

OFFERING MEMORANDUM

12004 NE FOURTH PLAIN BLVD.



MAJ COMMERCIAL
RETAIL ADVISORS

Shopping Center On Vancouver's Busiest Intersection | FOR LEASE





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12004 NE Fourth Plain Blvd.

Availability

Suite 12010D:

- 1,960 SqFt | \$33 SqFt + NNN
- Endcap Suite
- Raw Space

Suite 12004D:

- 4,000 SqFt | \$22 SqFt + NNN
- In-Line Suite
- Can be combined up to 5,600 SqFt

Suite 12004 F:

- 1,600 SqFt | \$24 SqFt + NNN
- In-Line Suite
- Can be combined up to 5,600 SqFt

Available Suites Are Ideal For:

Retail | Food Service | Brokerage / Insurance Offices



SITE PLAN

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The information contained herein has been obtained from sources we deem reliable. We do not assume responsibility for its accuracy.

ABOUT EVERGREEN STATION

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RENOVATED IN 2020

- Fully renovated shopping plaza situated alongside Clark County's busiest intersection, averaging 78,000 +/- vehicles per day.
- Anchored by Grocery Outlet, Planet Fitness, Bi-Mart & AutoZone.
- Unparalleled visibility, Tenants enjoy ample signage opportunities within the plaza.
- Zoned Community Commercial (CC) within Clark County Jurisdiction, allows for a wide variety of retail, office, and professional uses.
- Ingress/Egress points located along NE 117th Ave, NE Fourth Plain Blvd, and NE 121st Ave.

Demographics

Household Growth '21-26'

Avg Household Income

1-Mile

6.99% ▲

\$69,589

2-Miles

7.20% ▲

\$81,323

5-Miles

10.39% ▲

\$89,278

DEMOGRAPHICS

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AERIAL OVERVIEW

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SATELLITE OVERVIEW

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ADDITIONAL PHOTOS

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ABOUT VANCOUVER

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- Vancouver is a city on the north bank of the Columbia River in the U.S. state of Washington, located in Clark County. Vancouver has a population of 186,192 as of the 2020 U.S census, making it the fourth-largest city in Washington state. Vancouver is the county seat of Clark County and forms part of the Portland-Vancouver metropolitan area, the 25th-largest metropolitan area in the United States.
- Construction on the Waterfront Development Project began in 2015, and the first buildings opened in 2018. When finished, a full 32 acres of south-facing Columbia River waterfront real estate will include residential units, office space, a boutique hotel, restaurants and retail, and state-of-the-art green spaces that include walking and biking trails.
- Vancouver ranked in the Top 10 Best Cities for Accessible Living by RedFin for its ADA-compliant trails and outdoor attractions.
- Washington State ranked #1 in the United States for the "Quality Of Life" index according to USNews.com.

Best States 2021

RANK	STATE	HEALTH CARE	EDUCATION	ECONOMY	INFRASTRUCTURE	OPPORTUNITY	FISCAL STABILITY	CRIME & CORRECTIONS	NATURAL ENVIRONMENT
1	 Washington	8	4	4	3	25	6	19	15
2	 Minnesota	16	17	15	9	2	21	15	10
3	 Utah	11	10	1	5	30	5	8	47



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