

FOR LEASE

LOWE'S ANCHORED RETAIL/ AUTO/ COMMERCIAL

11415 NE 76th Street | Vancouver, WA 98662



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- 6,550 RSF
- 14' ceilings
- 700 amps of 240V 3-phase power available
- Building Signage and monument signage available directly on 117th Ave
- 3 grade level doors
- Building fully renovated in 2022 with new restroom and LED lighting
- Ample parking with 16 shared parking stalls and a dedicated newly-paved lot at the entrance to the building
- \$22.50/SF NNN (monthly rental includes property taxes, fire insurance and common area maintenance charges)



FOR MORE INFORMATION:

Adam Roselli, CCIM, SIOR

360.597.0568 | aroselli@fg-cre.com

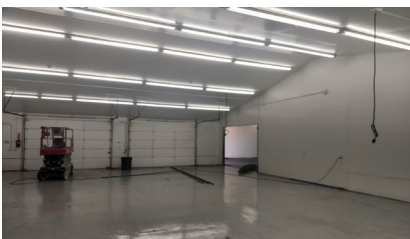
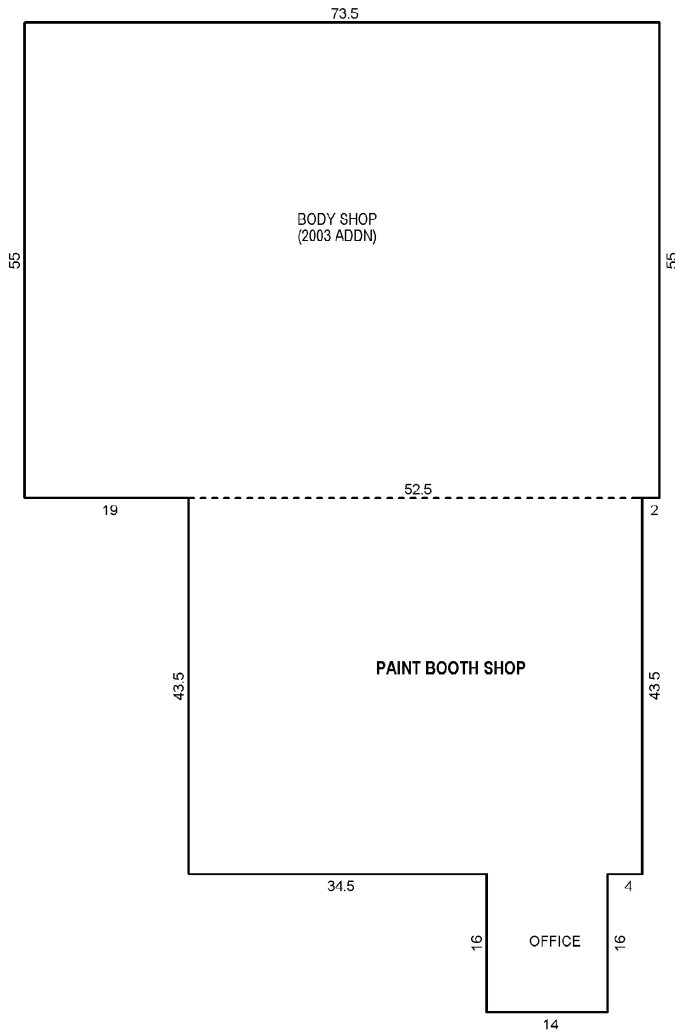
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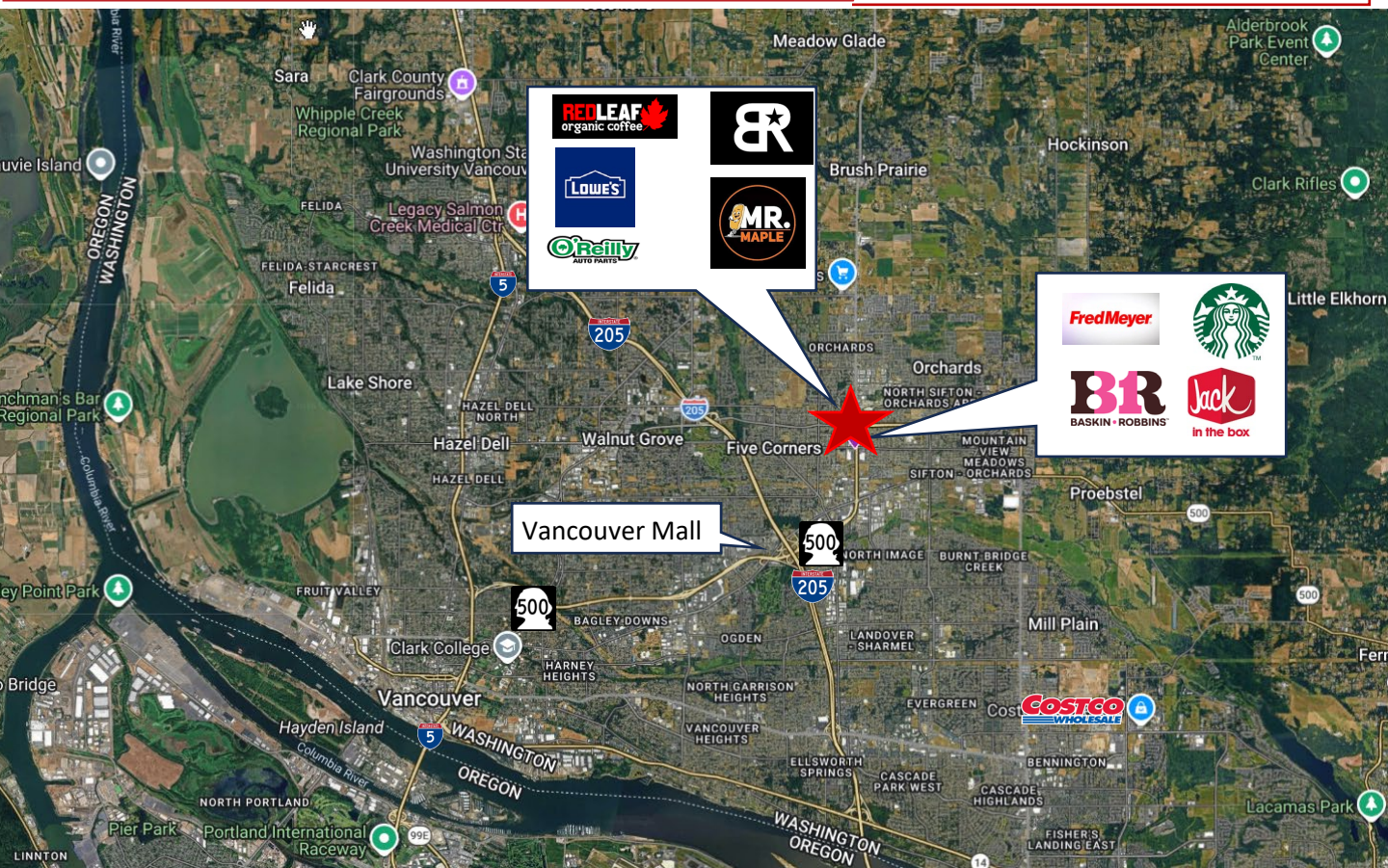
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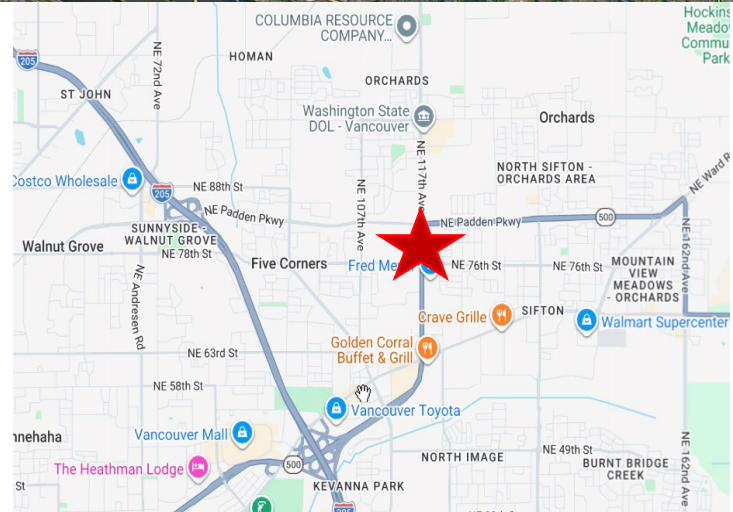
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Radius	1 mile	3 miles	5 miles
Population			
2025 Population	11,671	119,048	253,854
2030 Population Projection	12,014	123,071	262,374
Annual Growth 2020-2025	0.6%	1.0%	1.0%
Annual Growth 2025-2030	0.6%	0.7%	0.7%
Households By Income			
Avg Household Income	\$99,475	\$107,769	\$109,284
Median Household Income	\$84,650	\$92,137	\$90,963
Daytime Employment			
Employees	5,657	30,182	71,975
Businesses	715	3,770	9,996
Traffic			
	Volume	Year	
Northeast 117th Avenue @ NE Rosewood Ave SE	38,275	2025	
NE 117th Ave @ NE Padden Pkwy N	32,843	2025	
NE 117th Ave @ NE 78th Way N	32,279	2025	



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This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.