

## OFFICE WITH STREET-LEVEL RETAIL FOR LEASE

# AVENIDA DEL SOL

10818 NE Coxley Drive, Vancouver, WA 98662



AVAILABLE SF:	Fully Leased
LEASE RATE:	N/A
BUILDING SIZE:	40,557 SF
BUILDING CLASS:	C
YEAR BUILT:	1979
ZONING:	General Commercial

### PROPERTY OVERVIEW

Avenida del Sol is centrally located Retail/Office/Service Professional Center in Vancouver. The property includes two retail buildings, stand alone restaurant building and a two story office building. Easy access location just off of SR-500 and Fourth Plain on the NWC of Gher Road and Coxley Drive. Ample parking is available.

### PROPERTY FEATURES

- Centrally Located between SR-500 & Fourth Plain
- Easy Freeway Access
- High Traffic Count
- Well Maintained
- Abundant Parking
- Close to Starbucks, Burgerville, Vancouver Mall

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

**TREVOR SOSKY**  
Managing Broker  
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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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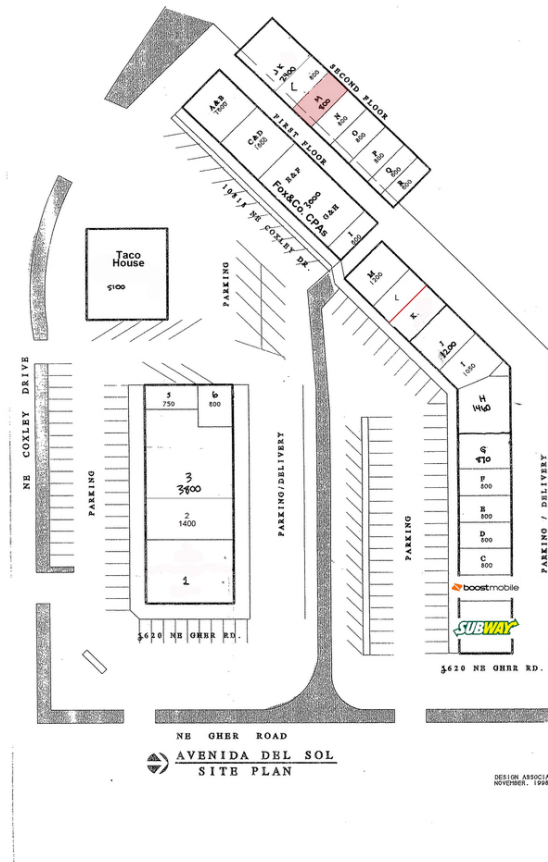
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
10818 NE Coxley Drive, Suite A	Office Building	\$12.00 SF/YR	NNN	1,600 SF	Leased
5620 NE Gher Road, Suite 5	Strip Center	\$12.00 SF/YR	NNN	750 SF	Leased
5620 NE Gher Road, Suite G	Strip Center	\$12.00 SF/YR	NNN	870 SF	Leased
10818 NE Coxley Drive, Suite N	Office Building	\$10.00 SF/YR	NNN	800 SF	Leased
10818 NE Coxley Drive, Suite E	Office Building	\$12.00 SF/YR	NNN	2,904 SF	Leased
10818 NE Coxley Drive, Suite O	Office Building	\$10.00 SF/YR	NNN	800 SF	Leased

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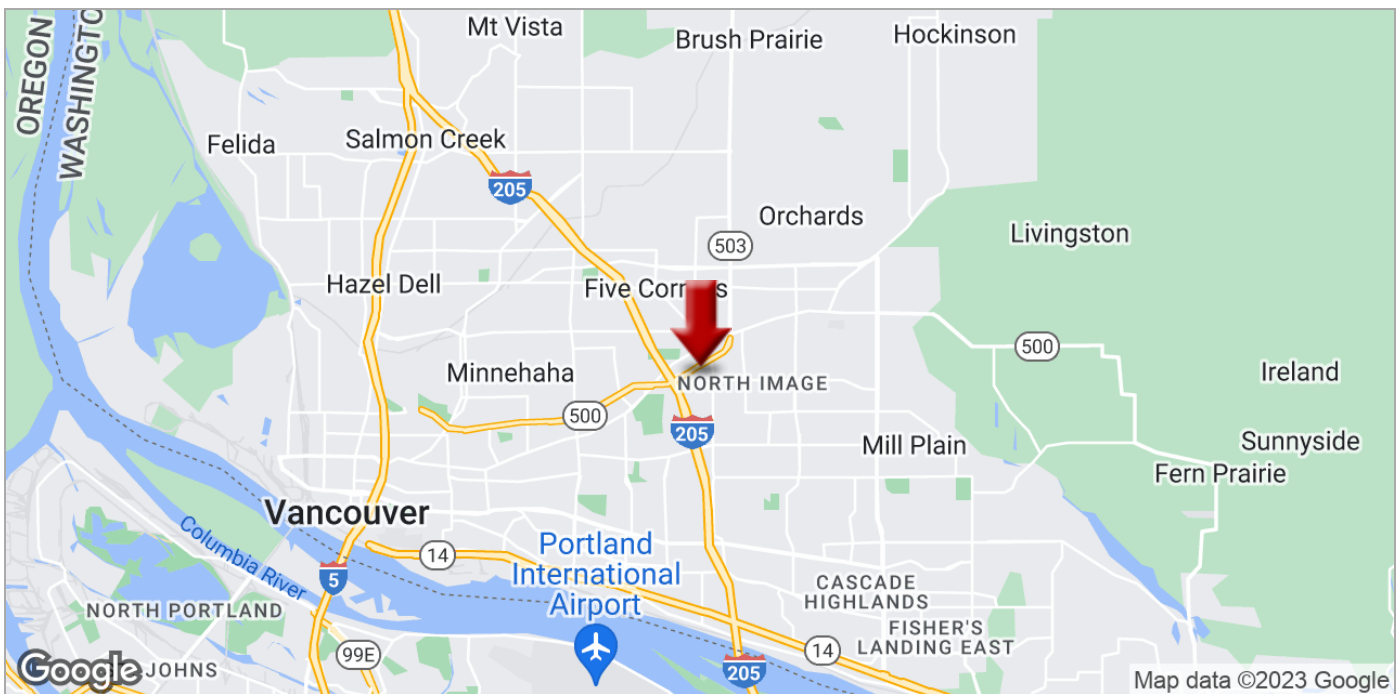
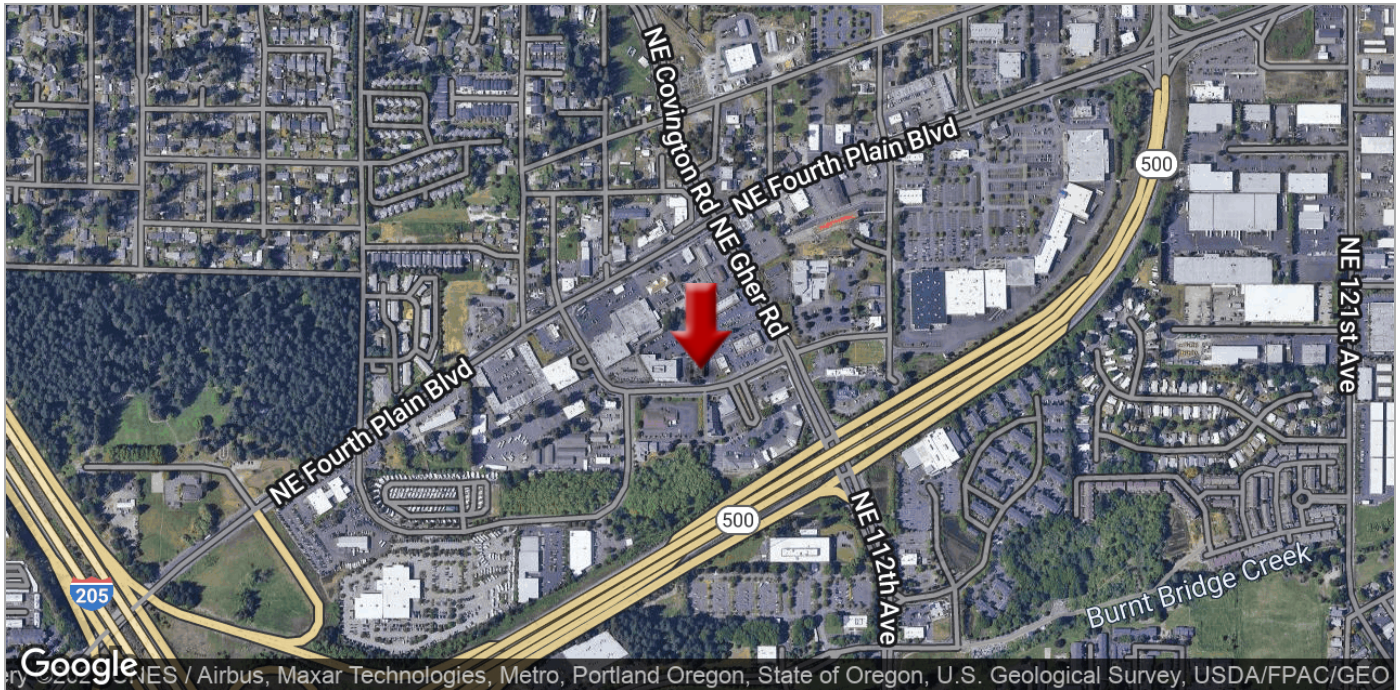
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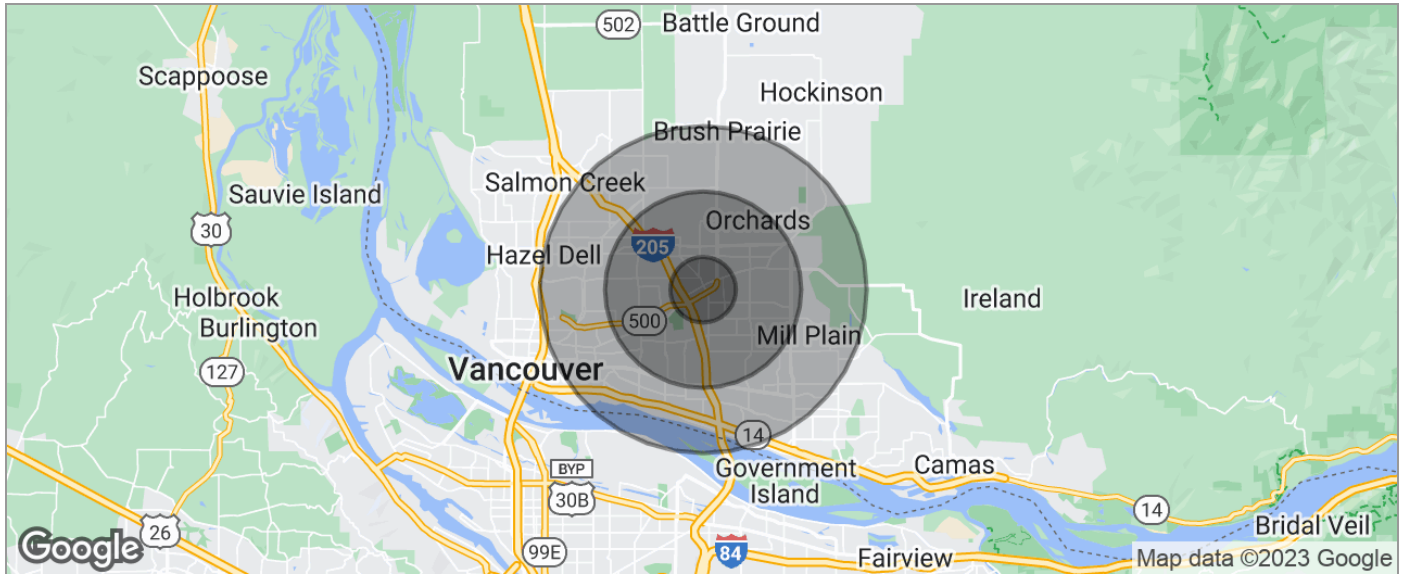
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,529	106,262	235,926
MEDIAN AGE	30.5	34.4	35.4
MEDIAN AGE (MALE)	30.3	34.3	34.9
MEDIAN AGE (FEMALE)	30.4	34.9	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,624	39,233	89,420
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$50,596	\$59,509	\$64,535
AVERAGE HOUSE VALUE	\$178,090	\$213,171	\$236,524
RACE	1 MILE	3 MILES	5 MILES
% WHITE	84.4%	85.8%	85.3%
% BLACK	2.6%	2.4%	2.2%
% ASIAN	1.8%	3.4%	4.1%
% HAWAIIAN	1.9%	1.2%	0.9%
% INDIAN	0.5%	0.5%	0.7%
% OTHER	5.0%	2.5%	2.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	11.5%	8.0%	8.2%

\* Demographic data derived from 2020 ACS - US Census

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