

6307 NE 117TH AVE. SUITE E
VANCOUVER, WA 98662

FOR LEASE



MAJ COMMERCIAL
REAL ESTATE



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EVERGREEN STATION

6307 NE 117TH AVE. SUITE E

The Evergreen Station is a recently renovated, anchor-driven retail destination positioned at the signalized intersection of NE Fourth Plain Blvd. and NE 117th Ave. (78,500+/- VPD) in the heart of Vancouver's thriving Orchards submarket. Anchored by Grocery Outlet, Bi-Mart, Planet Fitness, and AutoZone, the center delivers a mix of grocery, value retail, fitness, and ancillary retail uses that generates consistent, needs-based traffic seven days a week. This daily-necessity tenant mix drives repeat visits and strong cross-shopping opportunities.

The center benefits from exceptional visibility and access, with prominent signage opportunities, abundant surface parking, and frontage along two of Clark County's primary arterials, extending the trade area in every direction. The immediate ZIP code is home to more than 37,000 residents with average household incomes exceeding \$100,000, within one of Washington's fastest-growing counties.



DEMOGRAPHICS - CoStar 2025

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	16,009	132,470	259,796
Households	5,854	47,829	97,601
Avg. HH Income	\$88,078	\$107,196	\$109,770
Daytime Employees	6,543	31,849	77,995



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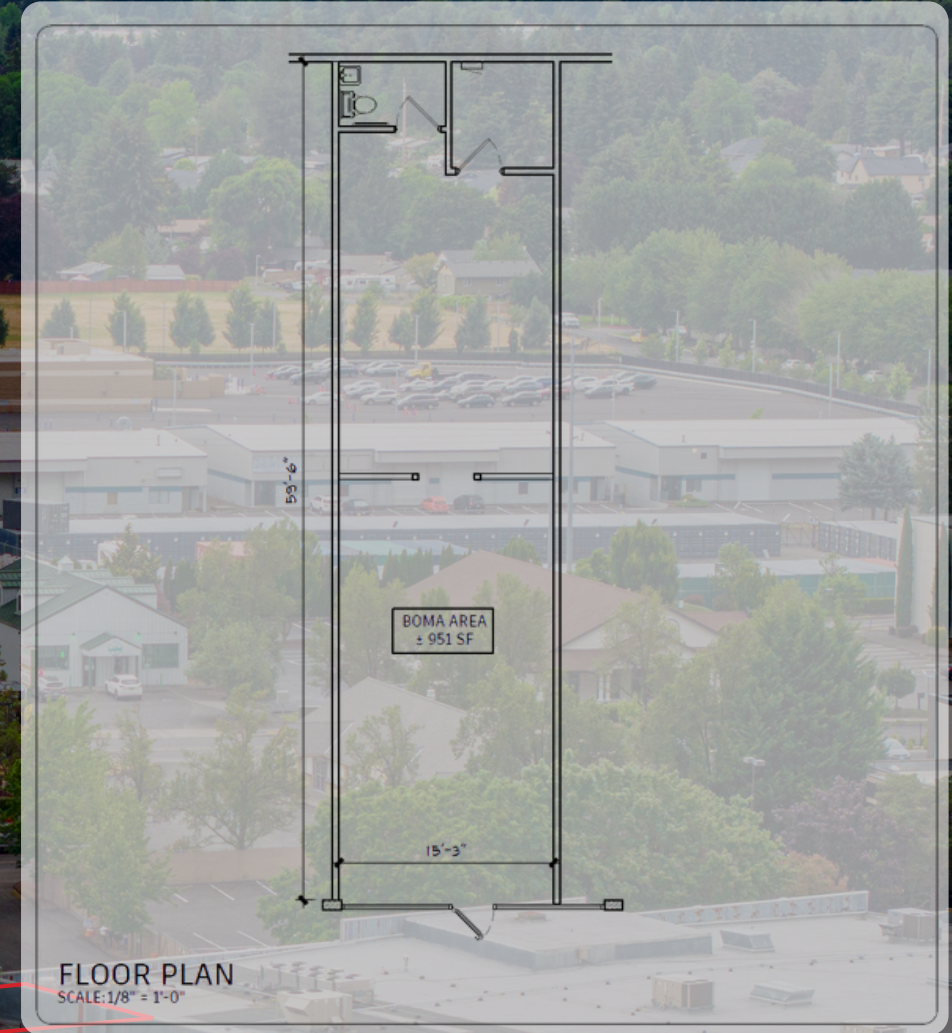
OPPORTUNITY OVERVIEW

- 951 +/- SqFt
- \$35.00/SqFt + est. \$5.20/SqFt NNNs ('26)
- Favorable open concept floor plan
- **First time available in over 33 years**

The suite benefits from prominent fascia signage on the center's elevated sign band, with direct exposure to 38,500+/- VPD along NE 117th Ave. Positioned at a signalized intersection, the signage commands extended dwell-time visibility from stopped AM/PM traffic.

TRAFFIC COUNTS ('25)

- NE 117th Ave. | 38,500+/- VPD
- NE Fourth Plain Blvd. | 37,600+/- VPD
- Signalized Intersection | 78,500+/- VPD



AREA RETAILERS



NE ROSEWOOD AVE

500

503

951 SF AVAILABLE

ORCHARDS VETERINARY CLINIC

BACK TO HEALTH CHIROPRACTIC & MASSAGE

WINGS TOP

GROCERY OUTLET
bargain market



Rent-A-Center
RAC

BI-MART

TREASURE TRAVE
CONSIGNMENT SHOP

ORCHARDS AUTO LICENSE

HUNTWOOD
Custom Cabinets

DARBOBA

RUBY PHO & DELI

NE 117TH AVE 36,000 VPD

500

503



CANDY NAILS & SPA

BARBER

HULA BOY
CHARBROIL

Sizzle
Drizzle

NE 121ST AVE

cricket
wireless

AUTOZONE
MONUMENT SIGN

PYLON

PYLON

NE FOURTH PLAIN BLVD 35,000 VPD



500

503

Orchards Elementary

THE ARVON [CLICK HERE!](#)

LOWE'S

Carl's Jr. **afc**
BLACK ROCK COFFEE BAR O'Reilly AUTO PARTS

FLOOR & DECOR
REDLEAF organic coffee MICHAS GRACIAS MEXICAN FOOD

Jack in the box

CARmax

KeyBank

BANK OF AMERICA

us bank

TACO BELL

NE 117th Ave.
38,500+/- VPD


UNITED STATES POSTAL SERVICE

St. Francis ANIMAL HOSPITAL


NE Fourth Plain Blvd.
37,600+/- VPD

BI-MART



 SR-503
63,660+/- VPD

 golden corral

 NE Fourth Plain Blvd.
37,600+/- VPD

 BIG 5
SPORTING GOODS
 petco
where the pets GO
 COLUMBIA
CREDIT UNION

 SPORTSMAN'S
WAREHOUSE
 LA FITNESS
 GNC


 Wendy's
 STARBUCKS
COFFEE
 Riverview
BANK

 Walgreens

 COVINGTON
COLTS

 verizon

 Domino's

 NE 117th Ave.
38,500+/- VPD

 BANK OF AMERICA

 us bank

 TACO
BELL

 UNITED STATES
POSTAL SERVICE

COSTCO
WHOLESALE

THE HOME DEPOT

INTERSTATE
205

NE PADDEN PKWY

500

NE PADDEN PKWY

FLOOR DECOR

Fred Meyer

NE 76TH ST

LOWE'S

NE 76TH ST

SUBJECT PROPERTY

Walmart
Save money. Live better.

SAFEWAY

Walgreens

NE 117TH ST

NE 63RD ST

VANCOUVER MALL

±883,000 SF GLA | ±122 STORES

macy's **amc**
JCPenney **THEATRES**
sears

NE FOURTH PLAIN BLVD

500

HUNTWOOD **planet fitness**
GROCERY OUTLET **WING STOP** **DABOBA**
Bargain Market

NE 137TH AVE

NE 162ND AVE

ORCHARD'S MARKET CENTER
BIG 5 **SPORTSMAN'S WAREHOUSE**
LA FITNESS

TARGET

INTERSTATE
205

500



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