

# Grand Central

SR-14 and Grand Boulevard  
Vancouver, Washington

Regionally located near the confluence of I-5 and SR-14, Grand Central is a 196,000 sq.ft. community shopping centered anchored by a 139,000 sq.ft. full-service

## *Fred Meyer*

Eight free-standing brick and glass buildings feature a carefully curated collection of successful, local retailers and restaurants – many of which are one of a kind. Grand Central is a destination location for everyday needs, clothing, dining and personal services.

Substantial new residential and office developments are under construction bringing thousands of new residents and office employees to the primary trade area.

Visibility is high along SR-14 with easy access via Columbia House Boulevard and Grand Boulevard.

Retail Space For Lease  
2,500 sq. ft.



Coming  
Soon



Mert Meeker  
811 NW 19<sup>th</sup> Ave., Ste. 201  
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SR 500

Fourth Plain Blvd.

Vancouver

Mill Plain Blvd.

Vancouver National Historic Reserve

Pearson Airfield

Kiewit Pacific  
100+ employees

Grand Blvd.

Columbia House Blvd.

SR 14 - 67,539 ADT

The Waterfront  
32 acre mixed-use  
including 3,300  
residential units,  
commercial space  
and hotel.

Heritage Place  
137 condos

The Hudson  
Building  
45,000 sq. ft.  
mixed-use office  
and retail spaces

Library Square  
Mixed-use project  
featuring 83,000 sq. ft.  
Vancouver Library

Columbia Shores  
Condos

NorthWynd  
200 Condos

McMenamins

Beaches  
Restaurant

Meriwether  
Condos

Columbia Machine  
550 employees

Home Depot  
Quote Center  
45,000 sq. ft.  
200 employees  
(now under  
construction)

Christensen  
Shipyards  
115 employees

Tidewater Cove  
135 condos

Northwest Pipe  
50 employees

Esther Short  
Commons  
160 apartments

I-5 - 134,341 ADT

The Uptown  
167 apartments

Vancouvercenter  
194 apts. and 68 condos

The Waterside  
85 condos

Two-Thousand-One  
5,000 sq. ft.  
office & condos

Grand Central  
**Fred Meyer**

Salpore Bay  
204 condos

Jantzen Beach

Columbia Edgewater  
Golf Course

**MBM**  
PROPERTIES, INC.

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# Leasing Info

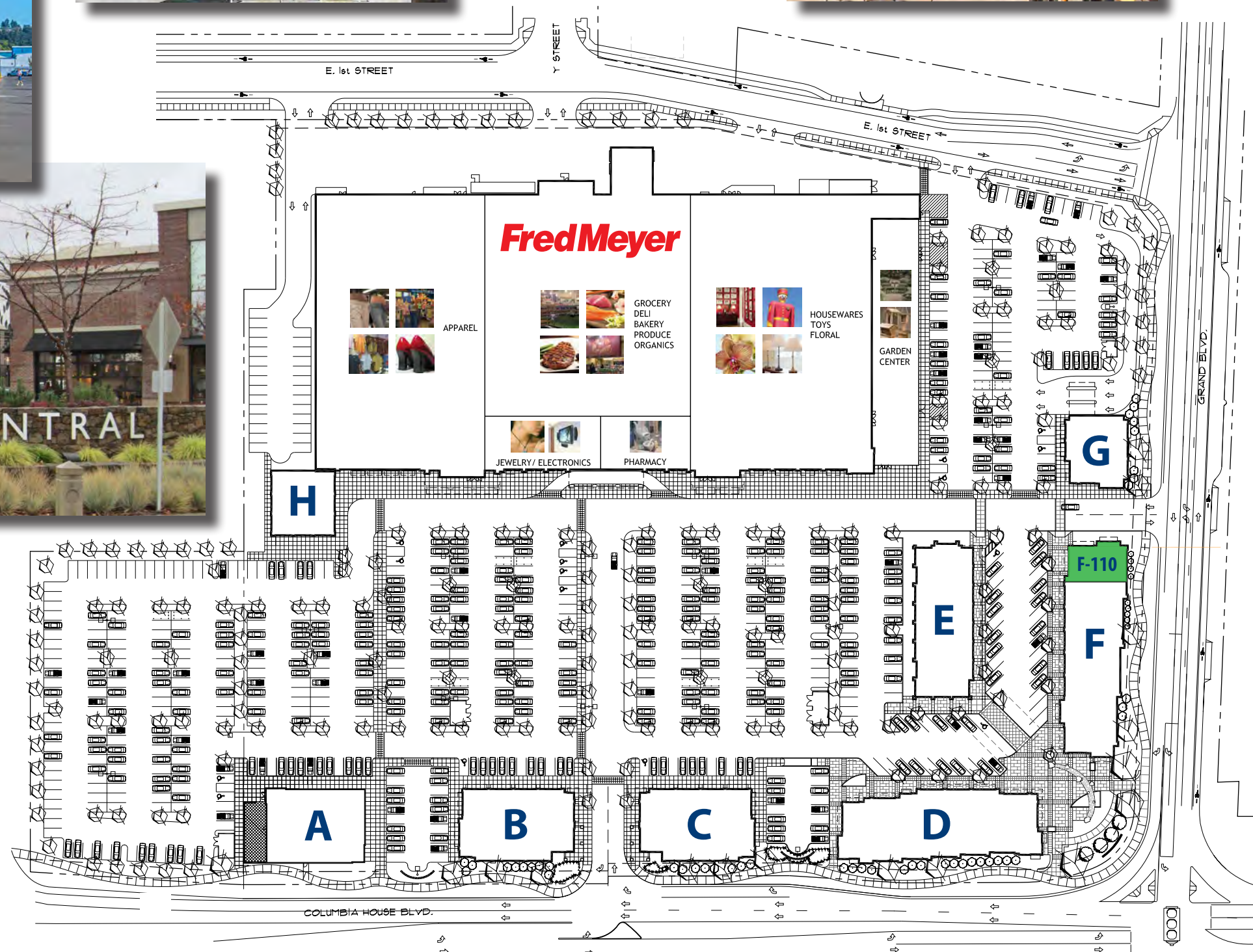
## Building Descriptions:

- Building A: 100% LEASED
- Building B: 100% LEASED
- Building C: 100% LEASED
- Building D: 100% LEASED
- Building E: 100% LEASED
- Building F: F-110 - 2,500 sf**
- Building G: 100% LEASED
- Building H: 100% LEASED

**Parking:**  
Approximately 712 stalls

**Occupancy:**  
Immediate

**For more information,  
please call:**



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Tenant configuration and names are for illustrative purposes only and are subject to change without notice.

# Grand Central

SR 14 & Grand Blvd., Vancouver, WA

## Tenant Plan

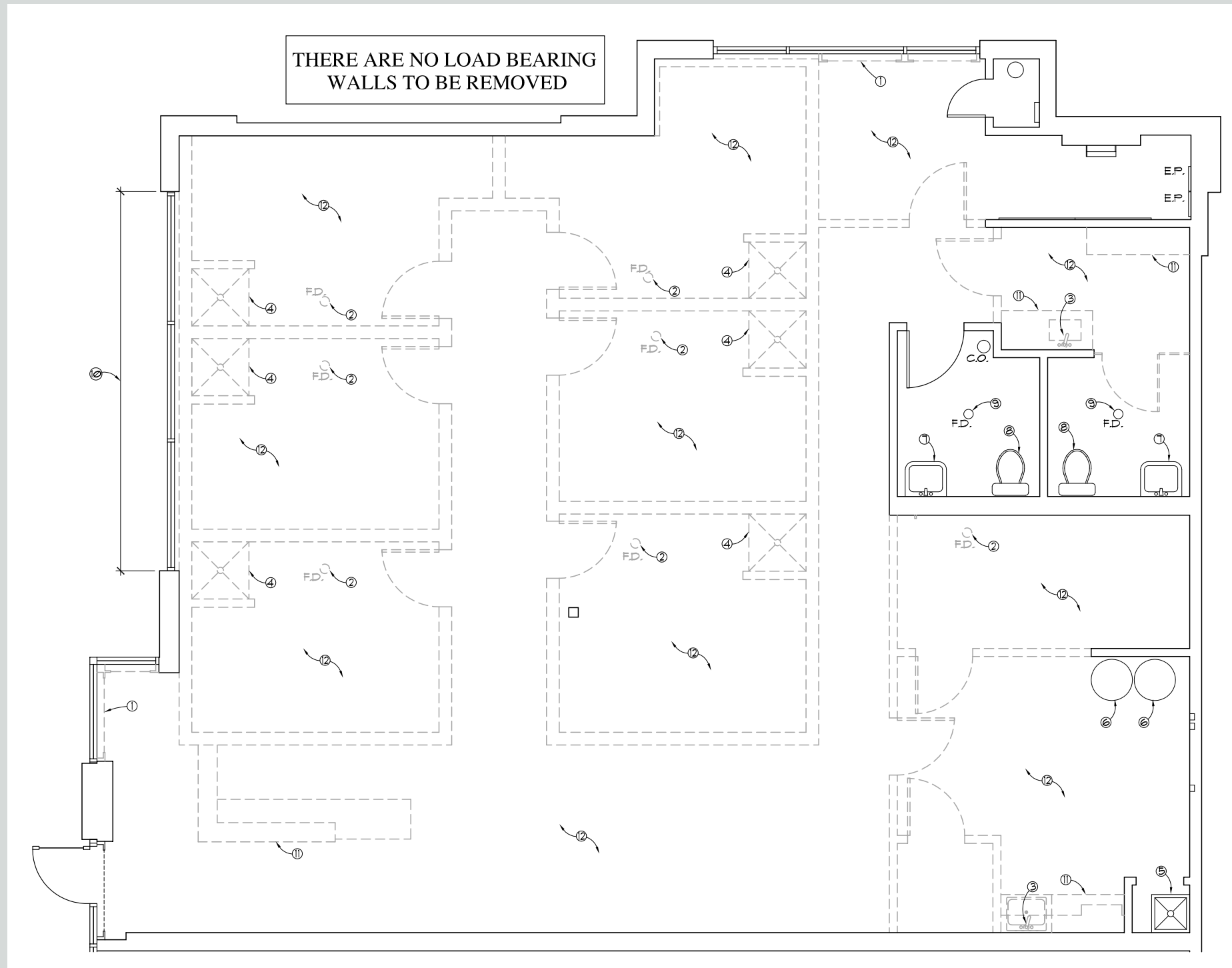


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# Space F-110

**FOR LEASE**  
**F-110**  
**2,500 sq.ft.**  
Retail



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*The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. A prospective tenant should verify all information prior to entering into a lease agreement.*

Vancouver Waterfront



Home Depot Quote Center



The Hudson Building



## Residential Activity

Grand Central is surrounded by established residential neighborhoods and will benefit from new single-family, multi-family and condominium development occurring along the Columbia River waterfront, downtown Vancouver and Hayden Island. Recent projects include: **NorthWynd** (200 condos), **Tidewater Cove** (135 condos), **Salpare Bay** (204 condos) and **The Waterside** (85 condos). New projects include the 32 acre mixed-use **Vancouver Waterfront** project with proposed housing of 3,300 units, commercial/office space, hotel and **The Uptown** - 167 apartments.

## Employment and Daytime Population

Over 105,000 people work in the primary trade area and that number is growing rapidly. **Home Depot's** new 45,000 sq.ft. **QuoteCenter** is home to 200 employees and is Phase I of a planned 300,000 sq.ft. creative office park just east of Grand Central; 45,000 sq.ft. **Hudson Building** (office space) has been completed and the mixed-use **Library Square** will feature commercial space and is home to Vancouver's 83,000 sq.ft. award-winning main library. Major employers near Grand Central include **Columbia Business Center**, with 2.3 million sq.ft. of office and light manufacturing space and more than 1,300 employees, **Columbia Machine** (across Grand Avenue) with 550 employees, and **Kiewit Pacific**, with 100+ employees.

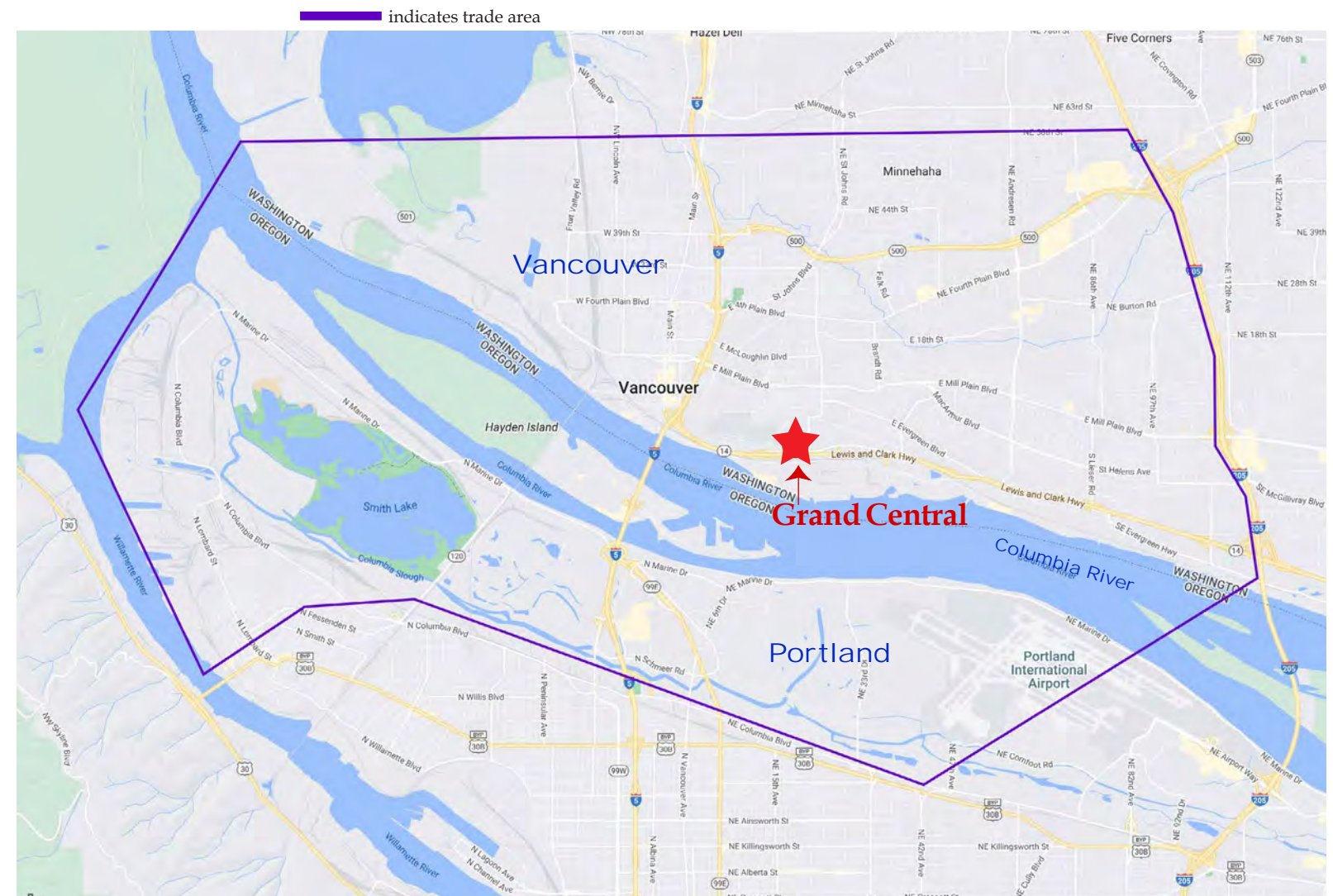
## Trade Area

The primary trade area is bounded by SR-500 to the north, I-205 to the east, NE Columbia Boulevard to the south and Vancouver Lake to the west. The trade area includes Hayden Island/Jantzen Beach on the Oregon side of the I-5 Columbia River bridge.

## Key Demographics

Population (2024) .....	127,845
Average Family Income .....	\$133,426
Number of Businesses .....	7,628
Number of Employees.....	84,553
College Education .....	67.3%

Source: Sites USA, 2024



Grand Central Trade Area

# Demographics