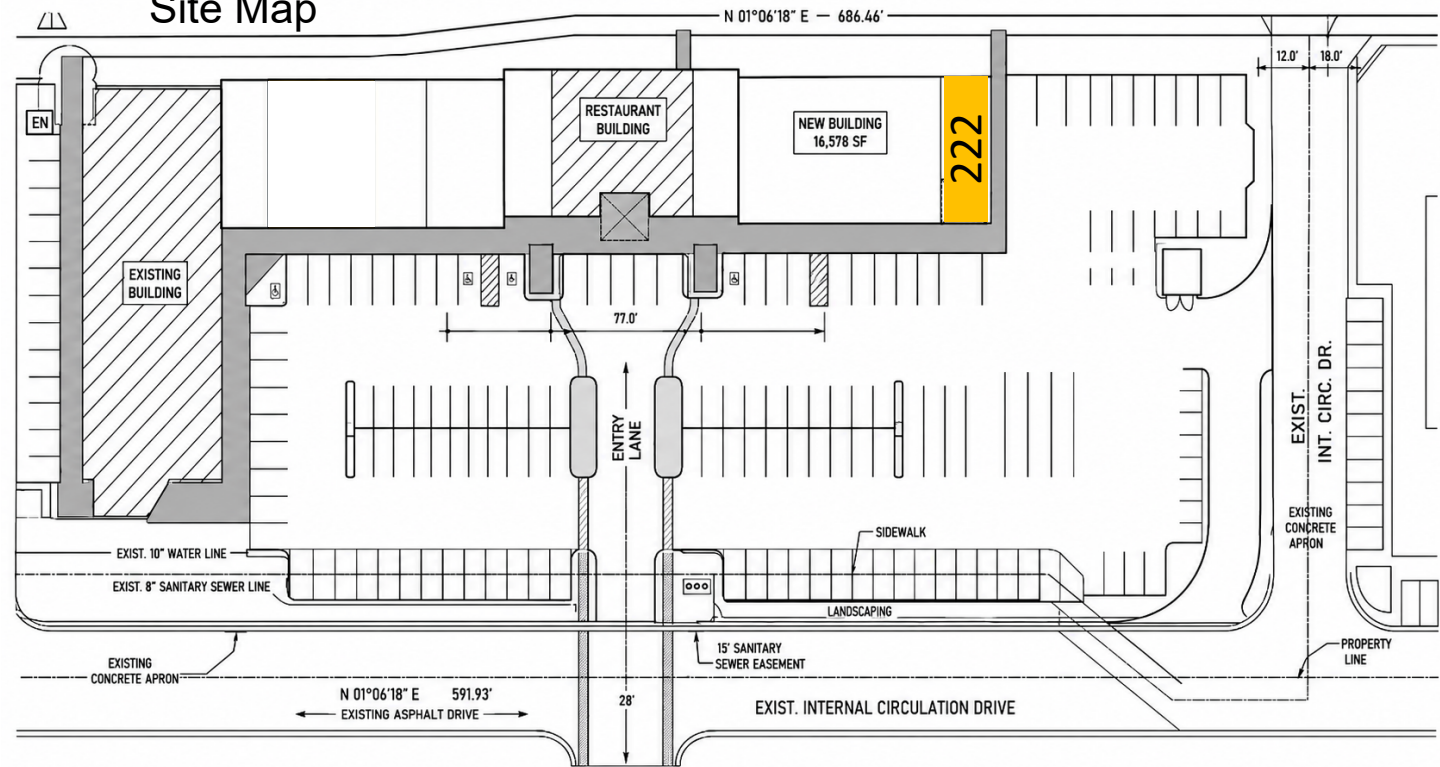
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Site Map



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FISHER'S LANDING | VANCOUVER, WA



DINING



Starbucks



Burgerville



McDonald's



Muchas Gracias
Mexican Food



La Sorrentina Pizzeria



Baskin-Robbins
Ice Cream



SHOPPING & SERVICES



New Seasons Market



Walgreens



Dollar Tree



Jiffy Lube



iQ Credit Union



Umpqua Bank



Big Lots



SOUTH VIEW CENTER TENANTS

- Courses Golf & Grill
- Dialed Cycling Lab
- Seven Seas Scuba
- Pulse Dance Studio
- Karen's Nails
- Oasis Day Spa East
- Riverview Animal Hospital
- South View Family Dental
- Vigor Natural Health Clinic
- Clark County Title
- Knipe Realty ERA Powered



NEARBY DENTAL

Bright Now! Dental

2025 / 2026 Demographics

Metric	1 Mile	3 Mile	5 Mile
Est. Population	13,054	73,017	211,141
Est. Average HH Income	\$126,853	\$119,660	\$113,021
Est. Total Employees	4,408	37,723	84,370

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.