

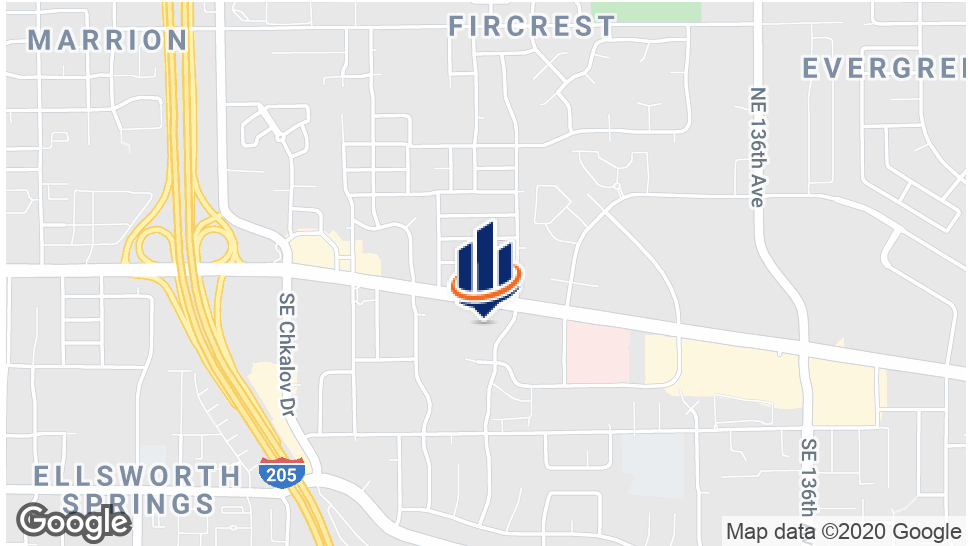


BRIDGEPORT RETAIL CENTER OFFICE SPACE FOR LEASE

316 SE 123RD AVE
VANCOUVER, WA 98683

R. Tom Smith, ABR, GRI, EMS, RECS
Senior Advisor
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tom.smith@svn.com

Property Summary



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	52,659 SF
Available SF:	2,274 SF
Lot Size:	4.85 Acres
Year Built:	1993
Renovated:	2016
Zoning:	CC [Community Commercial]
Market:	Portland/Vancouver
Submarket:	East Vancouver Cascade Park
APN:	114732000

PROPERTY OVERVIEW

One Office Suite left in this recently remodeled center. Suite A-5; 2,274 square feet second generation space. Features 5 privates, conference room, file storage room, in suite restrooms and kitchenette Interior LED recessed lights throughout suite.

PROPERTY HIGHLIGHTS

- 48,000 Average Daily Vehicular Trips on Mill Plain Blvd
- Conveniently Located close to I-205
- 15 minutes from PDX International Airport
- One Suite just became available in "A" Building

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

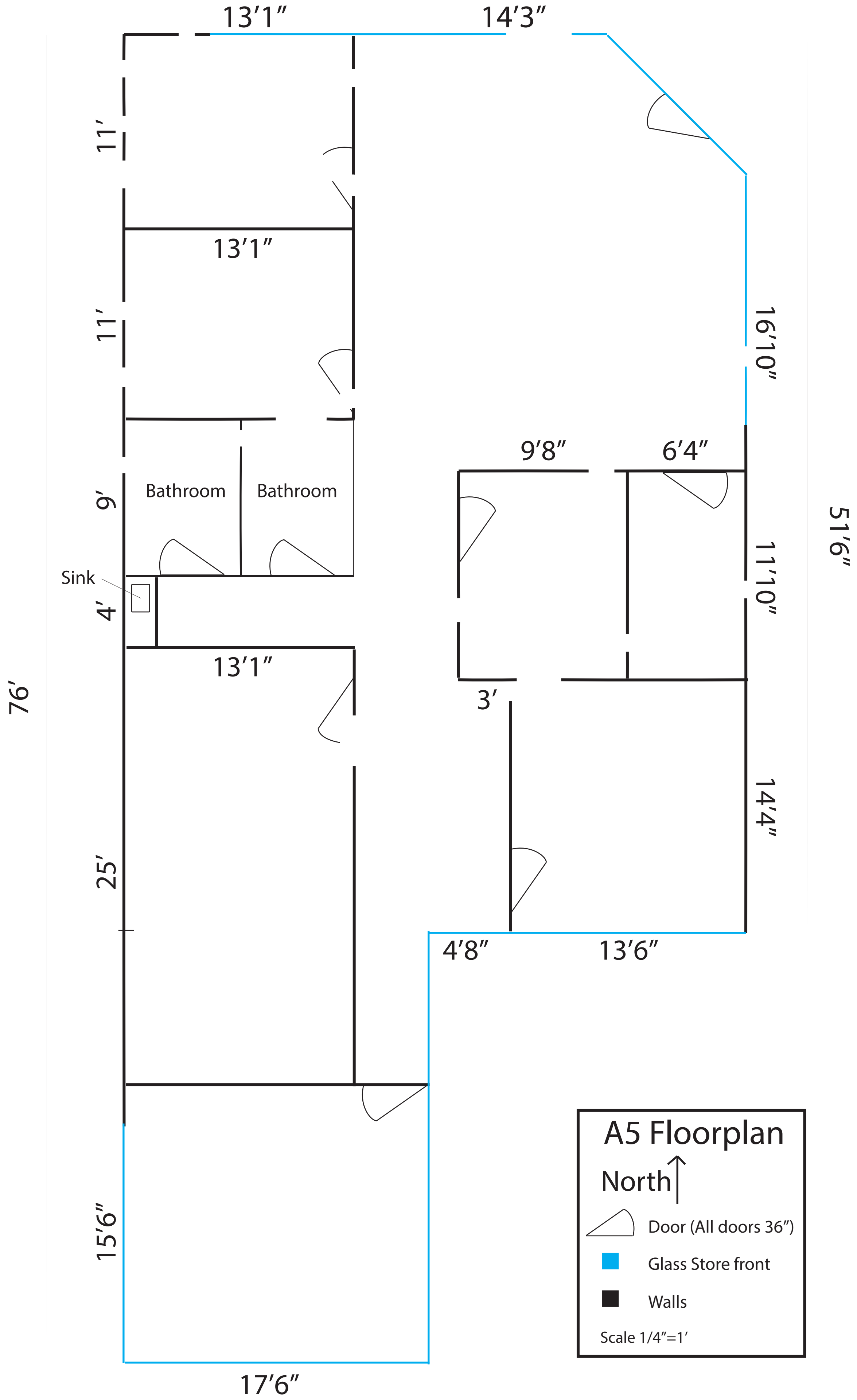
Additional Photos



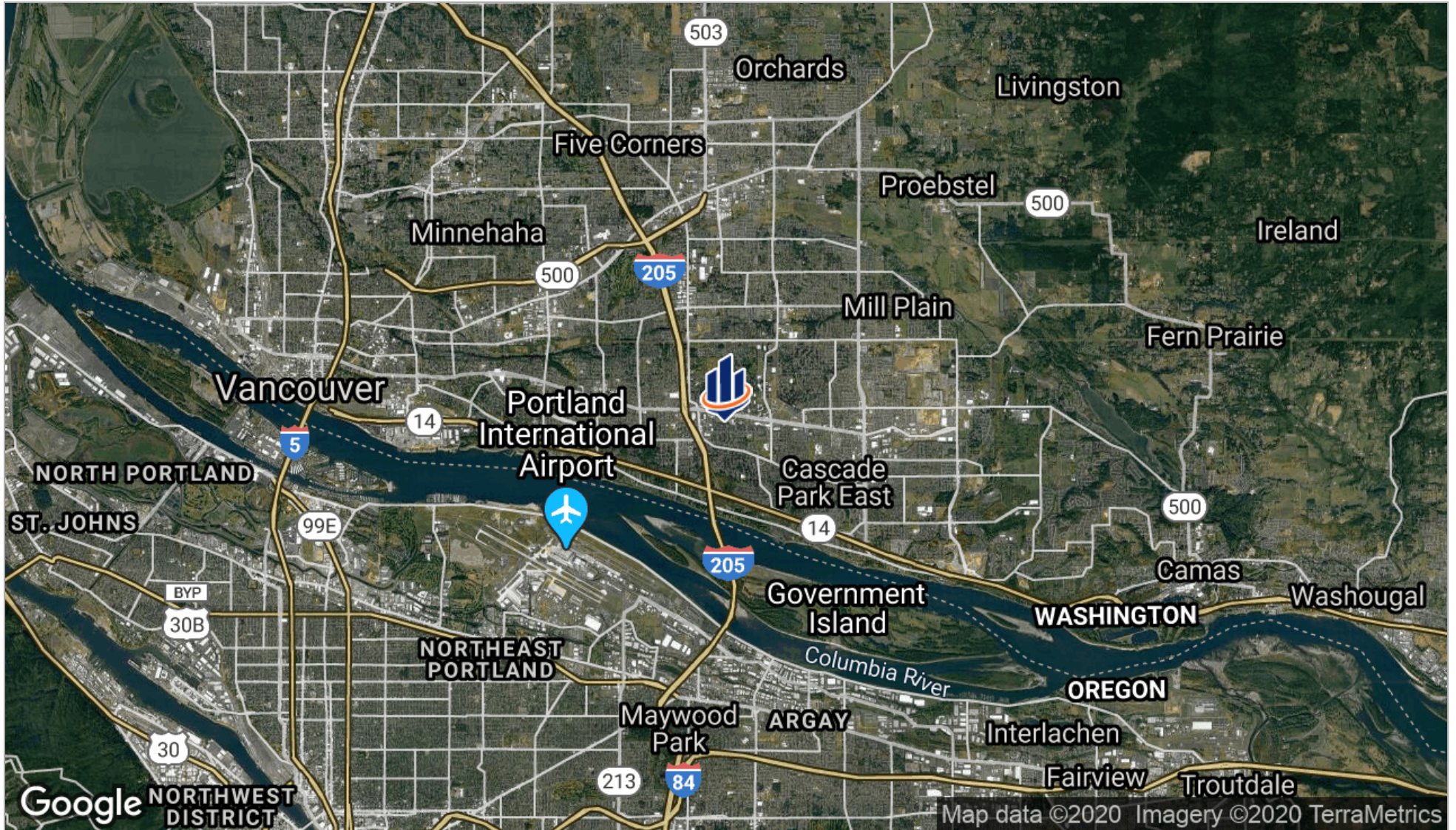
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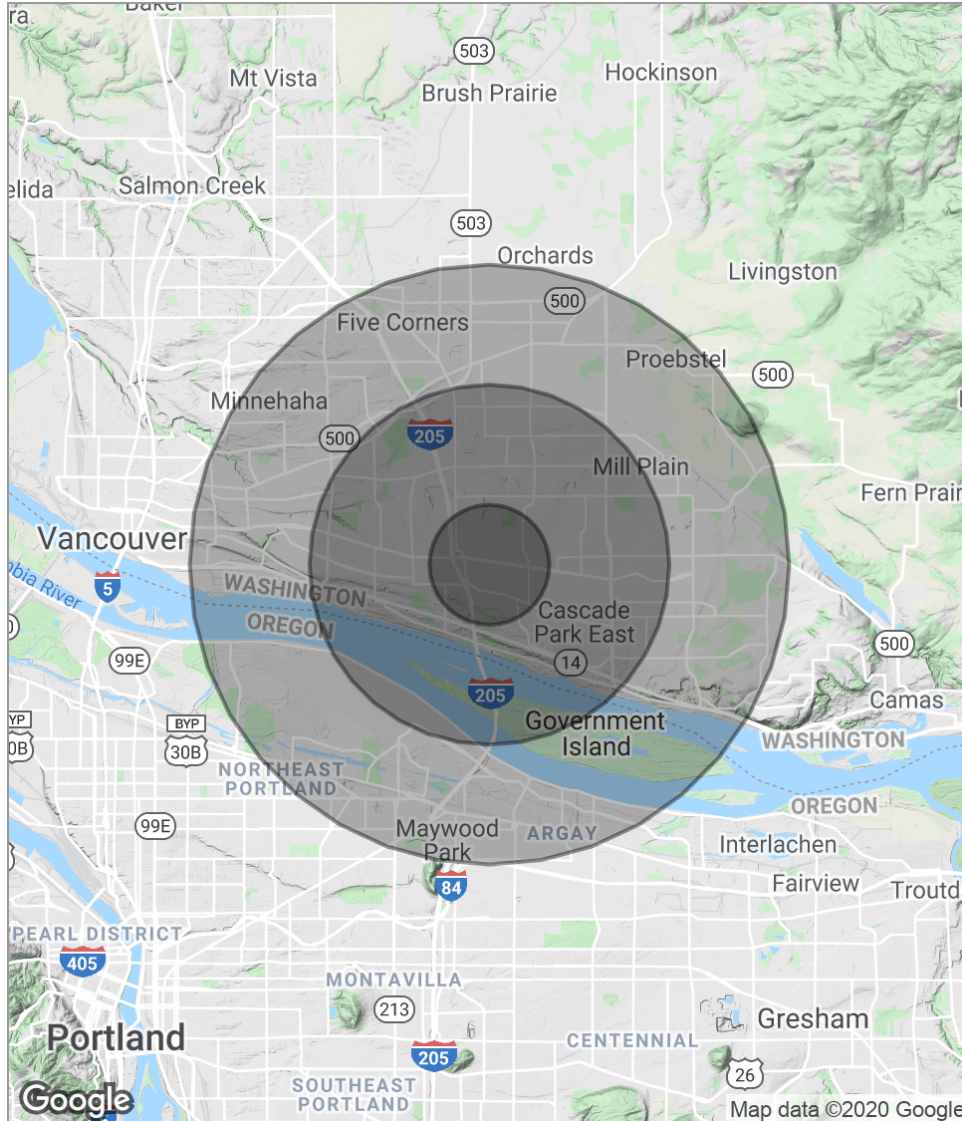
35'8"



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,402	103,422	233,692
Median age	35.8	38.3	36.7
Median age (Male)	34.4	37.1	35.8
Median age (Female)	37.0	39.1	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,401	41,059	89,109
# of persons per HH	2.3	2.5	2.6
Average HH income	\$63,347	\$64,074	\$63,623
Average house value	\$235,179	\$250,402	\$256,575

* Demographic data derived from 2010 US Census

R. Tom Smith Senior Advisor



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Senior Advisor

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WA #23500

PROFESSIONAL BACKGROUND

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

Nineteen 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

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