

## OFFICE WITH STREET-LEVEL RETAIL FOR LEASE

# INTERSTATE BUSINESS CENTER

9013 NE Highway 99, Vancouver, WA 98665



### AVAILABLE SF:

LEASE RATE: \$15.00 SF/YR

LOT SIZE: 1.68 Acres

TOTAL BUILDING SIZE: 23,210 SF

LEASE TYPE: Modified Net/NNN

YEAR BUILT: 1980

RENOVATED: 2006/2020

ZONING: GC

MARKET: Vancouver

SUB MARKET: Hazel Dell

### PROPERTY OVERVIEW

The Interstate Business Center is conveniently located on Highway 99 in Hazel Dell area of Vancouver. It shares a signalized intersection with Wal-Mart, Regal Cinemas and Carl's Jr. IBC currently has multiple office suites available for lease.

### PROPERTY FEATURES

- 400 SF and 800 SF Office Suites Available
- 1,600 SF Dental Suite Available
- Open Floor Plans
- Mixture of professional services, retail and medical tenants
- Abundant Parking
- Easy access to I-5
- 5 minutes to downtown or Salmon Creek

**KW COMMERCIAL**  
2211 E Mill Plain Blvd  
Vancouver, WA 98661

**TREVOR SOSKY**  
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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 1		\$13.50 SF/YR	NNN	800 SF	Leased
Suite 9		\$15.00 SF/YR	NNN	400 SF	Leased
Suite M		\$15.00 SF/YR	NNN	1,600 SF	Leased

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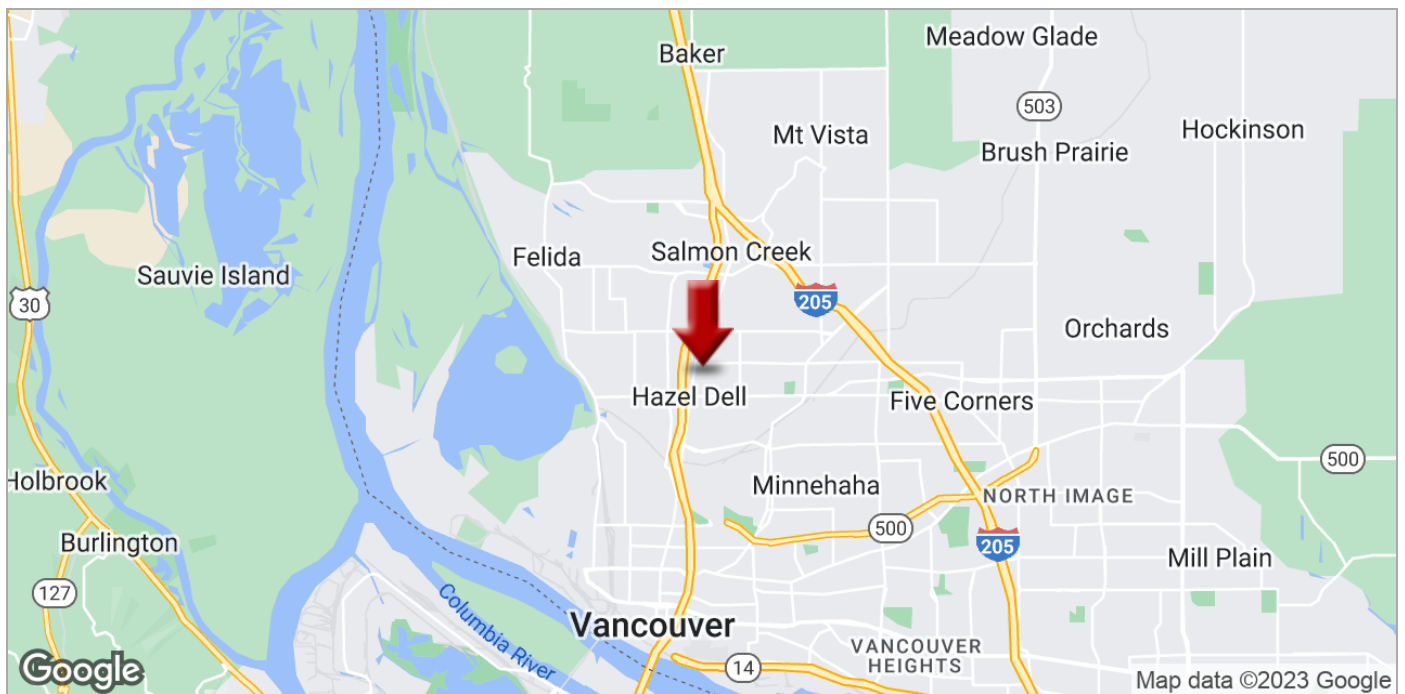
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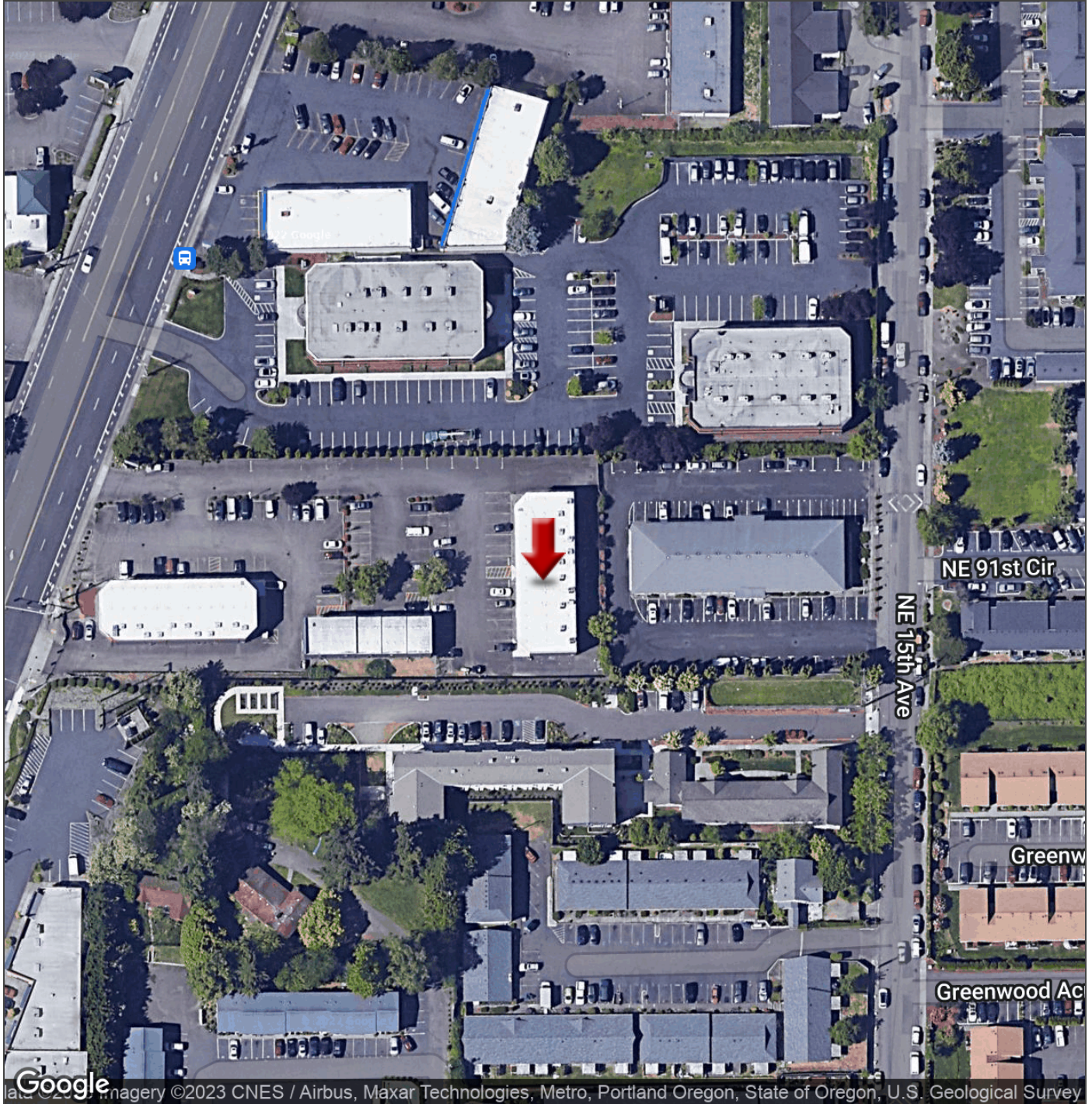
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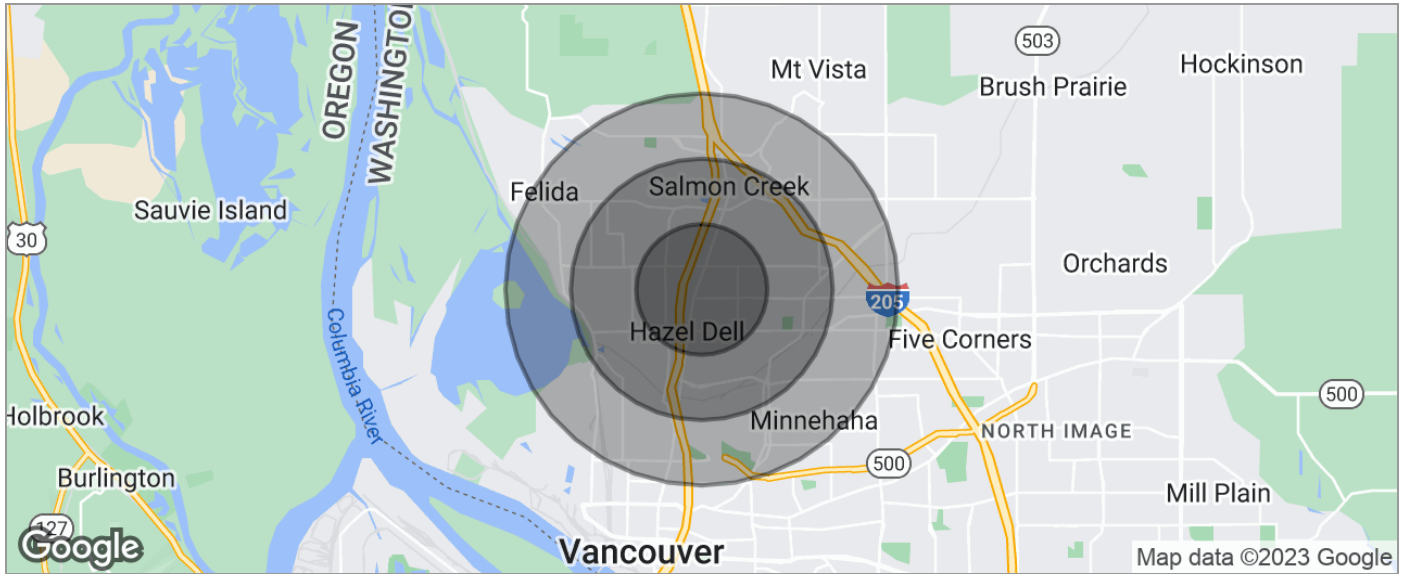
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	12,250	45,109	89,185
MEDIAN AGE	36.7	37.0	37.0
MEDIAN AGE (MALE)	34.9	35.7	35.7
MEDIAN AGE (FEMALE)	39.7	38.7	38.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,927	17,830	34,827
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$63,250	\$66,904	\$70,567
AVERAGE HOUSE VALUE	\$241,529	\$259,571	\$266,269
RACE	1 MILE	2 MILES	3 MILES
% WHITE	81.7%	83.2%	84.8%
% BLACK	2.1%	1.9%	1.7%
% ASIAN	3.9%	3.7%	4.0%
% HAWAIIAN	2.1%	1.0%	0.6%
% INDIAN	0.5%	0.6%	0.6%
% OTHER	4.4%	4.7%	4.1%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	10.9%	10.2%	8.9%

\* Demographic data derived from 2020 ACS - US Census

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