

Retail | For Lease

CBRE

13305-13309 NE | HWY 99, Vancouver, WA 98686

Class A Retail/Service Strip Center in the heart of Salmon Creek



**CALL FOR
LEASE RATE**

Available

Building 1

- + Suite 102 - 1,589 SF
- + Suite 106 - 3,000 SF



Traffic Counts

- + NE 134th, just west of NE 20th
32,590 Average Daily Traffic
- + NE 20th, just south of NE 134th
23,530 Average Daily Traffic



AUSTIN CAIN

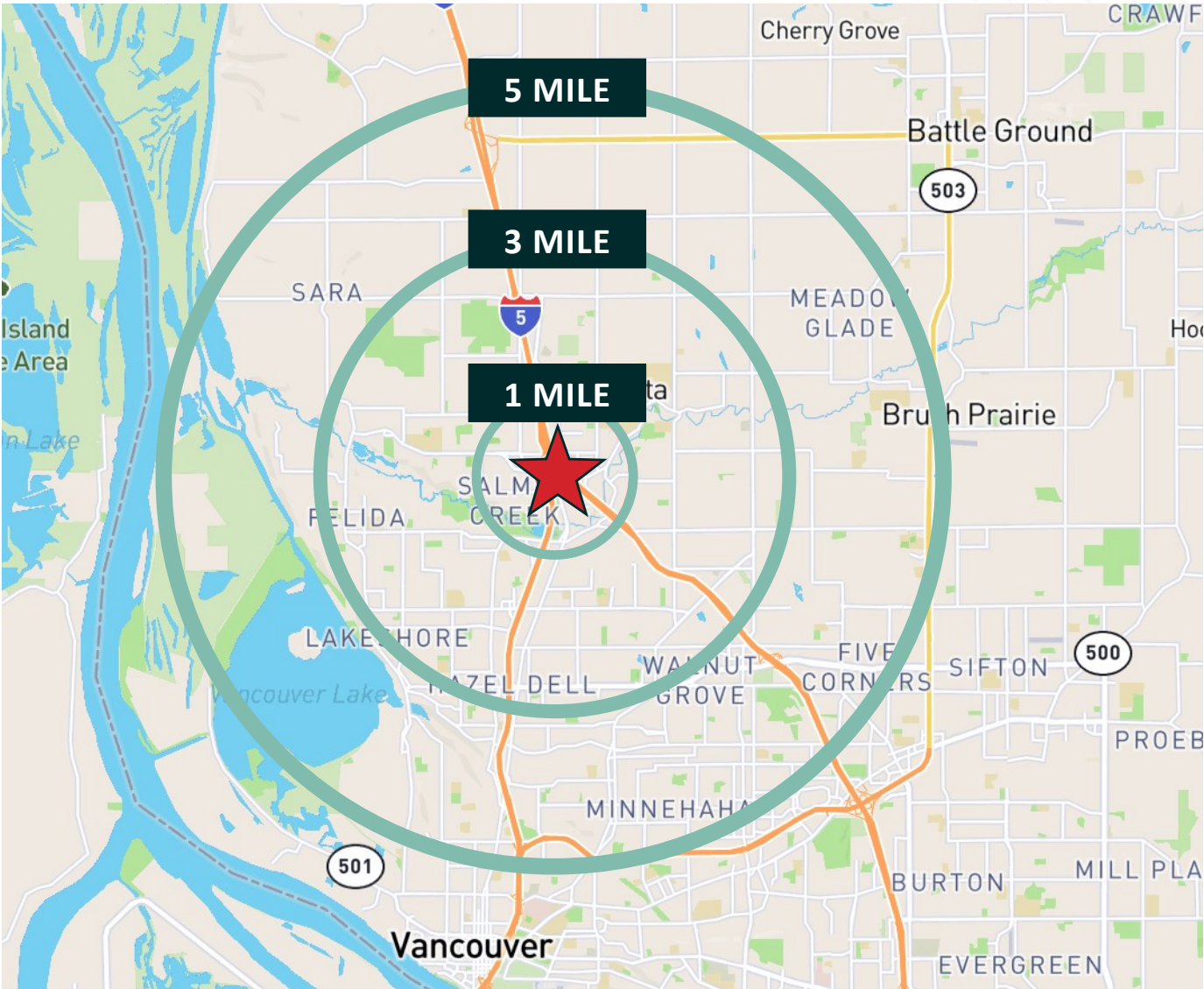
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CBRE, INC | 1300 SW 5TH AVENUE #3500 | PORTLAND, OR 97201



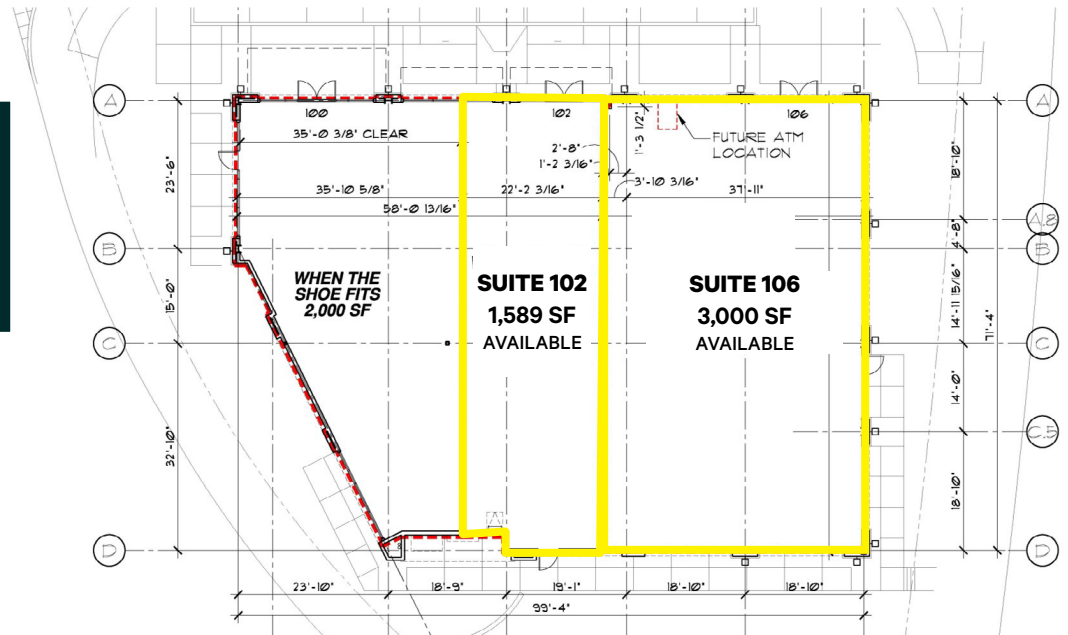
	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	8,652	77,466	152,460
2029 Population - Five Year Projection	8,992	80,527	158,796
2020 Population - Census	8,059	73,934	145,812
2010 Population - Census	7,398	62,377	123,056
2020-2024 Annual Population Growth Rate	1.68%	1.10%	1.05%
2024-2029 Annual Population Growth Rate	0.77%	0.78%	0.82%
HOUSEHOLDS			
2024 Households - Current Year Estimate	3,602	29,686	57,665
2029 Households - Five Year Projection	3,777	31,062	60,385
2010 Households - Census	3,011	23,466	46,411
2020 Households - Census	3,291	28,067	54,848
2020-2024 Compound Annual Household Growth Rate	2.15%	1.33%	1.19%
2024-2029 Annual Household Growth Rate	0.95%	0.91%	0.93%
2024 Average Household Size	2.35	2.60	2.63
HOUSEHOLD INCOME			
2024 Average Household Income	\$134,286	\$135,264	\$128,775
2029 Average Household Income	\$158,280	\$158,391	\$151,584
2024 Median Household Income	\$103,657	\$103,688	\$100,056
2029 Median Household Income	\$113,706	\$117,553	\$112,899
2024 Per Capita Income	\$55,009	\$51,738	\$48,750
2029 Per Capita Income	\$65,334	\$60,968	\$57,691

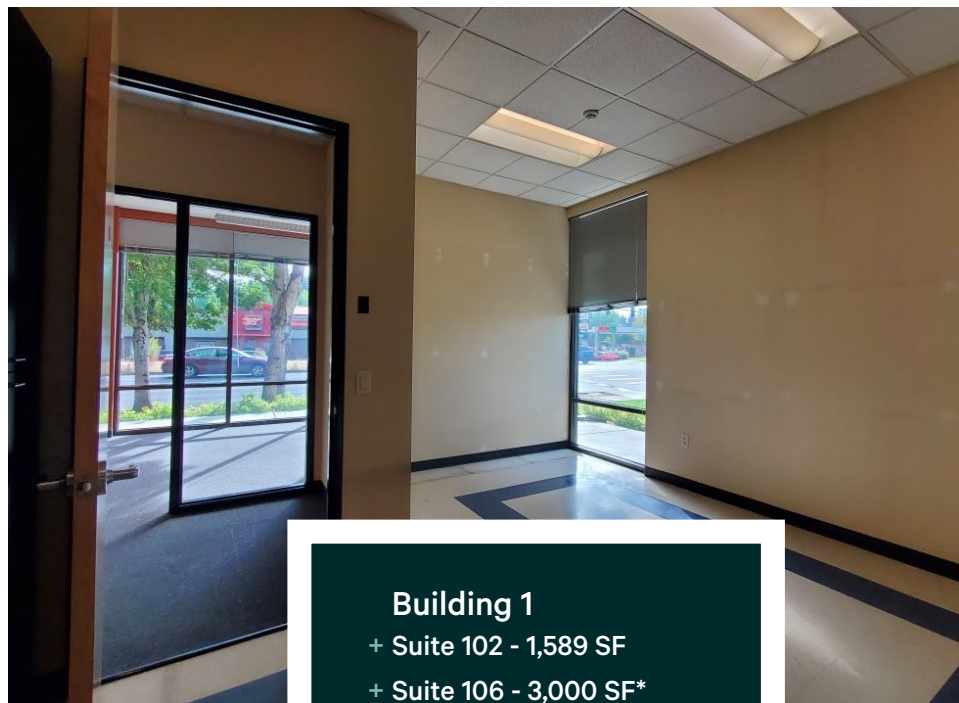


Site Plan

Building 1

- + Suite 102 - 1,589 SF
- + Suite 106 - 3,000 SF





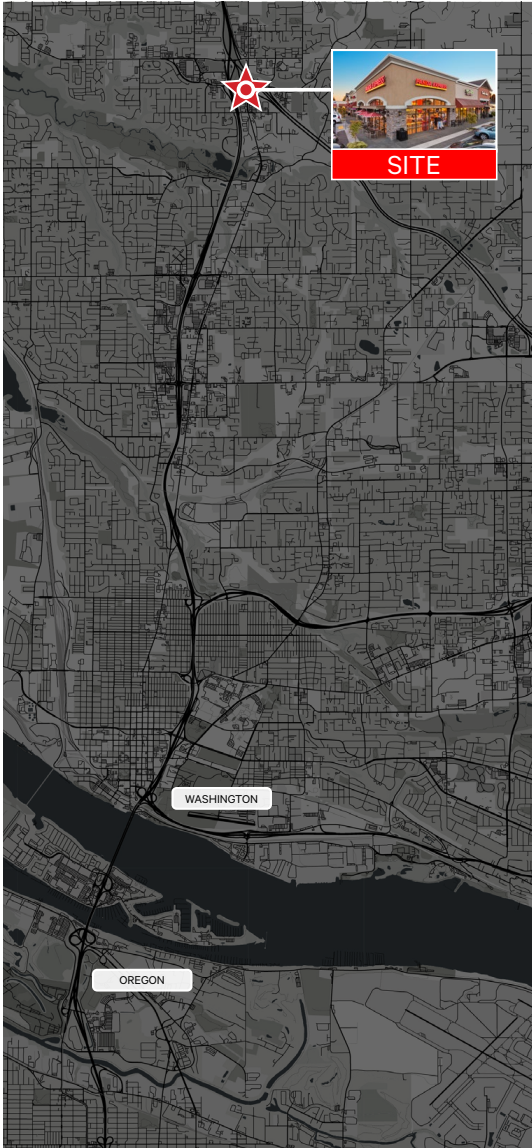
Building 1

+ Suite 102 - 1,589 SF

+ Suite 106 - 3,000 SF*

*Photos are exclusively Suite 106

Amenity Map



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Contact Us



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