

NOW LEASING > NEW SHOPPING CENTER

# SKYVIEW STATION

SALMON CREEK | VANCOUVER, WA



NOW  
OPEN!



## LOCATION

Salmon Creek: NE 10th Ave & NE 139th St

## AVAILABLE SPACE

New restaurant/retail shop space & pads

## PRICING

Please call for details

## HIGHLIGHTS

- New anchor, restaurant and retail shop space opportunities.
- Located off the new 139th Street freeway interchange at the merge of I-5 and I-205.
- Across from Fred Meyer in a high traffic retail area with surrounding residential.

## TRAFFIC COUNTS

NE 139th Street – 17,980 ADT ('26)

I-5 @ I-205 – 95,689 ADT ('26)

ANCHORED BY



NEARBY



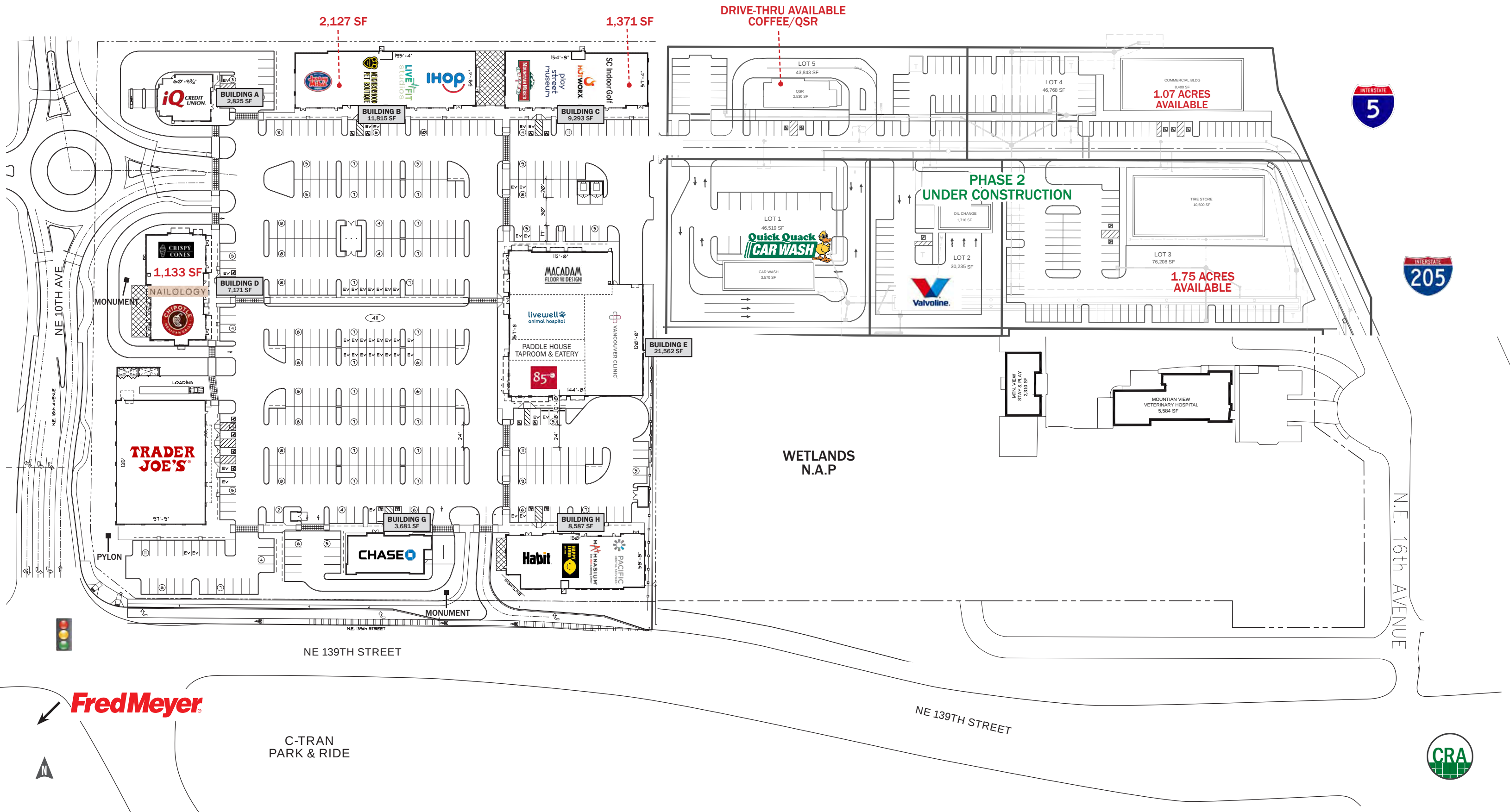
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SITE PLAN

SKYVIEW STATION  
NE 10TH AVE & NE 139TH ST  
SALMON CREEK | VANCOUVER, WA



RENDERINGS

SKYVIEW STATION  
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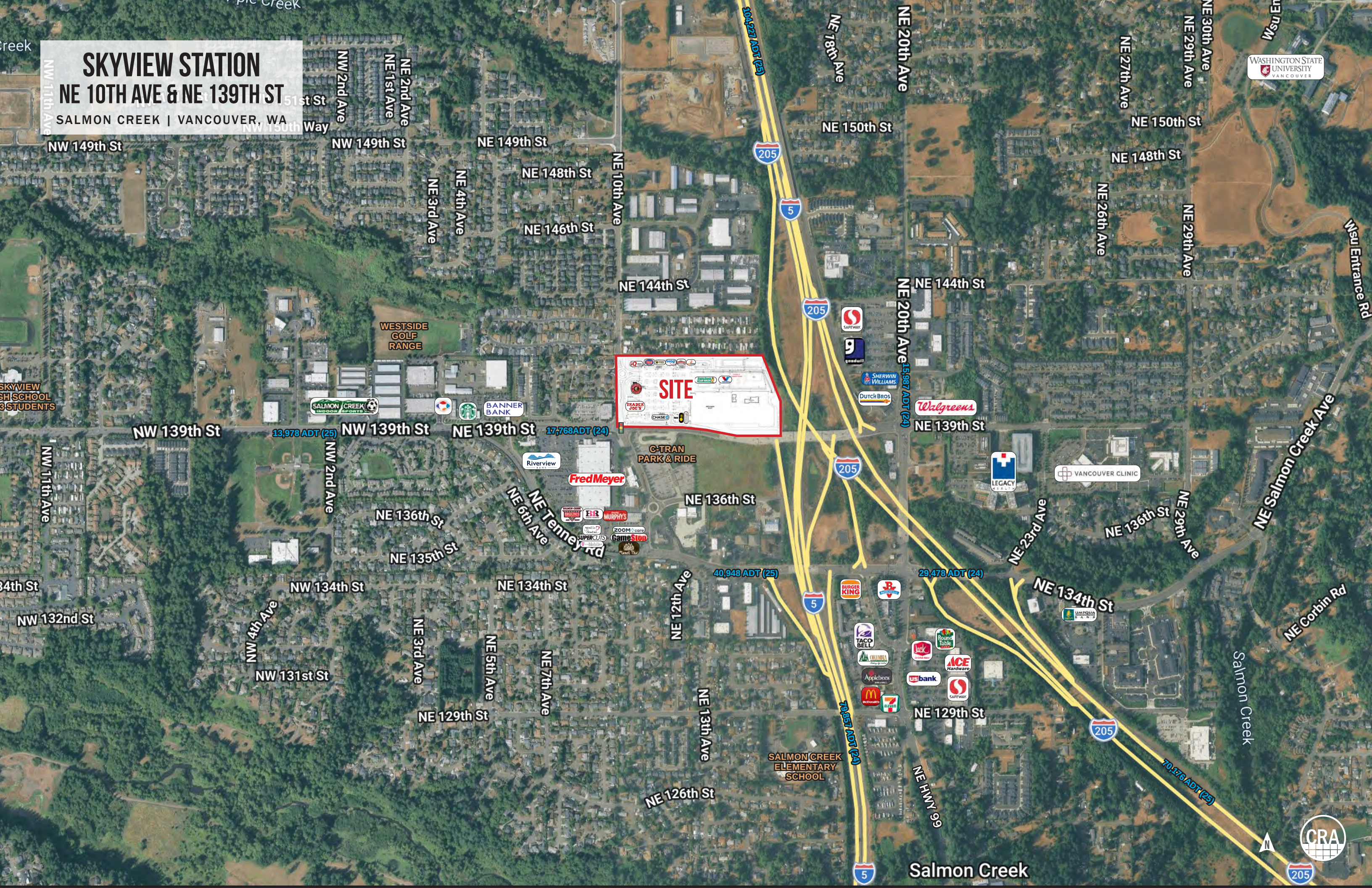
**SKYVIEW STATION**  
**NE 10TH AVE & NE 139TH ST**  
SALMON CREEK | VANCOUVER, WA



**SALMON CREEK | VANCOUVER, WA**



WASHINGTON STATE  
UNIVERSITY  
VANCOUVER



PHOTOS

SKYVIEW STATION  
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# SKYVIEW STATION

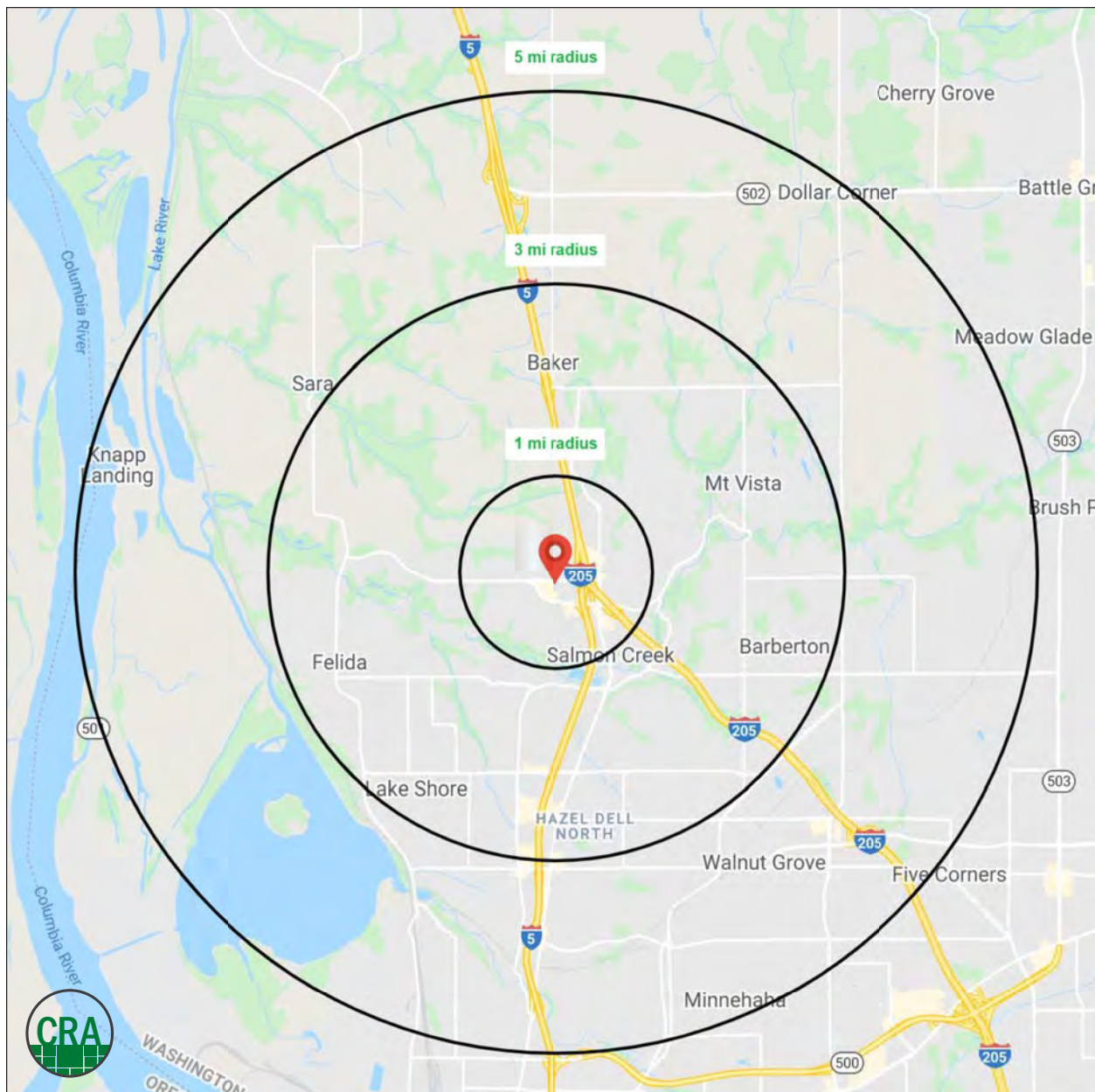
## NE 10TH AVE & NE 139TH ST

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### DEMOGRAPHIC SUMMARY

| Source: Regis - SitesUSA (2026) | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2026       | 11,807    | 73,643    | 128,970   |
| Average HH Income               | \$140,821 | \$152,678 | \$148,614 |
| Median HH Income                | \$111,175 | \$117,117 | \$114,289 |
| Median Home Value               | \$578,815 | \$602,818 | \$583,264 |
| Daytime Demographics 16+        | 11,064    | 41,084    | 74,059    |
| Some College or Higher          | 75.9%     | 73.0%     | 71.8%     |

**\$140,821**  
Average Household Income  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.7225/-122.6601

| Skyview Station<br>Vancouver, WA 98685                | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2026 Estimated Population                             | 11,807         | 73,643         | 128,970        |
| 2031 Projected Population                             | 12,431         | 74,851         | 132,393        |
| 2020 Census Population                                | 12,060         | 70,779         | 122,593        |
| 2010 Census Population                                | 10,987         | 59,634         | 103,096        |
| Projected Annual Growth 2026 to 2031                  | 1.1%           | 0.3%           | 0.5%           |
| Historical Annual Growth 2010 to 2026                 | 0.5%           | 1.5%           | 1.6%           |
| 2026 Median Age                                       | 42.7           | 41.9           | 40.8           |
| <b>Households</b>                                     |                |                |                |
| 2026 Estimated Households                             | 5,025          | 28,982         | 50,483         |
| 2031 Projected Households                             | 5,360          | 29,585         | 52,030         |
| 2020 Census Households                                | 4,633          | 26,478         | 45,972         |
| 2010 Census Households                                | 4,184          | 22,181         | 38,648         |
| Projected Annual Growth 2026 to 2031                  | 1.3%           | 0.4%           | 0.6%           |
| Historical Annual Growth 2010 to 2026                 | 1.3%           | 1.9%           | 1.9%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2026 Estimated White                                  | 79.3%          | 78.1%          | 77.4%          |
| 2026 Estimated Black or African American              | 2.4%           | 2.5%           | 2.7%           |
| 2026 Estimated Asian or Pacific Islander              | 7.1%           | 6.6%           | 6.5%           |
| 2026 Estimated American Indian or Native Alaskan      | 0.6%           | 0.7%           | 0.7%           |
| 2026 Estimated Other Races                            | 10.7%          | 12.2%          | 12.6%          |
| 2026 Estimated Hispanic                               | 9.3%           | 10.8%          | 11.4%          |
| <b>Income</b>                                         |                |                |                |
| 2026 Estimated Average Household Income               | \$140,821      | \$152,678      | \$148,614      |
| 2026 Estimated Median Household Income                | \$111,175      | \$117,117      | \$114,289      |
| 2026 Estimated Per Capita Income                      | \$60,302       | \$60,184       | \$58,271       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2026 Estimated Elementary (Grade Level 0 to 8)        | 1.2%           | 2.1%           | 2.0%           |
| 2026 Estimated Some High School (Grade Level 9 to 11) | 2.0%           | 3.3%           | 4.1%           |
| 2026 Estimated High School Graduate                   | 20.9%          | 21.6%          | 22.1%          |
| 2026 Estimated Some College                           | 24.4%          | 22.3%          | 23.2%          |
| 2026 Estimated Associates Degree Only                 | 15.1%          | 12.3%          | 12.5%          |
| 2026 Estimated Bachelors Degree Only                  | 21.5%          | 23.4%          | 22.2%          |
| 2026 Estimated Graduate Degree                        | 14.9%          | 15.0%          | 13.8%          |
| <b>Business</b>                                       |                |                |                |
| 2026 Estimated Total Businesses                       | 763            | 2,549          | 4,973          |
| 2026 Estimated Total Employees                        | 7,206          | 18,255         | 33,968         |
| 2026 Estimated Employee Population per Business       | 9.4            | 7.2            | 6.8            |
| 2026 Estimated Residential Population per Business    | 15.5           | 28.9           | 25.9           |

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*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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