

FOR LEASE

**11100 NE HIGHWAY 99
VANCOUVER, WASHINGTON 98686**



VILLA APARTMENTS & OFFICE



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All SVN® Offices Independently Owned and Operated



PROPERTY INFORMATION	
ADDRESS	11100 NE HIGHWAY 99
CITY	VANCOUVER
STATE	WASHINGTON
LEASE RATE	\$22.00 - \$25.00/SF/YR (MG)
AVAILABLE SIZE	594 - 2,616 SF
BUILDING SIZE	5,752 SF
LOT SIZE	1.08 ACRES
YEAR BUILT	1956 (2001 RENOVATION)
ZONING	GC (GENERAL COMMERCIAL)
SUBMARKET	SALMON CREEK FELIDA

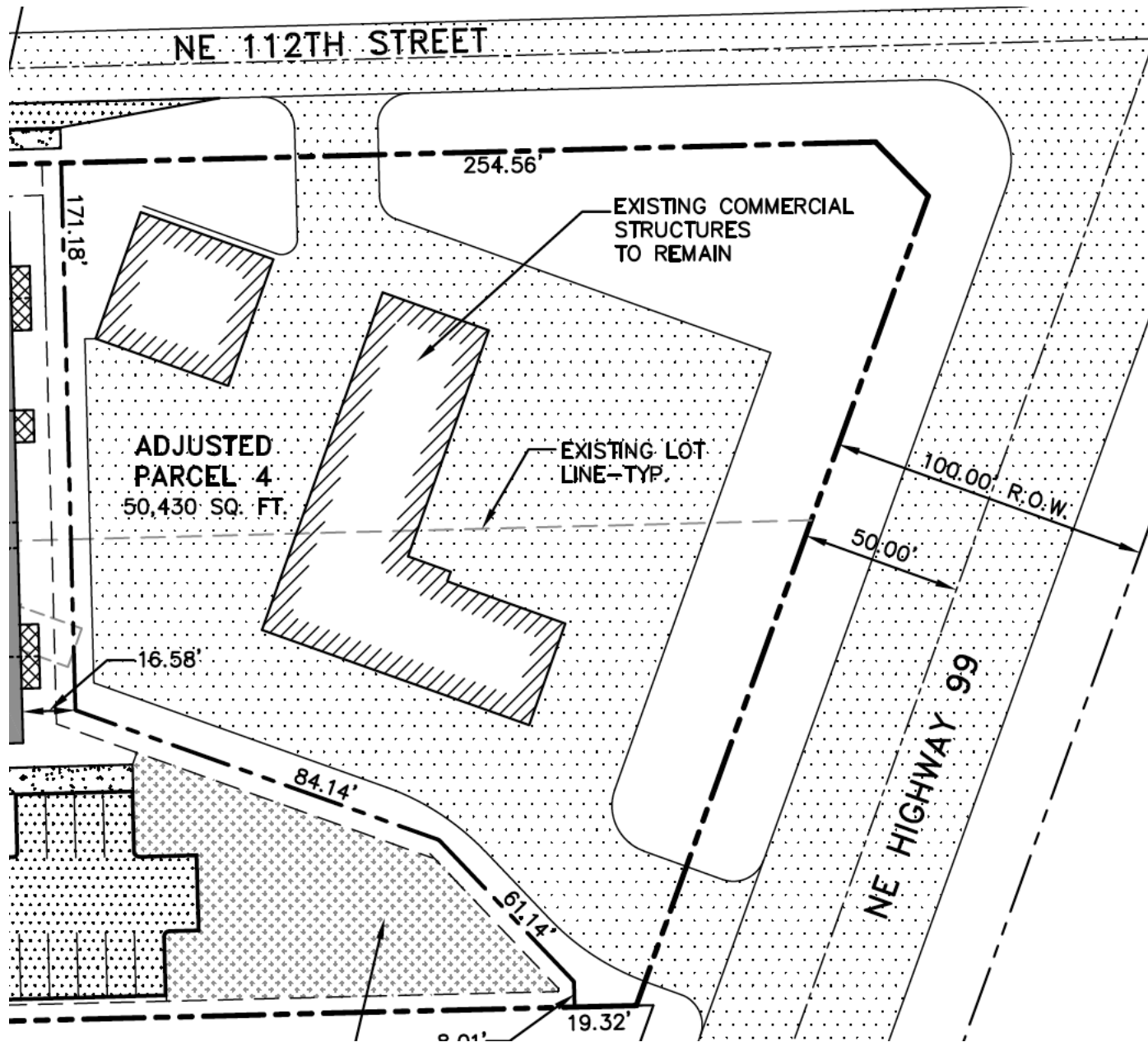
LISTING HIGHLIGHTS

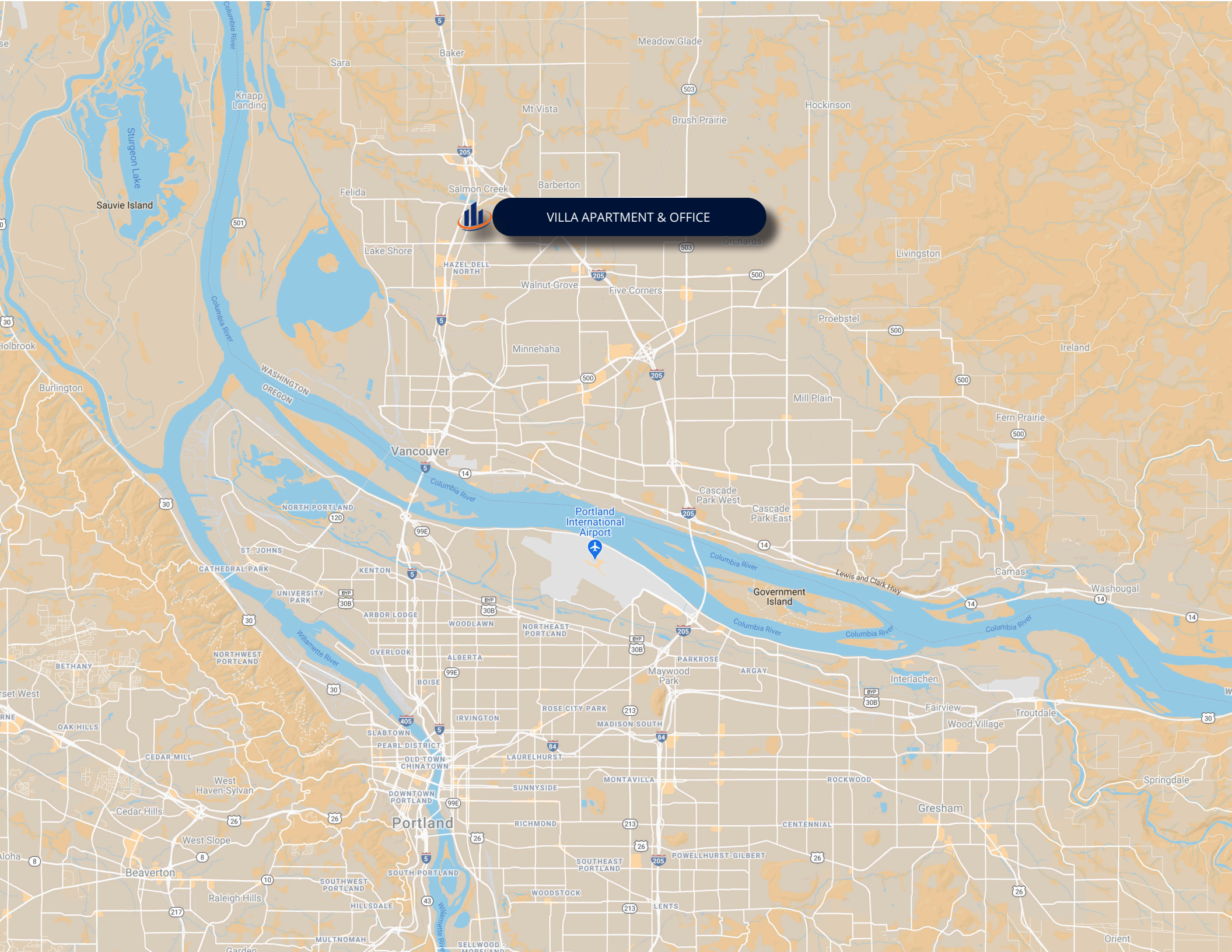
- Conveniently located on Highway 99
- Easy access to Interstate 5
- Surrounded by office/retail businesses
- Suite A (2,022 SF) features bullpen area, kitchenette, restroom, file storage room & 4 private offices
- Suite B (594 SF) features restroom & kitchenette











VILLA APARTMENT & OFFICE

Vancouver

Portland International Airport

Portland

Sauvie Island

Sturgeon Lake

Knapp Landing

Burlington

Holbrook

Government Island

Washougal

Troutdale

Gresham

Springdale

Orient

Sara

Baker

Mt Vista

Brush Prairie

Hockinson

Livingston

Ireland

Fern Prairie

Camas

Interlachen

Fairview

Wood Village

Rockwood

Centennial

Powellhurst-Gilbert

Woodstock

Lents

Sellwood

Multnomah

Felida

Salmon Creek

Barberton

Lake Shore

Hazel Dell North

Walnut Grove

Five Corners

Minnehaha

Cascade Park West

Cascade Park East

Government Island

Washougal

Interlachen

Fairview

Wood Village

Rockwood

Centennial

Powellhurst-Gilbert

Woodstock

Lents

Orchards

Livingston

Ireland

Fern Prairie

Camas

Interlachen

Fairview

Wood Village

Rockwood

Centennial

Powellhurst-Gilbert

Woodstock

Lents

Sellwood

Multnomah

Southwest Portland

Hillsdale

Raleigh Hills

Garden

Multnomah

Washougal

Interlachen

Fairview

Wood Village

Rockwood

Centennial

Powellhurst-Gilbert

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Lents

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DEMOGRAPHICS - VANCOUVER, WASHINGTON

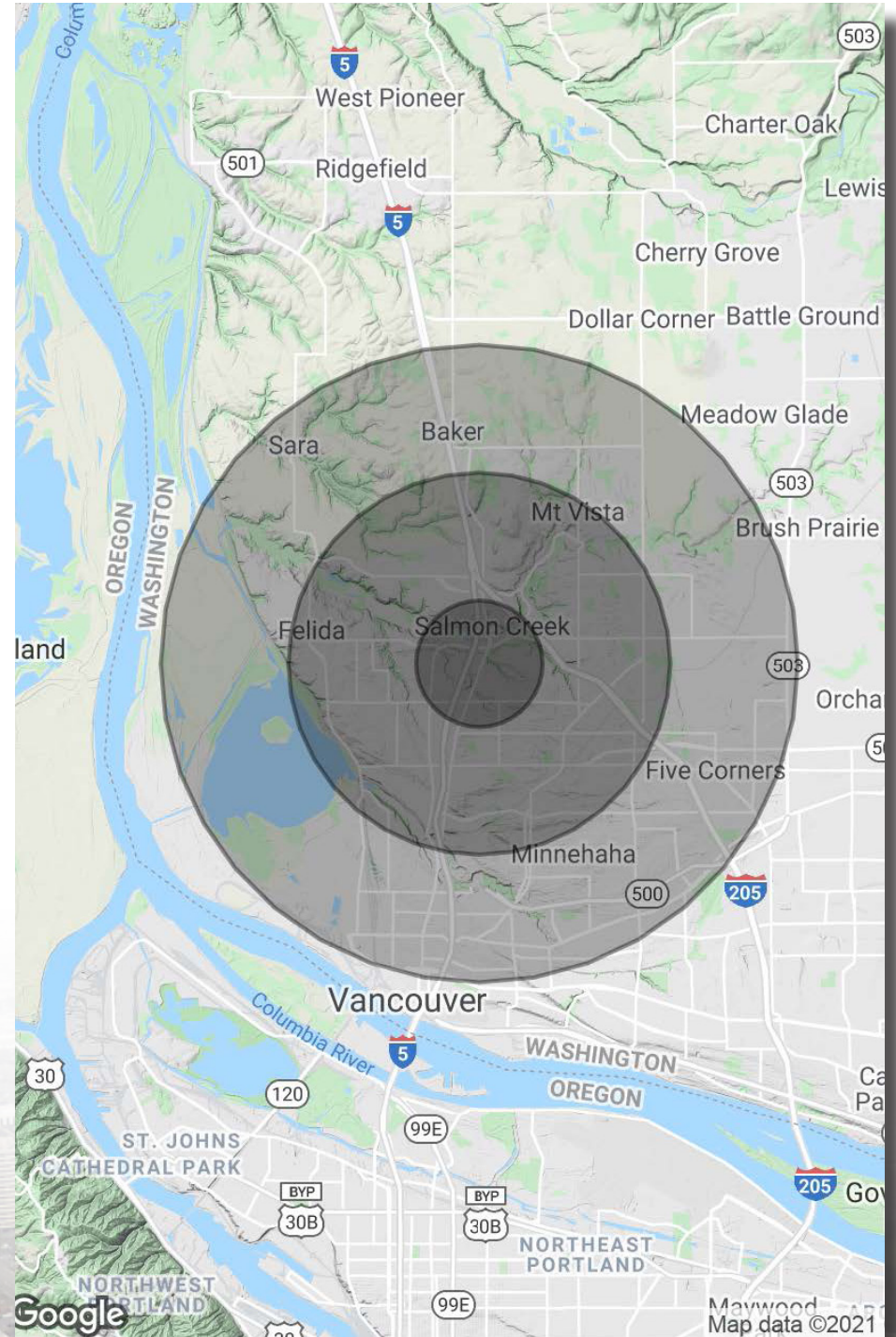
POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	11,722	77,412	174,239
AVERAGE AGE	36.3	37.0	36.6
AVERAGE (MALE)	34.7	35.5	35.4
AVERAGE (FEMALE)	37.8	38.6	37.7

HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS	4,468	30,204	68,434
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$70,931	\$73,191	\$69,965
AVERAGE HOUSE VALUE	\$281,853	\$281,398	\$281,625

ECONOMY OF VANCOUVER, WASHINGTON

The economy of Vancouver, WA employs 81.3k people. The largest industries in Vancouver, WA are Health Care & Social Assistance (11,274 people), Manufacturing (9,410 people), and Retail Trade (9,360 people), and the highest paying industries are Utilities (\$73,523), Mining, Quarrying, & Oil & Gas Extraction (\$62,031), and Professional, Scientific, & Technical Services (\$54,529).

Median household income in Vancouver, WA is \$55,593. Males in Vancouver, WA have an average income that is 1.36 times higher than the average income of females, which is \$53,882. The income inequality in Vancouver, WA (measured using the Gini index) is 0.467, which is lower than than the national average.



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PRESENTED BY

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