



FOR LEASE

RETAIL SPACE

FOURTH PLAIN
SQUARE

5201 E FOURTH PLAIN BLVD.
VANCOUVER, WA 98661

R. Tom Smith, ABR, GRI, EMS, RECS
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Executive Summary



OFFERING SUMMARY

Available SF:	1,840 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	1.8 Acres
Year Built:	2004
Building Size:	12,000
Zoning:	CC [Community Commercial]
Market:	Portland/Vancouver
Submarket:	Central Vancouver
Traffic Count:	18,766

PROPERTY OVERVIEW

Retail/Office space for lease. 1,840 SF in-line suite. 5 year minimum at \$15.00 PSF. Lease is a NNN lease with the 2017 NNN expenses are estimated at \$5.50 PSF/year.

PROPERTY HIGHLIGHTS

- Retail Center with high exposure in Central Vancouver
- One 1,840 SF Suite Left
- Signalized Corner of East Fourth Plain and Stapleton Road
- ADT 18,766 Vehicles.
- Parked 6/1000
- Quality Retail Center.
- Motivated to Fill this Building with Quality Tenants.

Additional Photos



Available Spaces Suite 102

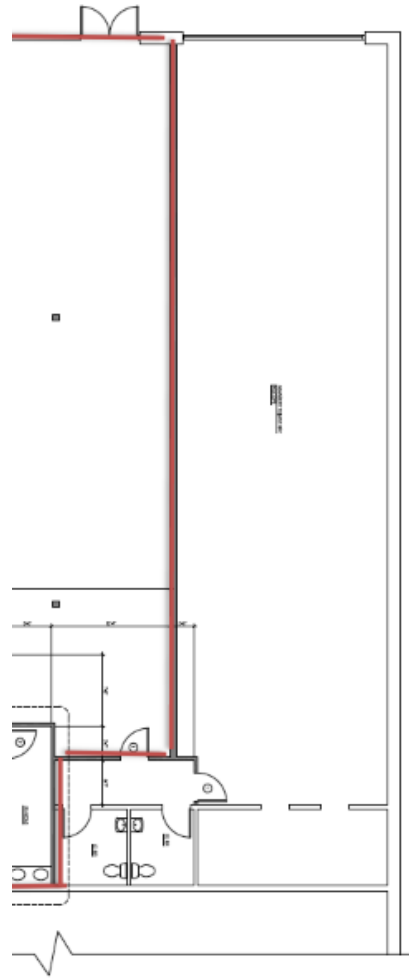
LEASE TYPE | NNN

LEASE TERM | 60 months

LEASE SPACE | 1,840 SF

LEASE RATE | \$15.00 SF/yr



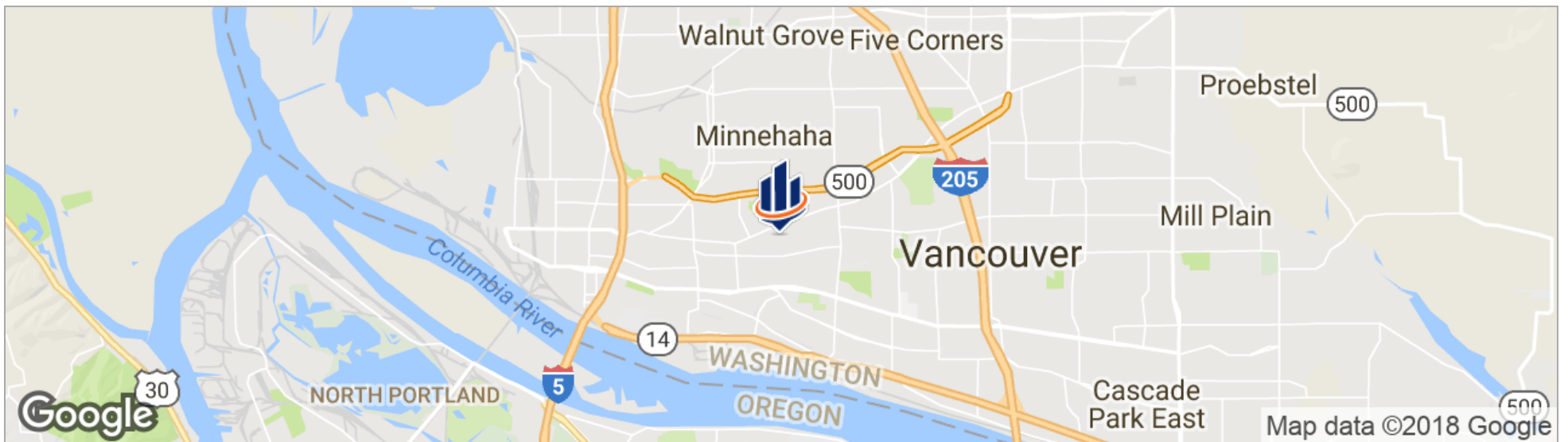


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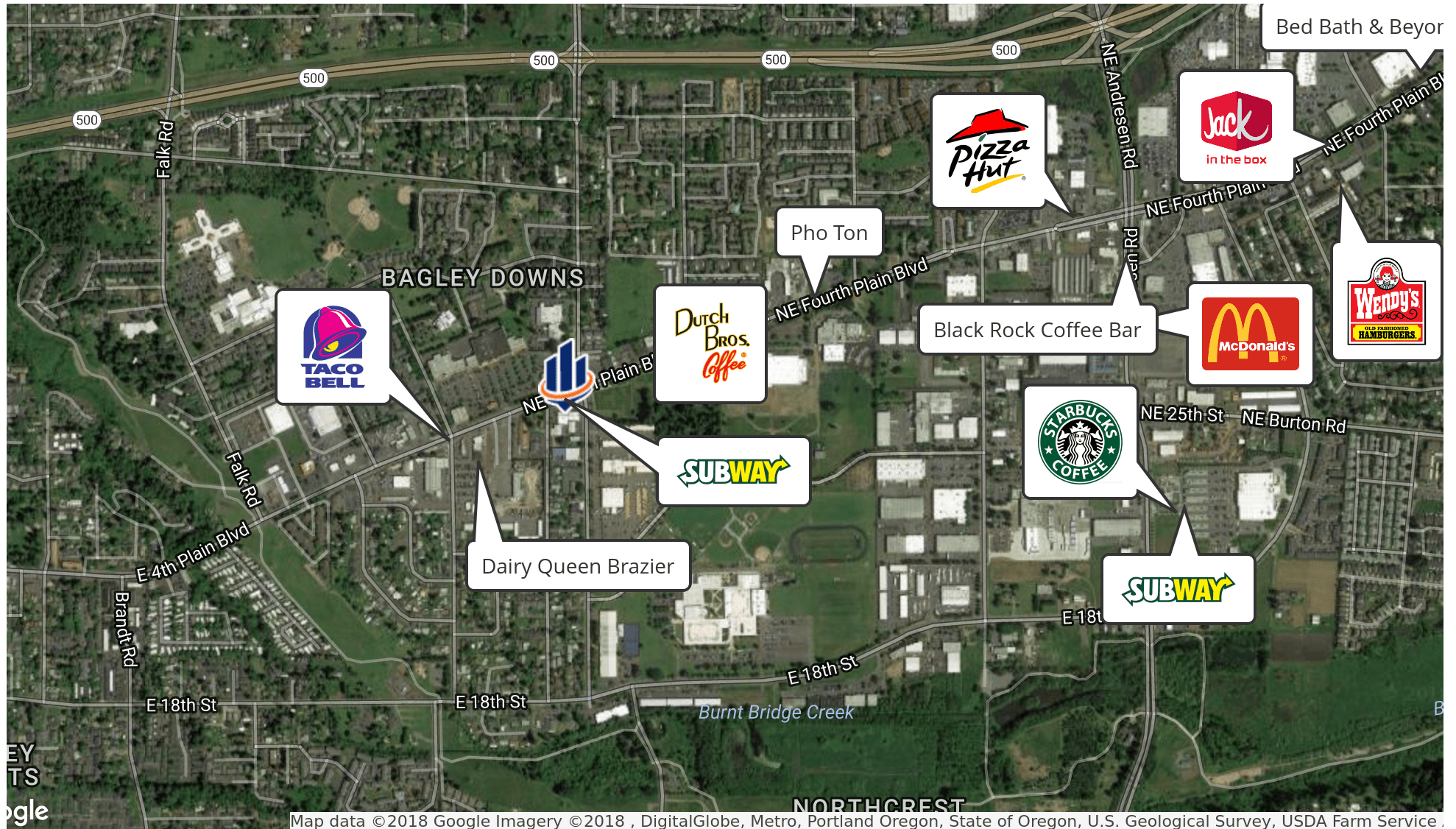
FLOOR PLAN DEMISED TO ,840 SF WITH ACCESS TO TWO ADA RESTROOMS

Floor Plan Information

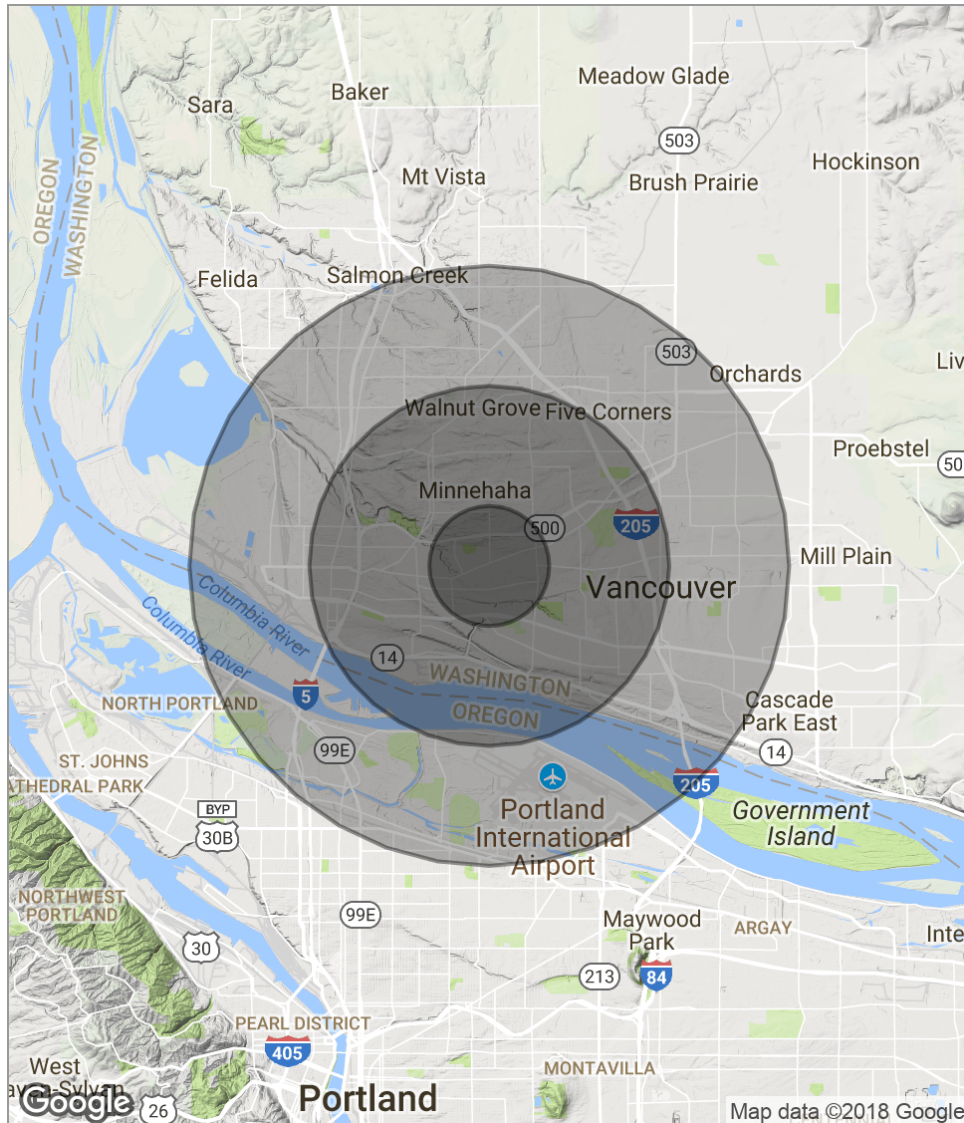
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,143	95,219	216,939
Median age	30.0	36.0	36.2
Median age (male)	28.1	35.1	35.3
Median age (Female)	31.2	37.2	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,142	38,973	87,515
# of persons per HH	2.5	2.4	2.5
Average HH income	\$44,410	\$58,127	\$60,665
Average house value	\$250,560	\$247,912	\$244,845

* Demographic data derived from 2010 US Census

Advisor Bio

R. TOM SMITH, ABR, GRI, EMS, RECS

Senior Advisor

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PROFESSIONAL BACKGROUND

R. Tom Smith is a Senior Advisor and a managing broker at SVN Imbrie Realty for the Vancouver, Washington office.

Seventeen years in brokerage of commercial investment property including syndication of assisted living facilities, office, retail, mixed use and multifamily. Tom holds a managing broker license in Washington State and was the designated broker at CPCP, LLC. Tom has twenty-two years of commercial property and asset management for residential, office and retail property portfolio[s] experience.

Twenty-five years' experience in the automotive industry in fixed operations for retail and wholesale sides of the business: Including technical troubleshooter for a German automotive manufacturer, product liability investigator and engineer's liaison. Tom held positions as a district manager for large districts on the west coast. Sole operations support for one region, including vehicle allocation and new vehicle distribution. Tom held a corporate auditor position for a large Japanese automotive distributor, which entailed extensive travel and working with dealer principals in difficult circumstances.

Specialties: Brokerage of multi-family, office and retail properties from \$500,000.00 to \$5,000,000.00. Leasing (tenant rep./landlord rep) for retail and office products.

EDUCATION

Course work in Business Administration and Business Law at Chabot College, Hayward, California

MEMBERSHIPS & AFFILIATIONS

ICSC, CCIM, EMS, SCORE,