

RETAIL FOR LEASE

MOUNTAIN VIEW VILLAGE

14415 SE Mill Plain Blvd, Vancouver, WA 98684



AVAILABLE SF:	1,811 SF
LEASE RATE:	\$20.00 SF/Yr (NNN)
2022 NNN:	\$6.98 SF/YR
LOT SIZE:	3.46 Acres
BUILDING SIZE:	36,005 SF
ZONING:	CC
MARKET:	Fisher's Landing

PROPERTY OVERVIEW

Mt. View Village presents a Tenant the opportunity to be part of an established retail center in a heavily trafficked area of East Vancouver at a very desirable lease rate. The center consists of 17 suites leased to a diverse mix of retail, office and restaurant tenants including Edward Jones, Jorge's Margarita Factory, Fast Signs, Out-of Bounds Bar & Grill and Rib City Grill. New tenants include Mattress Superstore, Paradigm Escape Games and Metro PCS.

Mt. View Village is well located and visible from SE Mill Plain Blvd and has excellent accessibility to Interstate 20 and Highway 14.

HIGHLIGHTS

- 4:1,000 Parking Ratio
- Co-Tenants include Jorge's Margarita Factory, Paradigm Escape Games, Mattress Superstore, Out-of-Bounds Sports Bar, Rib City, Edward Jones and Metro PCS
- Over 32,000 daytime employees within 3 miles

KW COMMERCIAL
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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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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite B115	Strip Center	\$20.00 SF/YR	NNN	1,811 SF	VACANT
Suite B101	Strip Center		NNN	1,680 SF	Leased
14415 SE Mill Plain Blvd	Strip Center		NNN	2,040 SF	Leased
14415 SE Mill Plain Blvd	Strip Center		NNN	2,720 SF	Leased
14415 SE Mill Plain Blvd	Strip Center		NNN	5,880 SF	Leased
14415 SE Mill Plain Blvd	Strip Center		NNN	1,705 SF	Leased
14415 SE Mill Plain Blvd	Strip Center		NNN	3,017 SF	Leased

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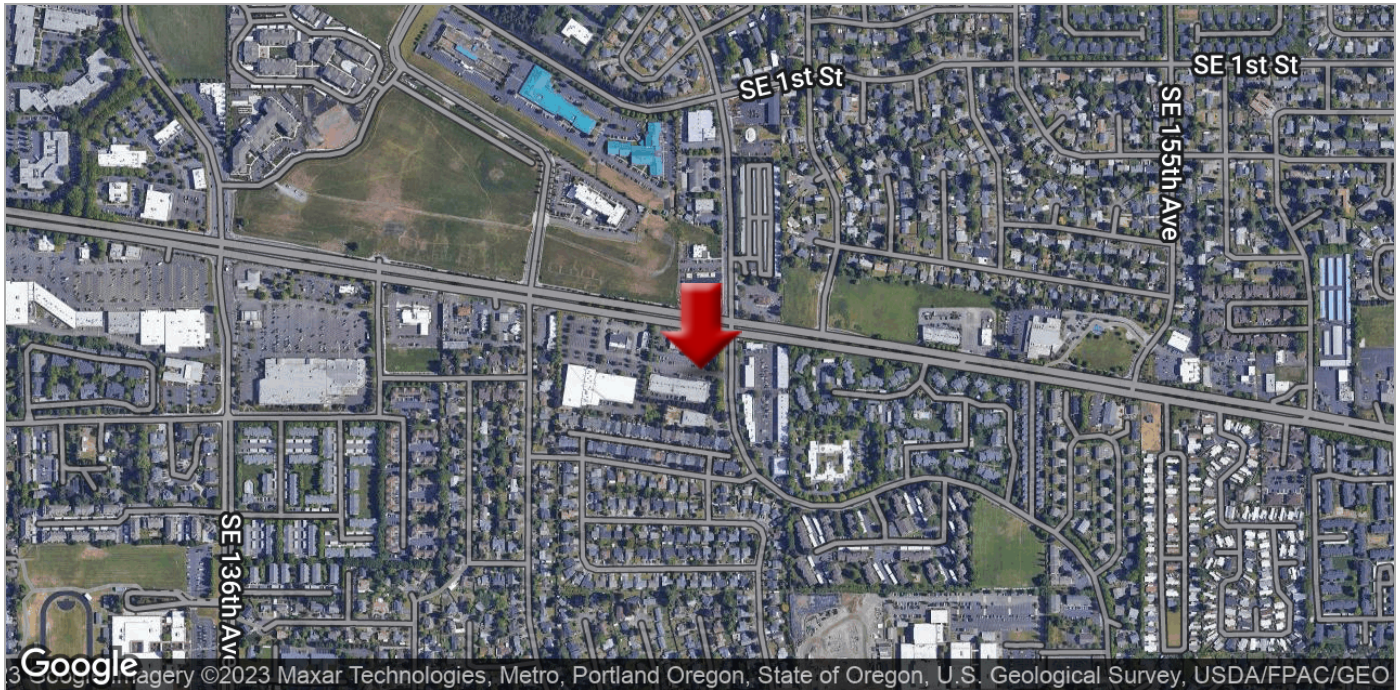
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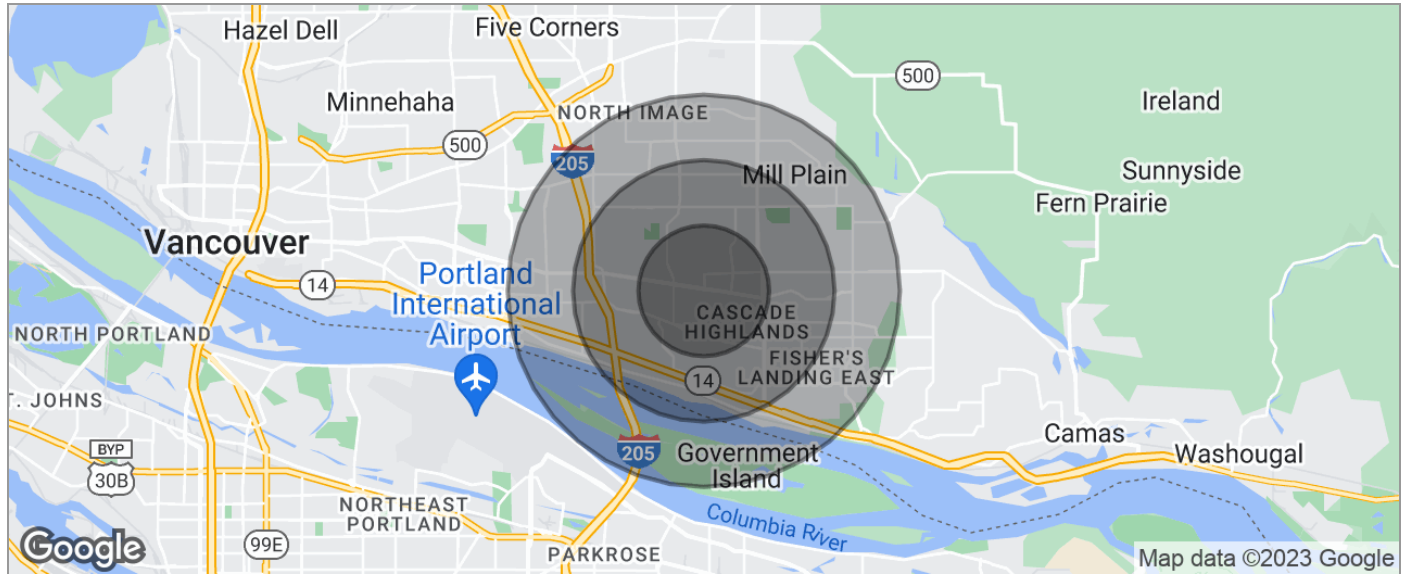
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	17,752	57,255	101,663
MEDIAN AGE	36.2	40.1	38.7
MEDIAN AGE (MALE)	34.7	38.1	37.4
MEDIAN AGE (FEMALE)	37.6	41.4	39.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,193	22,464	39,259
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$60,217	\$65,704	\$67,627
AVERAGE HOUSE VALUE	\$243,688	\$274,688	\$270,495
RACE	1 MILE	2 MILES	3 MILES
% WHITE	83.3%	83.7%	83.7%
% BLACK	2.4%	2.4%	2.6%
% ASIAN	5.4%	5.7%	6.2%
% HAWAIIAN	0.4%	0.7%	0.7%
% INDIAN	0.9%	0.9%	0.7%
% OTHER	2.8%	2.0%	1.7%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	8.9%	7.7%	7.0%

* Demographic data derived from 2020 ACS - US Census

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