

13411 SE MILL PLAIN BLVD.  
VANCOUVER, WA 98684

# FOR LEASE



MAJ COMMERCIAL  
REAL ESTATE



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📍 300 W. 15th St. #201 Vancouver, WA 98660

# COLUMBIA SQUARE

13411 SE Mill Plain Blvd. Ste. B1/B2

Columbia Square is one of east Vancouver's most established and consistently performing retail destinations, prominently positioned at the signalized intersection of SE Mill Plain Blvd. and SE 136<sup>th</sup> Ave. in the heart of the Cascade Park trade area. Anchored by Chuck's Produce and shadow-anchored by McDonald's, Walgreens, and Dollar Tree, the center delivers a grocery-driven, daily-needs tenant mix that generates dependable, high-frequency traffic seven days a week.

The center benefits from exceptional visibility and access along one of Clark County's highest-traffic corridors, with approximately 67,000+/- VPD moving through the Mill Plain/136<sup>th</sup> intersection, abundant surface parking, and immediate connectivity to I-205, Columbia Tech Center, and the Fisher's Landing employment base. The corridor is in the midst of a visible development cycle led by national QSR, healthcare, and luxury automotive brands.



## DEMOGRAPHICS - CoStar 2025

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	18,565	119,501	239,268
Households	7,689	46,492	90,892
Avg. HH Income	\$100,307	\$108,965	\$109,095
Daytime Employees	9,580	34,392	101,776



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# OPPORTUNITY OVERVIEW

- 3,000 +/- SqFt
- \$38.50/SqFt + est. \$7.80/SqFt NNNs ('26)
- Full bakery build out with sit-down seating
- **First time available in over 40 years**

The suite benefits from prominent fascia signage with direct exposure to 46,400+/- VPD along SE Mill Plain Blvd. Positioned at a signalized intersection, the signage commands extended dwell-time visibility from stopped AM/PM traffic.

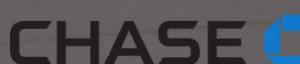
# LOCATION HIGHLIGHTS

- High HH incomes within 3-miles (\$109,000/yr)
- Brand-new QSR developments in immediate area:
  - In-N-Out, Panda Express, Raising Cane's, etc.
- 346+/- apartments delivered within 1-mile since 2024
  - 200+/- additional units slated for delivery in 2027

# TRAFFIC COUNTS ('24)

- SE Mill Plain Blvd. | 46,400+/- VPD
- SE 136th Ave. | 21,100+/- VPD
- Signalized Intersection | 67,500 VPD

# AREA RETAILERS



Walgreens



Baxter AUTO PARTS



Round Table

AFFORDABLE DENTURES & IMPLANTS

Kazoodles TOYS kid-powered fun

SZECHUAN BROTHERS

SUSHI HANA

ARTISAN Martial Arts

BIG TOWN HERO

CHEF THAI CUISINE

360 SMOKE

VALKYRIE TATTOO & PIERCINGS

LAVISH NAILS

CHICO'S BARBERSHOP

BATCAVE GAMES

MILL PLAIN SHIPPING CENTER

AROMA FOOT MASSAGE

PAN & GRILL KOREAN FUSION

DISCOVER BALANCE

SEIZE THE BAGEL

PHO



KeyBank

SUPERCUTS

bubbly paus

POPCORN COVE

3,000 SF AVAILABLE



DRIVE-THRU



DRIVE-THRU

CHUCK'S PRODUCE PYLON



SE MILL PLAIN BLVD

SE MILL PLAIN BLVD

PYLON

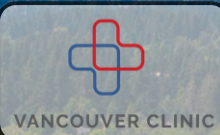
PYLON

PYLON

SE 136TH AVE

ONE TWENTY UP

CLICK HERE!



The MAV

CLICK HERE!

JENS POINTE APARTMENTS

CLICK HERE!




SE Mill Plain Blvd.  
46,400+/- VPD




NE 136th Ave.  
21,100+/- VPD





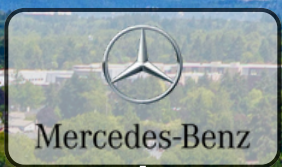
 SE Mill Plain Blvd.  
46,400+/- VPD



 NE 136<sup>th</sup> Ave.  
21,100+/- VPD

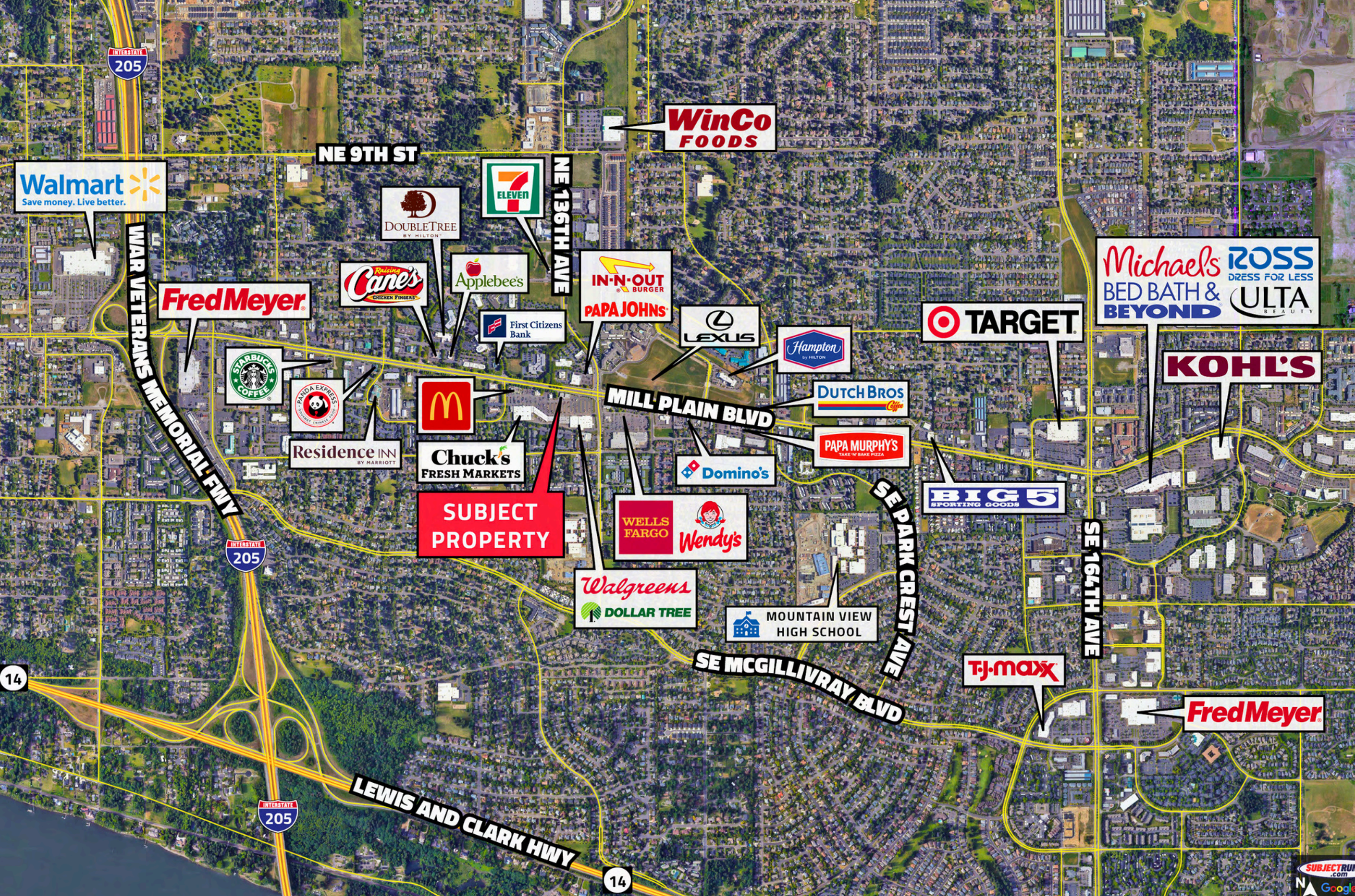


Mountain View High School



Signalized Intersection  
67,500+/- VPD





**Walmart**  
Save money. Live better.

**WinCo**  
**FOODS**

**NE 9TH ST**

**NE 136TH AVE**

**Fred Meyer**

**DOUBLE TREE**  
BY HILTON

**7**  
**ELEVEN**

**Raising Cane's**  
CHICKEN FINGERS

**Applebee's**

**IN-N-OUT**  
BURGER  
**PAPA JOHN'S**

**First Citizens**  
Bank

**LEXUS**

**Hampton**  
BY HILTON

**TARGET**

**Michael's** **ROSS**  
BED BATH & **DRESS FOR LESS**  
**BEYOND** **ULTA**  
BEAUTY

**KOHL'S**

**WAR VETERANS MEMORIAL FWY**

**STARBUCKS**  
COFFEE

**PANDA EXPRESS**

**Residence INN**  
BY HARRIOTT

**McDonald's**

**Chuck's**  
FRESH MARKETS

**SUBJECT**  
**PROPERTY**

**MILL PLAIN BLVD**

**DUTCH BROS**  
Coffee

**PAPA MURPHY'S**  
TAKE 'N BAKE PIZZA

**Domino's**

**WELLS FARGO**  
**Wendy's**

**BIG 5**  
SPORTING GOODS

**Walgreens**  
**DOLLAR TREE**

**MOUNTAIN VIEW**  
HIGH SCHOOL

**SE PARK CREST AVE**

**SE 164TH AVE**

**T.J. maxx**

**Fred Meyer**

**LEWIS AND CLARK HWY**

**14**

**INTERSTATE**  
**205**

**INTERSTATE**  
**205**