

FISHER'S LANDING OFFICE SPACE

1405 SE 164th Ave, Ste 204, Vancouver, WA 98683



AVAILABLE SF:

LEASE RATE: N/A

NNN: \$5.00 SF/YR

LOT SIZE: 0.93 Acres

BUILDING SIZE: 8,066 SF

BUILDING CLASS: B

ZONING: OCI

CROSS STREETS: NE 164th Ave & NE 15th Street

PROPERTY OVERVIEW

Professional/Medical building located just South of Mill Plain Blvd on 164th Ave with strong mix of medical providers. Close to restaurants, services, bus lines, PDX and freeways.

PROPERTY FEATURES

- Great Fisher's Landing Location
- Available Immediately
- Shared Restroom and Break Room
- High Traffic Area
- Signage Available

KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

TREVOR SOSKY
Managing Broker
O: 360.816.9651
C: 360.798.1413
trevor@kwcommercial.com
WA #25176

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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OFFICE FOR LEASE

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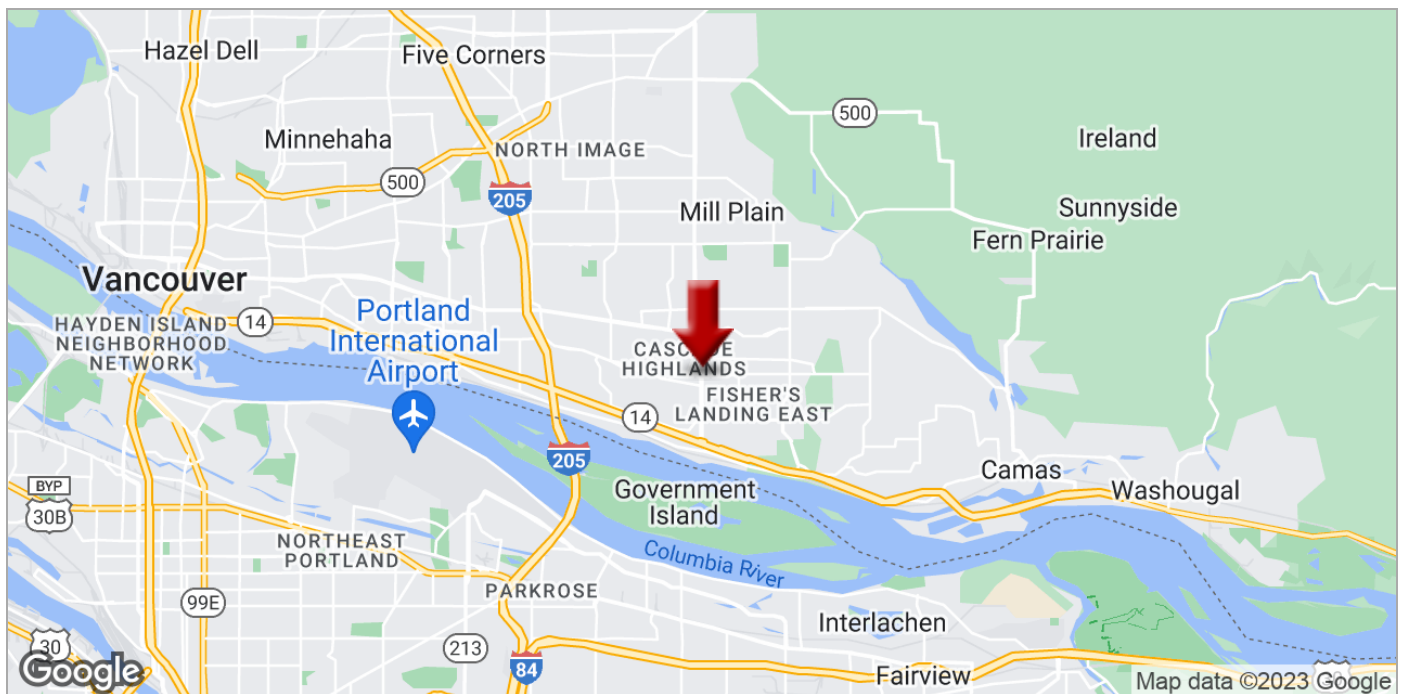
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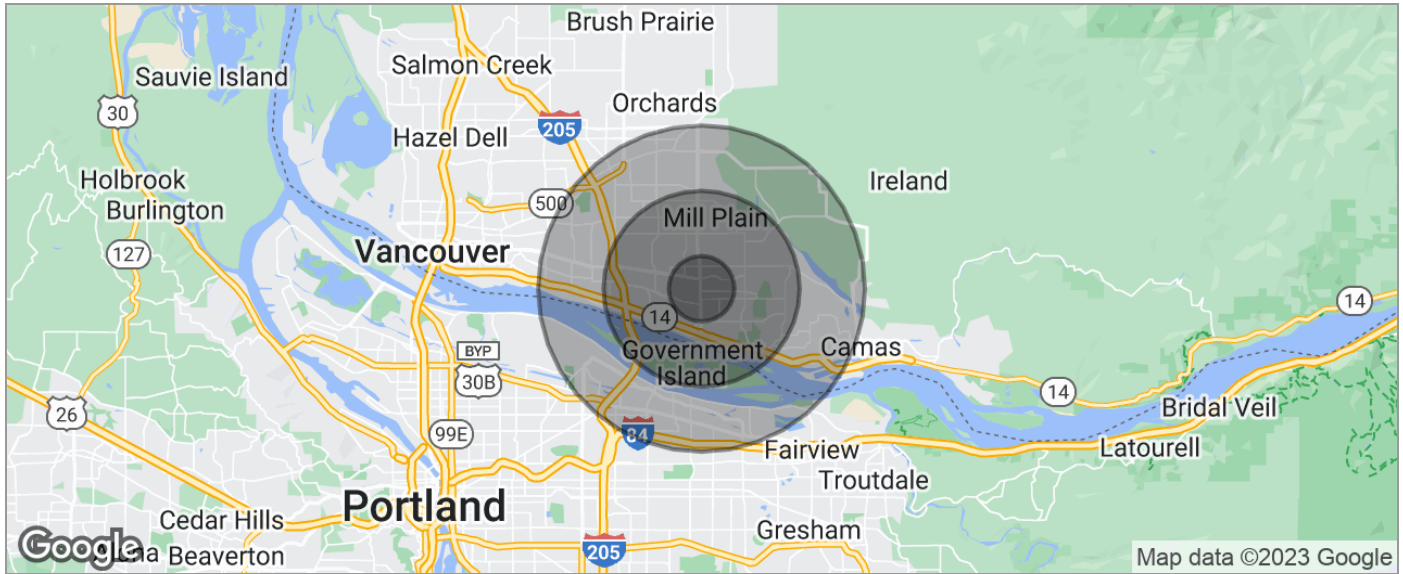
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,744	85,544	184,994
MEDIAN AGE	38.3	39.1	37.1
MEDIAN AGE (MALE)	36.6	37.5	36.2
MEDIAN AGE (FEMALE)	39.5	40.5	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,887	32,418	69,663
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$61,709	\$72,382	\$71,991
AVERAGE HOUSE VALUE	\$263,200	\$304,814	\$298,587
RACE	1 MILE	3 MILES	5 MILES
% WHITE	80.7%	81.6%	81.2%
% BLACK	3.5%	2.8%	3.4%
% ASIAN	8.6%	8.3%	7.4%
% HAWAIIAN	0.0%	0.7%	1.0%
% INDIAN	0.6%	0.7%	0.9%
% OTHER	1.7%	1.5%	2.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	6.9%	6.4%	7.2%

* Demographic data derived from 2020 ACS - US Census

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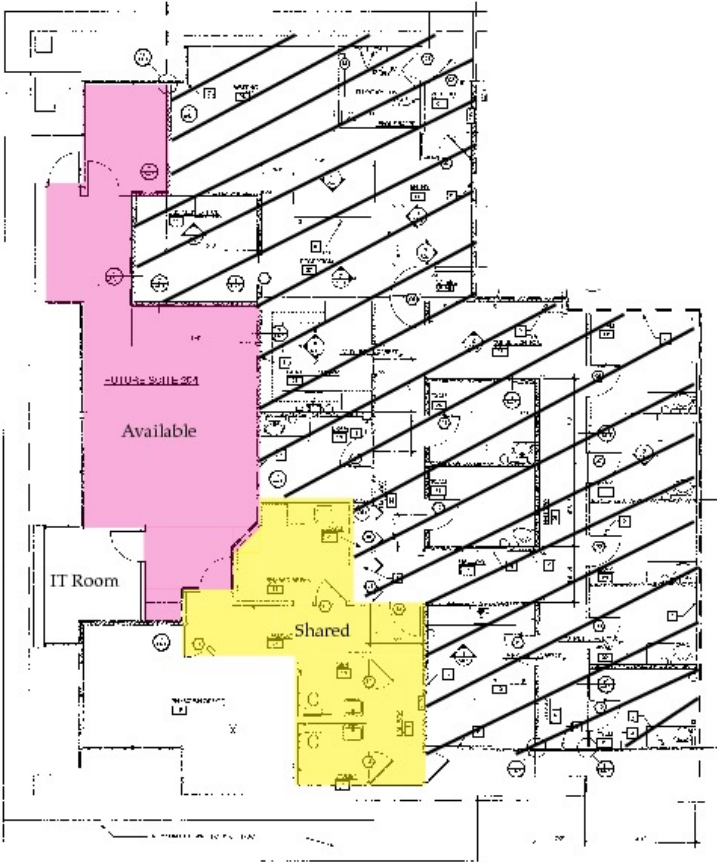
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Fisher's Landing	Office Building	\$18.00 SF/YR	NNN	976 SF	Leased

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