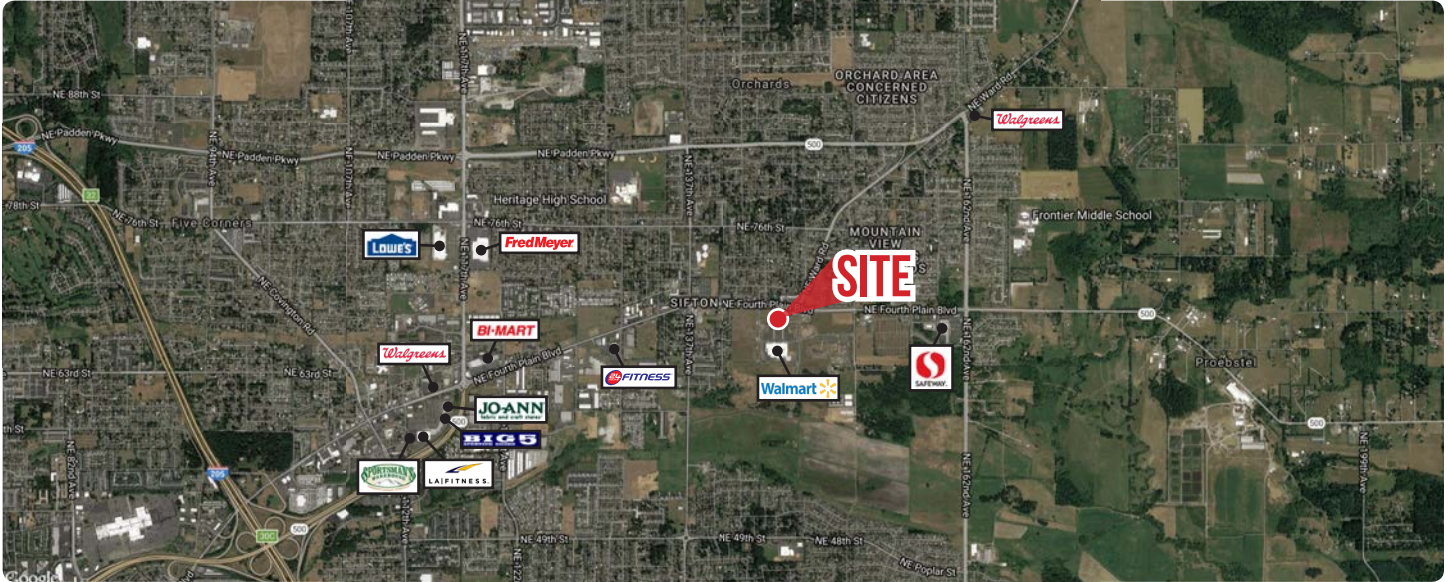


NOW LEASING

Walmart ANCHORED RETAIL

VANCOUVER, WASHINGTON



LOCATION Orchards: NE Fourth Plain Blvd & NE Ward Rd in Vancouver, WA

AVAILABLE SPACE Retail shop space with drive-thru
Up to +/- 5,500 SF available

RENTAL RATE Call for details

- COMMENTS**
- New pad building anchored by Wal-Mart Supercenter
 - Building co-tenants include Pacific Dental Services
 - Nearby retailers include Safeway, Dollar Tree, Burgerville, Taco Bell, 24 Hour Fitness and more
 - Located in a high traffic retail area with surrounding residential

TRAFFIC COUNT NE Fourth Plain Blvd - 21,630 ADT (15) | NE 147th Ave - 17,172 ADT (15)

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Est. Population	11,725	85,839	194,503
Population Forecast 2021	12,839	94,369	213,512
Average HH Income	\$74,623	\$72,013	\$71,324
Employees	1,989	22,249	70,118

Source: Regis - SitesUSA (2016)



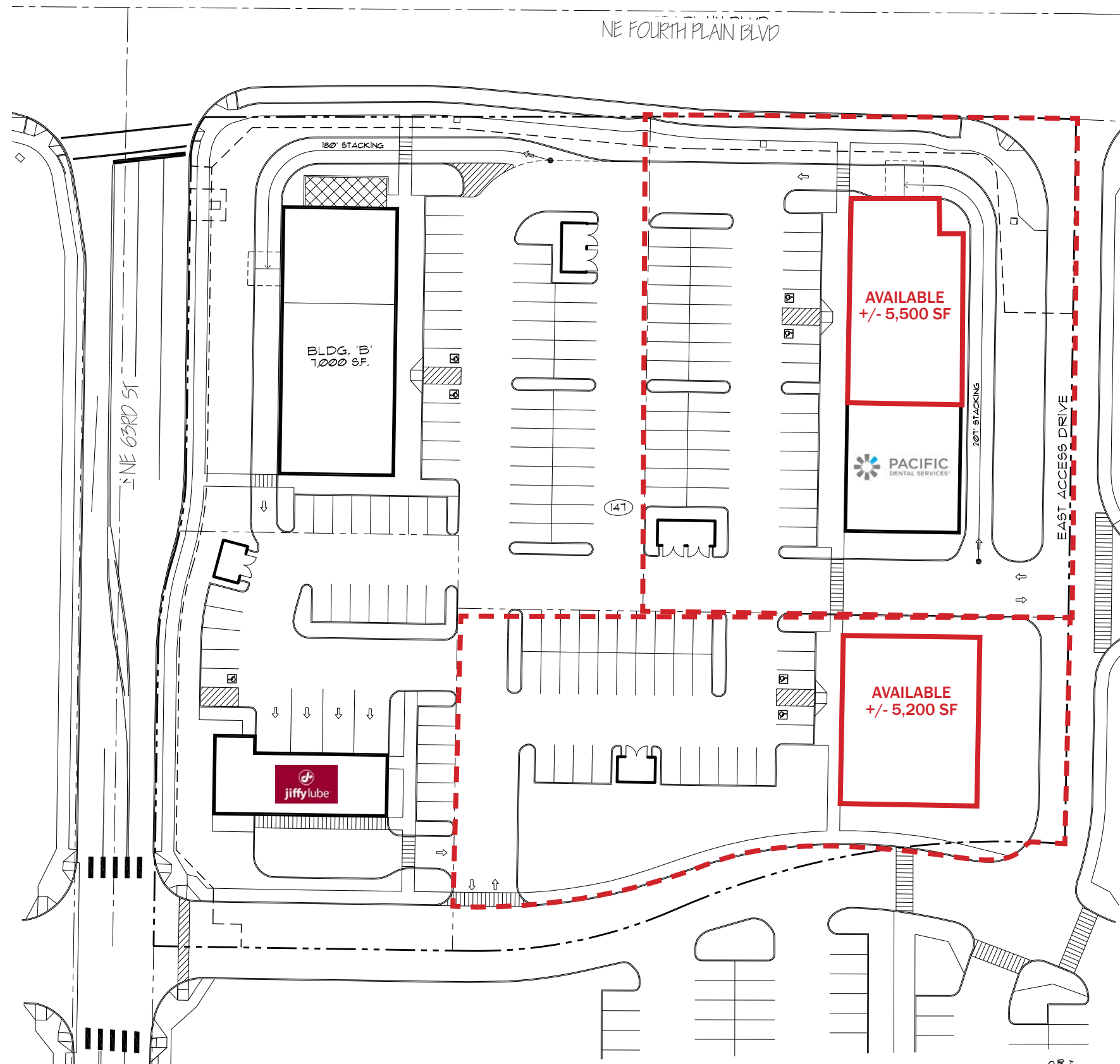
JEFF OLSON | jeff@cra-nw.com
KELLI MAK | kelli@cra-nw.com
503.274.0211

Commercial Realty Advisors NW LLC
733 SW Second Avenue, Suite 200
Portland, Oregon 97204
www.cra-nw.com
Licensed brokers in Oregon & Washington

ORCHARDS | VANCOUVER, WASHINGTON



SITE PLAN | FOURTH PLAIN & WARD

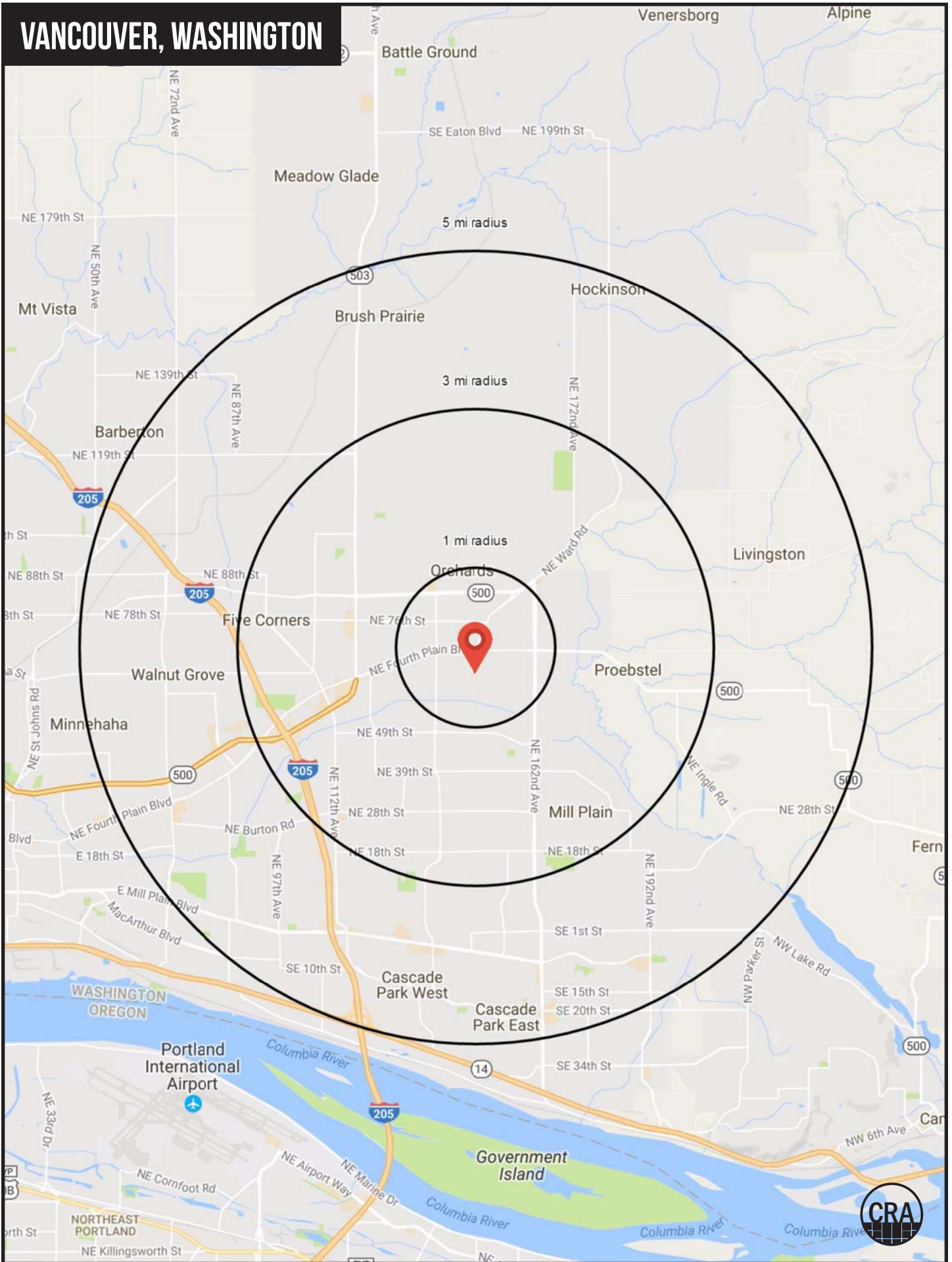


SITE INFO:

PARCEL 'A':	
SITE AREA:	27,800 SF.
BUILDING AREA:	2,700 SF.
PARKING COUNT:	18 STALLS
PARCEL 'B':	
SITE AREA:	46,271 SF.
BUILDING AREA:	7,000 SF.
PARKING COUNT:	50 STALLS
PARCEL 'C':	
SITE AREA:	47,171 SF.
BUILDING AREA:	8,500 SF.
PARKING COUNT:	44 STALLS
PARCEL 'D':	
SITE AREA:	38,017 SF.
BUILDING AREA:	5,200 SF.
PARKING COUNT:	35 STALLS



VANCOUVER, WASHINGTON



FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6723/-122.5213

RF1

NE Fourth Plain Blvd & NE Ward Rd

Vancouver, WA 98682

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2016 Estimated Population	11,725	85,839	194,503
	2021 Projected Population	12,839	94,369	213,512
	2010 Census Population	11,065	79,533	177,251
	2000 Census Population	9,506	61,084	145,254
	Projected Annual Growth 2016 to 2021	1.9%	2.0%	2.0%
	Historical Annual Growth 2000 to 2016	1.5%	2.5%	2.1%
HOUSEHOLDS	2016 Estimated Households	3,716	29,059	71,661
	2021 Projected Households	3,970	31,191	76,765
	2010 Census Households	3,539	27,127	65,862
	2000 Census Households	3,034	20,577	52,750
	Projected Annual Growth 2016 to 2021	1.4%	1.5%	1.4%
	Historical Annual Growth 2000 to 2016	1.4%	2.6%	2.2%
AGE	2016 Est. Population Under 10 Years	15.0%	14.5%	13.3%
	2016 Est. Population 10 to 19 Years	17.3%	15.9%	14.2%
	2016 Est. Population 20 to 29 Years	12.5%	13.8%	14.1%
	2016 Est. Population 30 to 44 Years	23.2%	21.8%	20.3%
	2016 Est. Population 45 to 59 Years	18.4%	18.4%	18.6%
	2016 Est. Population 60 to 74 Years	10.6%	12.1%	13.9%
	2016 Est. Population 75 Years or Over	3.0%	3.5%	5.6%
	2016 Est. Median Age	32.5	33.3	35.8
MARITAL STATUS & GENDER	2016 Est. Male Population	50.4%	49.6%	49.0%
	2016 Est. Female Population	49.6%	50.4%	51.0%
	2016 Est. Never Married	31.4%	28.5%	28.7%
	2016 Est. Now Married	50.5%	52.2%	49.3%
	2016 Est. Separated or Divorced	14.5%	15.7%	16.9%
	2016 Est. Widowed	3.5%	3.5%	5.2%
INCOME	2016 Est. HH Income \$200,000 or More	2.7%	2.5%	3.2%
	2016 Est. HH Income \$150,000 to \$199,999	4.1%	4.3%	4.4%
	2016 Est. HH Income \$100,000 to \$149,999	16.4%	15.1%	14.9%
	2016 Est. HH Income \$75,000 to \$99,999	17.8%	17.3%	14.9%
	2016 Est. HH Income \$50,000 to \$74,999	24.0%	23.2%	21.8%
	2016 Est. HH Income \$35,000 to \$49,999	15.7%	14.7%	15.3%
	2016 Est. HH Income \$25,000 to \$34,999	6.5%	8.6%	9.7%
	2016 Est. HH Income \$15,000 to \$24,999	6.4%	8.0%	8.6%
	2016 Est. HH Income Under \$15,000	6.5%	6.3%	7.2%
	2016 Est. Average Household Income	\$74,623	\$72,013	\$71,324
	2016 Est. Median Household Income	\$67,558	\$64,441	\$62,109
	2016 Est. Per Capita Income	\$23,711	\$24,438	\$26,344
	2016 Est. Total Businesses	311	2,377	7,251
2016 Est. Total Employees	1,989	22,249	70,118	

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NE Fourth Plain Blvd & NE Ward Rd

Vancouver, WA 98682

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
RACE	2016 Est. White	80.6%	80.1%	80.0%
	2016 Est. Black	2.8%	2.7%	2.9%
	2016 Est. Asian or Pacific Islander	7.0%	7.2%	6.9%
	2016 Est. American Indian or Alaska Native	0.6%	0.8%	0.8%
	2016 Est. Other Races	9.0%	9.2%	9.4%
HISPANIC	2016 Est. Hispanic Population	1,301	8,846	20,508
	2016 Est. Hispanic Population	11.1%	10.3%	10.5%
	2021 Proj. Hispanic Population	12.1%	11.2%	11.5%
	2010 Hispanic Population	9.6%	8.8%	8.8%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	7,266	54,113	127,632
	2016 Est. Elementary (Grade Level 0 to 8)	4.2%	3.8%	3.2%
	2016 Est. Some High School (Grade Level 9 to 11)	5.9%	8.2%	6.7%
	2016 Est. High School Graduate	28.9%	27.8%	26.9%
	2016 Est. Some College	31.9%	29.3%	28.9%
	2016 Est. Associate Degree Only	9.7%	11.2%	11.2%
	2016 Est. Bachelor Degree Only	12.1%	13.8%	15.6%
	2016 Est. Graduate Degree	7.3%	6.0%	7.5%
HOUSING	2016 Est. Total Housing Units	3,808	29,941	73,633
	2016 Est. Owner-Occupied	75.1%	65.3%	58.7%
	2016 Est. Renter-Occupied	22.5%	31.8%	38.7%
	2016 Est. Vacant Housing	2.4%	2.9%	2.7%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	6.9%	10.3%	9.5%
	2010 Homes Built 2000 to 2004	11.3%	12.5%	11.1%
	2010 Homes Built 1990 to 1999	38.7%	29.3%	25.5%
	2010 Homes Built 1980 to 1989	12.4%	12.9%	14.4%
	2010 Homes Built 1970 to 1979	15.1%	18.8%	20.1%
	2010 Homes Built 1960 to 1969	4.5%	5.8%	7.3%
	2010 Homes Built 1950 to 1959	4.2%	3.6%	4.8%
	2010 Homes Built Before 1949	6.9%	6.8%	7.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.5%	0.6%	0.7%
	2010 Home Value \$500,000 to \$999,999	4.1%	5.0%	5.6%
	2010 Home Value \$400,000 to \$499,999	3.1%	5.6%	6.1%
	2010 Home Value \$300,000 to \$399,999	7.2%	12.5%	13.9%
	2010 Home Value \$200,000 to \$299,999	49.7%	43.6%	43.0%
	2010 Home Value \$150,000 to \$199,999	23.5%	20.3%	18.9%
	2010 Home Value \$100,000 to \$149,999	6.1%	5.8%	5.6%
	2010 Home Value \$50,000 to \$99,999	2.8%	2.5%	2.4%
	2010 Home Value \$25,000 to \$49,999	1.1%	1.2%	1.2%
	2010 Home Value Under \$25,000	1.9%	2.9%	2.7%
	2010 Median Home Value	\$218,711	\$237,241	\$245,176
	2010 Median Rent	\$986	\$887	\$850

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1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	8,697	64,888	151,745
	2016 Est. Civilian Employed	63.8%	63.0%	61.4%
	2016 Est. Civilian Unemployed	3.7%	4.0%	3.8%
	2016 Est. in Armed Forces	0.1%	0.1%	0.1%
	2016 Est. not in Labor Force	32.4%	32.9%	34.6%
	2016 Labor Force Males	49.8%	48.9%	48.3%
	2016 Labor Force Females	50.2%	51.1%	51.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,095	35,666	79,899
	2010 Mgmt, Business, & Financial Operations	11.4%	12.2%	12.6%
	2010 Professional, Related	17.1%	18.8%	19.4%
	2010 Service	18.0%	16.5%	16.9%
	2010 Sales, Office	27.7%	26.5%	26.6%
	2010 Farming, Fishing, Forestry	0.2%	0.3%	0.3%
	2010 Construction, Extraction, Maintenance	9.3%	9.0%	8.4%
	2010 Production, Transport, Material Moving	16.4%	16.7%	15.8%
	2010 White Collar Workers	56.1%	57.5%	58.6%
	2010 Blue Collar Workers	43.9%	42.5%	41.4%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	77.6%	78.4%	79.2%
	2010 Drive to Work in Carpool	10.1%	10.1%	9.5%
	2010 Travel to Work by Public Transportation	3.2%	3.3%	2.7%
	2010 Drive to Work on Motorcycle	0.5%	0.2%	0.2%
	2010 Walk or Bicycle to Work	2.0%	1.6%	2.1%
	2010 Other Means	2.1%	1.2%	1.0%
	2010 Work at Home	4.5%	5.2%	5.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	24.9%	24.7%	27.0%
	2010 Travel to Work in 15 to 29 Minutes	45.8%	42.4%	42.0%
	2010 Travel to Work in 30 to 59 Minutes	25.2%	26.9%	25.7%
	2010 Travel to Work in 60 Minutes or More	4.1%	6.0%	5.2%
	2010 Average Travel Time to Work	20.7	21.9	20.7
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$214 M	\$1.63 B	\$3.99 B
	2016 Est. Apparel	\$7.51 M	\$57.1 M	\$139 M
	2016 Est. Contributions, Gifts	\$13.7 M	\$105 M	\$261 M
	2016 Est. Education, Reading	\$7.93 M	\$60.3 M	\$149 M
	2016 Est. Entertainment	\$12.1 M	\$91.6 M	\$224 M
	2016 Est. Food, Beverages, Tobacco	\$33.2 M	\$252 M	\$616 M
	2016 Est. Furnishings, Equipment	\$7.38 M	\$56.1 M	\$137 M
	2016 Est. Health Care, Insurance	\$18.6 M	\$142 M	\$350 M
	2016 Est. Household Operations, Shelter, Utilities	\$66.1 M	\$503 M	\$1.23 B
	2016 Est. Miscellaneous Expenses	\$3.16 M	\$24.0 M	\$59.1 M
	2016 Est. Personal Care	\$2.79 M	\$21.2 M	\$51.9 M
	2016 Est. Transportation	\$41.8 M	\$317 M	\$769 M

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