

LEASE

Big 5 Sports Center Cascade Park

521 SE 155TH AVE

Vancouver, WA 98684

PRESENTED BY:

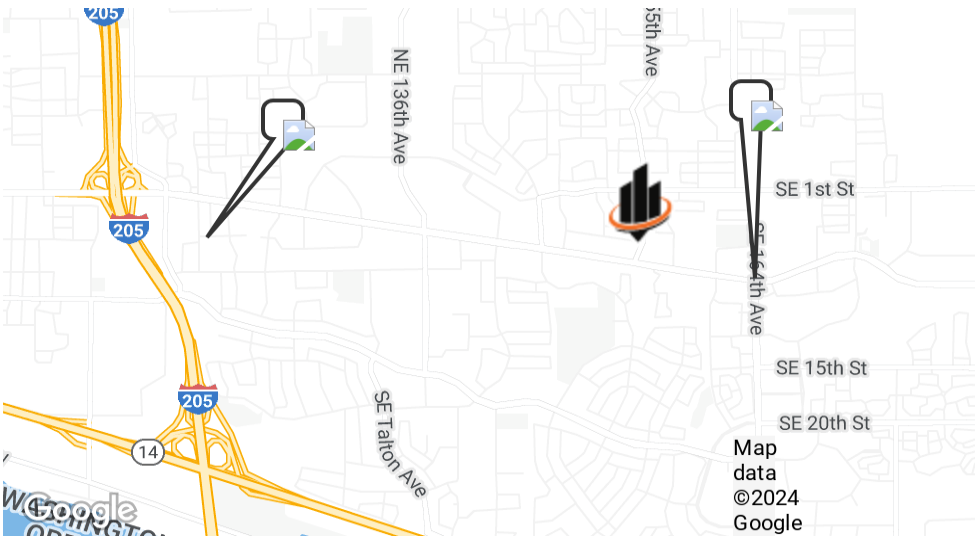
**R. TOM SMITH, ABR, GRI, EMS,
RECS**

O: 360.949.1331

tom.smith@svn.com

WA #23500

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	7,500 SF
AVAILABLE SF:	Fully Leased
LOT SIZE:	1.18 Acres
YEAR BUILT:	2005
ZONING:	CC Community Commercial
MARKET:	Portland Vancouver

R. TOM SMITH, ABR, GRI, EMS, RECS
O: 360.949.1331
tom.smith@svn.com
WA #23500

PROPERTY OVERVIEW

Discover the incredible potential of this prime commercial space at 521 SE 155th Ave in Vancouver, WA. Boasting high visibility, ample parking, and easy access, this property is an ideal location for retailers seeking to establish a strong presence in the vibrant Vancouver market. With a spacious layout and versatile floor plan, it offers great flexibility for a wide range of retail or strip center tenants. The well-maintained exterior and surrounding landscaping create an inviting atmosphere for customers, while the surrounding area offers a strong flow of traffic. Don't miss the opportunity to lease this exceptional property and elevate your retail business to new heights. Contact us today to discuss lease options and make this space your own.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	626	2,158	7,606
TOTAL POPULATION	1,417	5,451	19,621