



FOR LEASE TREASURE ISLAND PLAZA

RETAIL SUITE FOR LEASE

14930 SE MILL PLAIN BLVD

VANCOUVER, WA 98684

R. Tom Smith, ABR, GRI, EMS, RECS
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The KUMON logo is displayed on the building facade. It features the word 'KUMON' in large, blue, block letters with a stylized face inside the 'O'. Below it, the word 'KUMON' is repeated in a smaller, black, block font.

14930



Property Description



PROPERTY DESCRIPTION

One 1,660 RSF suite left in this unique center with interior access points. Affordable rent with a group of eclectic tenants. Call today for a tour of the available suite.

LOCATION DESCRIPTION

Treasure Island Plaza is located in the Cascade Park area of East Vancouver. With nearly 200 lineal feet of frontage on SE Mill Plain Blvd, this is a high exposure property. Vehicular traffic averages 28,000 ADT.

Cascade Park is located in Clark County Washington, situated along the mighty Columbia River with the majestic Cascade Range as a backdrop, Clark County offers a mix of urban areas, historic landmarks and forests everyone can enjoy. The county has many urban and rural parks and natural areas for outdoor activities.

Property Summary



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	13,400 SF
Available SF:	1,660 - 1,660 SF
Lot Size:	1 Acres
Year Built:	2007
Zoning:	CC Community Commercial
Market:	Portland/Vancouver
Submarket:	East Vancouver
APN:	167650000

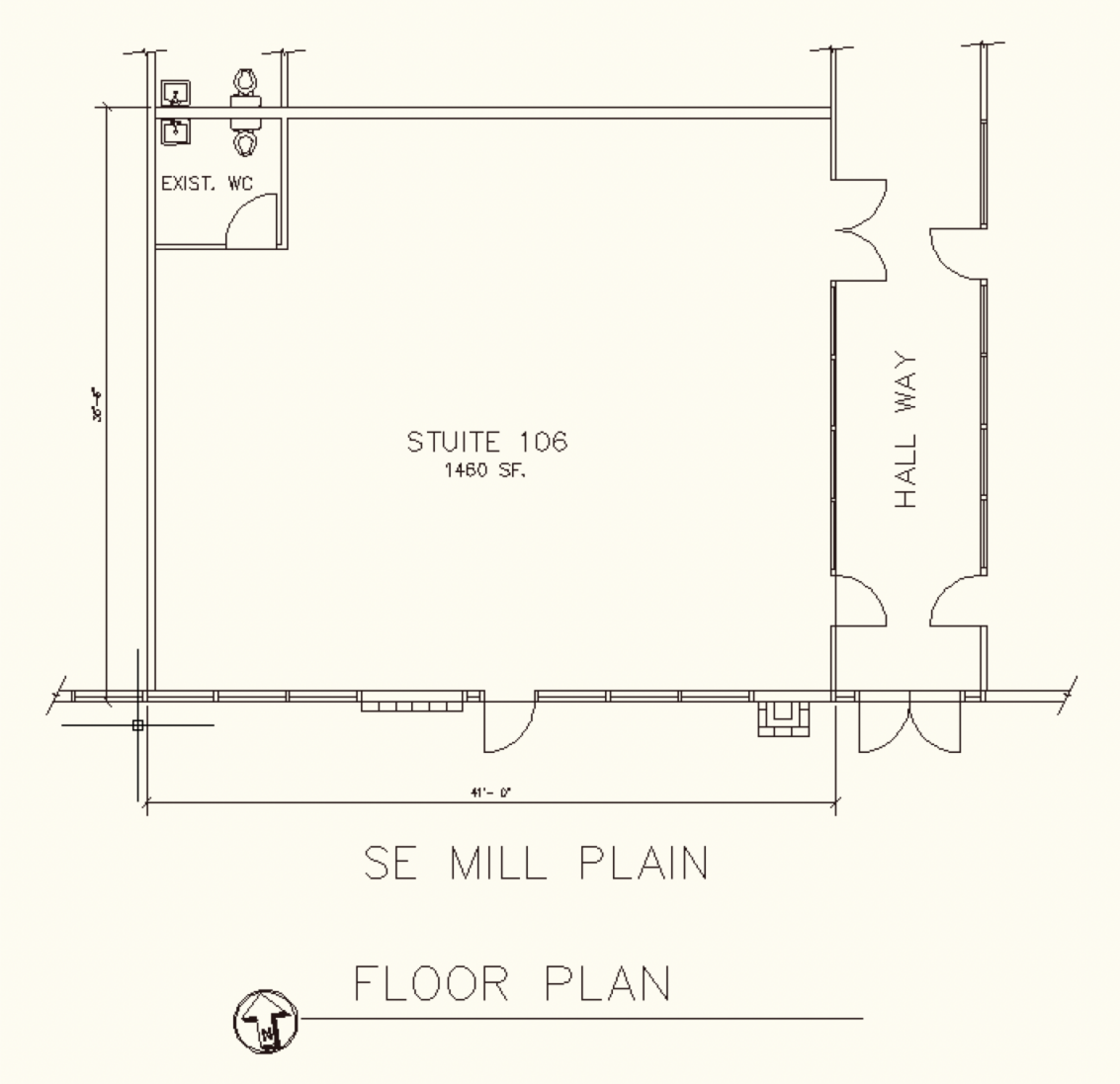
PROPERTY OVERVIEW

One 1,660 RSF suite left in this unique center with interior access points. Affordable rent with a group of eclectic tenants. Call today for a tour of the available suite.

PROPERTY HIGHLIGHTS

- High Exposure Center on East Mill Plain Blvd.
- Average Daily Traffic Counts over 28,000 vehicles on Mill Plain
- Conveniently Located to Meet the Needs of the Community
- Co-Tenants in the Center: Good Taste Restaurant, Elegance Massage, Paradise Nails & Spa, Hair for Family, Kumon Math, Ocean King Seafood Market.

Floor Plans



Additional Photos



Additional Photos



Available Spaces

LEASE RATE: \$20.00 SF/YR

LEASE TYPE: NNN

TOTAL SPACE: 1,660 SF

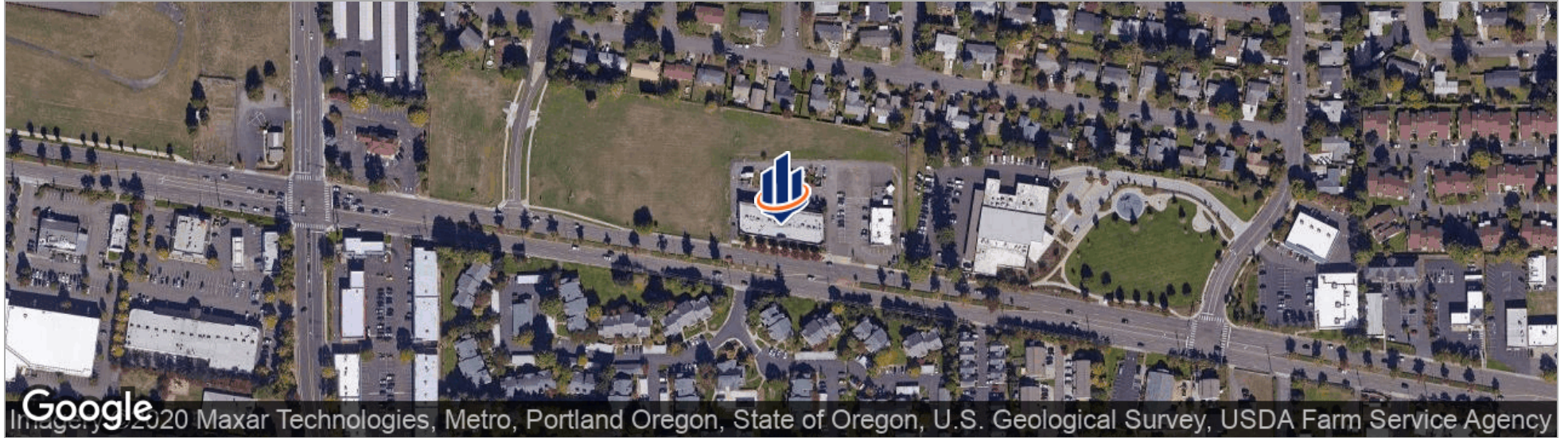
LEASE TERM: 60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
106	Strip Center	\$20.00 SF/yr	NNN	1,660 RSF	60 months	Nice open suite with windows on two sides. Two points of entry into the suite. ADA compliant restroom in the suite. Common area hallway allows for customer access in climate controlled conditions.

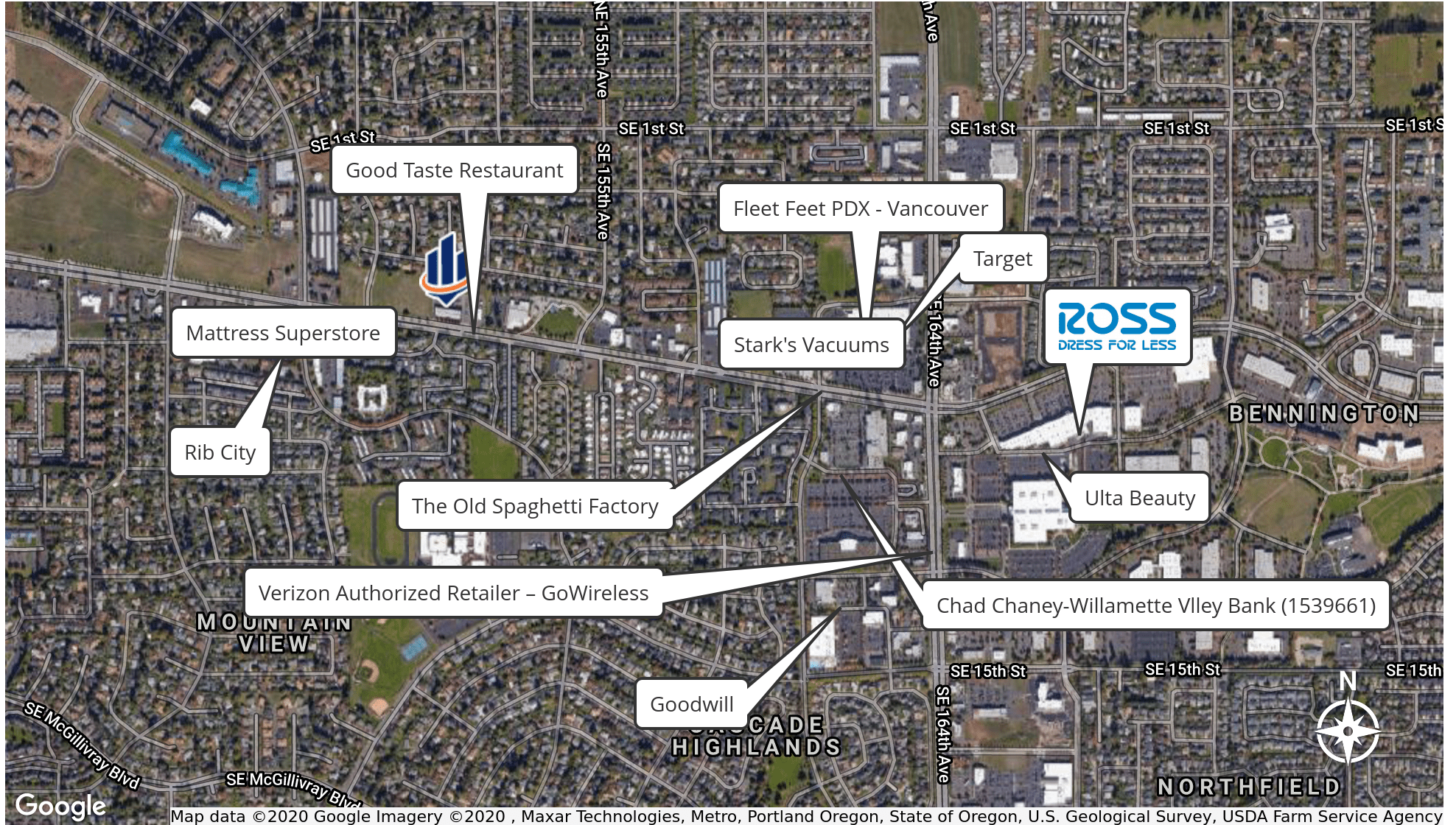
Additional Photos



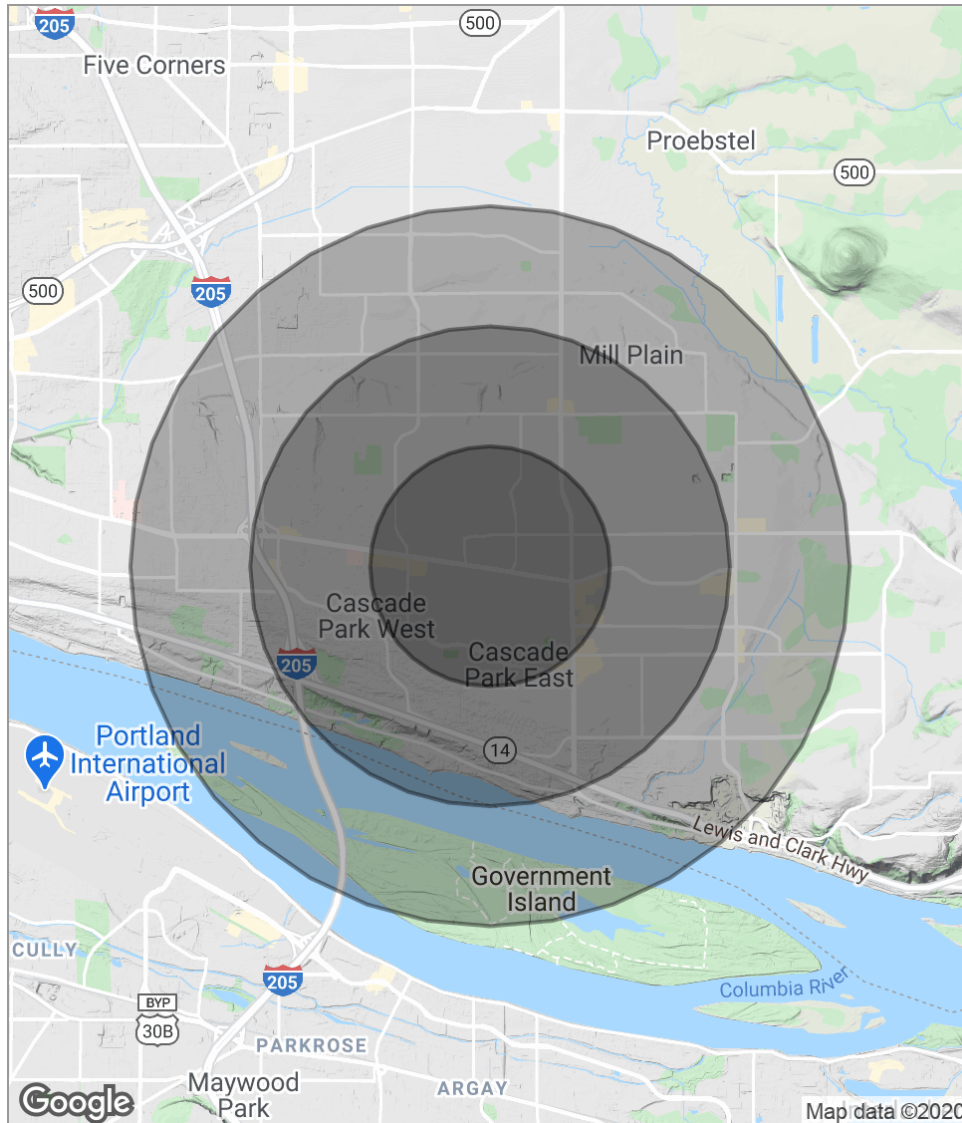
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	19,441	56,091	99,633
Median age	36.3	40.1	38.6
Median age [Male]	35.0	38.2	37.3
Median age [Female]	37.5	41.5	39.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,763	21,836	38,191
# of persons per HH	2.5	2.6	2.6
Average HH income	\$59,684	\$66,316	\$68,630
Average house value	\$243,351	\$278,362	\$276,562

* Demographic data derived from 2010 US Census

Advisor Bio 1



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

Vice President

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WA #23500

PROFESSIONAL BACKGROUND

R. Tom Smith serves as Vice President and Managing Broker at SVN Imbrie Realty for the Vancouver, Washington office.

Twenty 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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