

## RETAIL/MEDICAL/OFFICE FOR LEASE

# VANCOUVER VILLAGE I & II

8109-8115 NE Vancouver Mall Drive  
Vancouver, WA 98662



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,500 - 3,385 SF
<b>LEASE RATE:</b>	Call for Rates
<b>LEASE TYPE:</b>	Triple Net
<b>LOT SIZE:</b>	10.38 Acres
<b>BUILDING SIZE:</b>	104,460 SF
<b>ZONING:</b>	General Commercial
<b>MARKET:</b>	Van Mall

### PROPERTY OVERVIEW

Vancouver Village welcomes Kung Fu Tea with anticipated opening of Summer 2022 and WaveMax Laundry opening April 2022!

Vancouver Village is a high-quality retail/medical/office asset located in fast-growing Clark County, Washington. The property is anchor-leased by high-volume tenants Ross Dress for Less, exceptional retailer Total Wine & More and Vancouver Radiologists. Other tenants include Mattress Superstore, Shari's Restaurant, La Costa Mexican Restaurant, Catherine's, T-Mobile, HobbyTown USA, Angel's Donuts & Ice Cream, SalonCentric, Sri Thai Cuisine, among others.

Vancouver Village is shadow anchored by the Vancouver Regional Mall featuring over 100 stores including anchors Macy's, AMC Theatre, H&M, Old Navy, JC Penny and Gold's Gym.

### PROPERTY HIGHLIGHTS

- Anchor Leased to Ross Dress for Less and Total Wine & More
- Shadow Anchored by Vancouver Regional Mall
- High Volume Trade Area with Good Signage
- Vacant End Cap Spaces Available
- Easy Access with Two Signalized Intersections
- Ample Retail/Medical Parking

**KW COMMERCIAL**  
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### *Vancouver Village I - 8109 NE Vancouver Mall Drive*

SPACE	LEASE RATE	SIZE
Suite AB	LEASED	
Suite A-C	Call For Rates	1,500 - 3,300 SF
Suite D	LEASED	
Suite G	LEASED	

### *Vancouver Village II - 8115 NE Vancouver Mall Drive*

SPACE	LEASE RATE	SIZE
Suite 10	Call For Rates	3,385 SF

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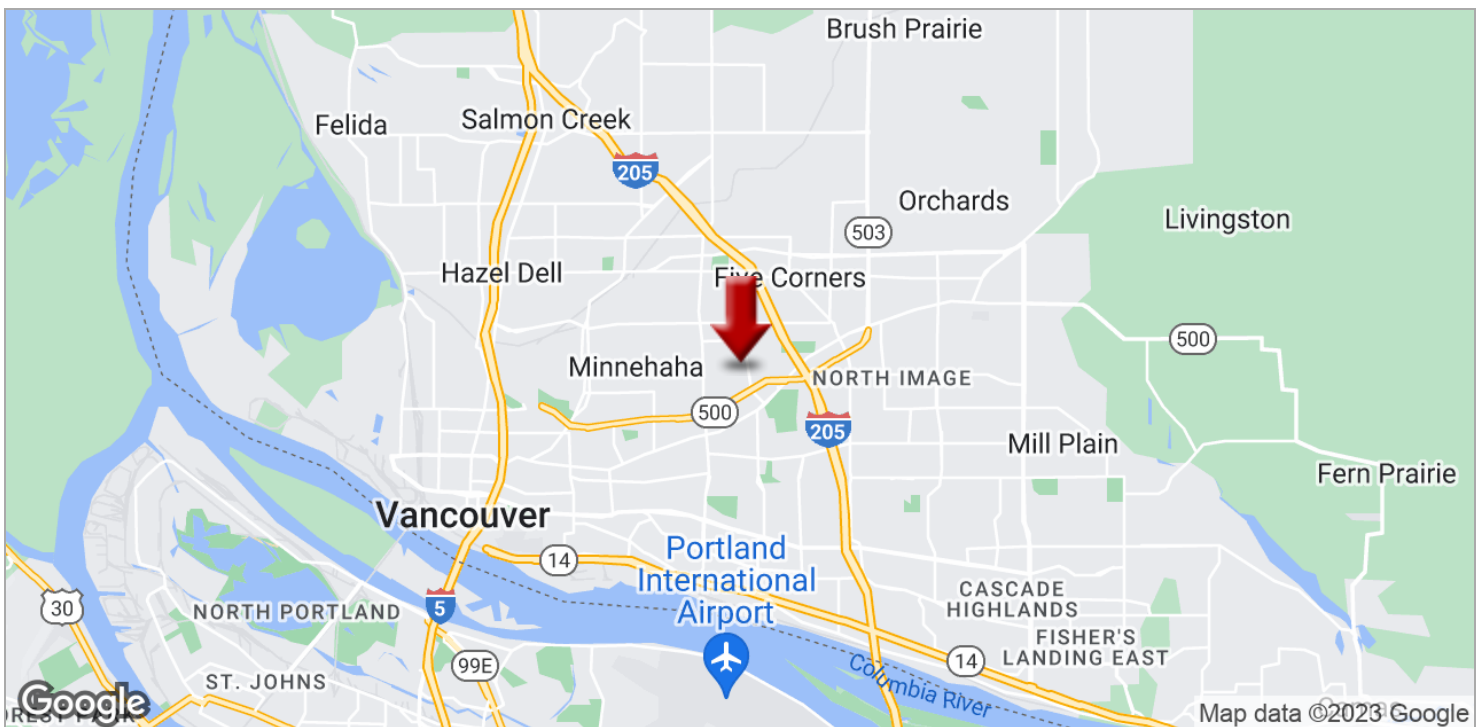
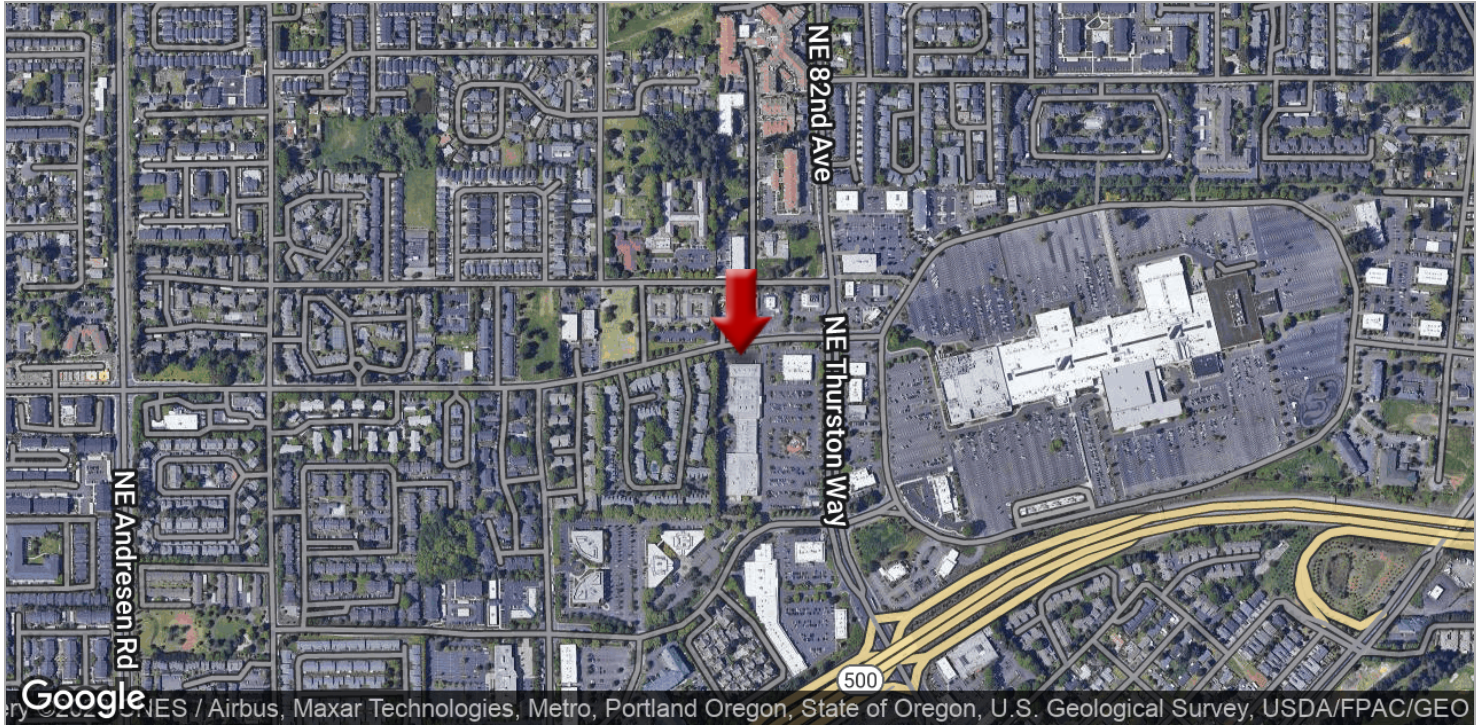
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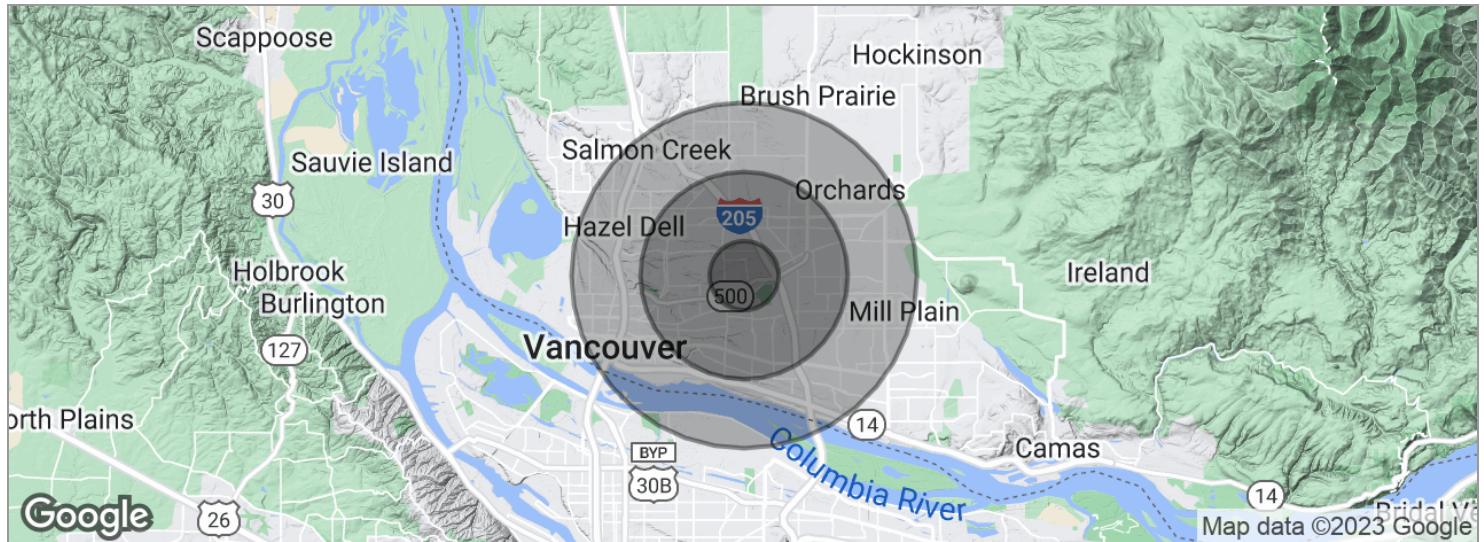
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,292	103,624	235,433
Median age	38.0	35.2	35.2
Median age (male)	36.3	34.4	34.7
Median age (Female)	41.8	36.1	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,883	39,848	91,699
# of persons per HH	2.4	2.6	2.6
Average HH income	\$54,763	\$57,530	\$62,117
Average house value	\$208,378	\$224,367	\$230,382

\* Demographic data derived from 2020 ACS - US Census

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