

RETAIL FOR LEASE

MOUNTAIN VIEW VILLAGE

14415 SE Mill Plain Blvd, Vancouver, WA 98684



AVAILABLE SF:	1,705 - 5,880 SF
LEASE RATE:	\$12.00 - 15.00 SF/Yr (NNN)
LOT SIZE:	3.46 Acres
BUILDING SIZE:	36,005 SF
ZONING:	CC
2017 NNN:	\$5.66 SF/Yr

PROPERTY OVERVIEW

Mt. View Village presents a Tenant the opportunity to be part of an established retail center in a heavily trafficked area of East Vancouver at a very desirable lease rate. The center consists of 17 suites leased to a diverse mix of retail, office and restaurant tenants including Edward Jones, Jorge's Margarita Factory, Fast Signs, Out-of Bounds Bar & Grill and Rib City Grill.

Mt. View Village is well-located and visible from SE Mill Plain Blvd and has excellent accessibility to Interstate 205 and Interstate 14 nearby.

PROPERTY FEATURES

- 145 parking spaces (4:1,000 SF)
- Co-tenants include: FastSigns, Rib City Grill, Jorge's Margarita Factory, 76 Fuel Station
- Over 32,000 Daytime Employees within 3 miles
- Generous TI's Available

KW COMMERCIAL
915 Broadway,
Suite 100
Vancouver, WA 98660

TREVOR SOSKY
Managing Broker
360.798.1413
trevor@kwcommercial.com
WA #25176

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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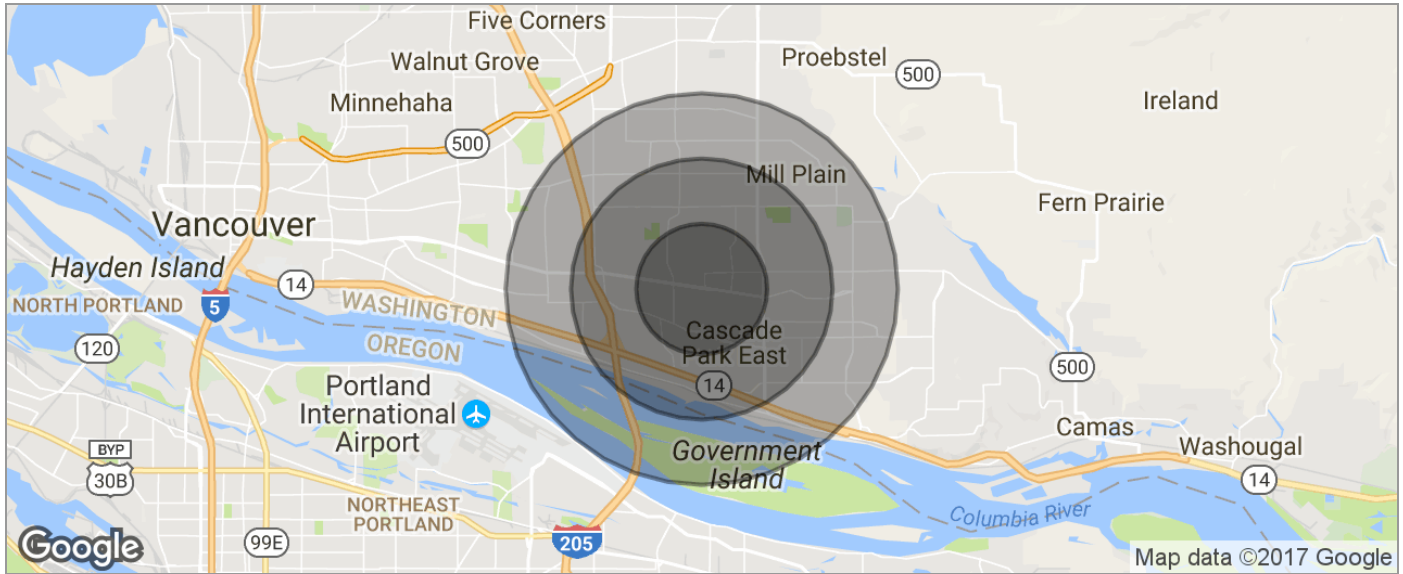
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	17,752	57,255	101,663
MEDIAN AGE	36.2	40.1	38.7
MEDIAN AGE (MALE)	34.7	38.1	37.4
MEDIAN AGE (FEMALE)	37.6	41.4	39.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,193	22,464	39,259
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$60,217	\$65,704	\$67,627
AVERAGE HOUSE VALUE	\$243,688	\$274,688	\$270,495
RACE	1 MILE	2 MILES	3 MILES
% WHITE	83.3%	83.7%	83.7%
% BLACK	2.4%	2.4%	2.6%
% ASIAN	5.4%	5.7%	6.2%
% HAWAIIAN	0.4%	0.7%	0.7%
% INDIAN	0.9%	0.9%	0.7%
% OTHER	2.8%	2.0%	1.7%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	8.9%	7.7%	7.0%

* Demographic data derived from 2010 US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite C100	Strip Center	\$15.00 SF/YR	NNN	2,040 SF	VACANT
Suite C200	Strip Center	\$15.00 SF/YR	NNN	2,720 SF	VACANT
Suite B104	Strip Center	\$12.00 SF/YR	NNN	5,880 SF	VACANT
Suite B113	Strip Center	\$12.00 SF/YR	NNN	1,705 SF	VACANT
Suite B105	Strip Center	\$12.00 SF/YR	NNN	1,924 SF	VACANT

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