

Results Driven Retail Solutions™

Barnard Commercial
Real Estate

Fourth Plain Center

3021 NE 72nd Avenue, Vancouver, WA 98661

Fourth Plain Center is centrally located half a mile west of the SR-500 and I-205 interchange, on the south side of SR-500. The property is anchored by Walgreens, has high daily traffic counts and plenty of parking. Vancouver Mall is to the NE and Winco Foods is to the SW. This center offers easy access, plenty of parking and visible signage.



Available:

3,896 SF*

2,613 SF*

1,098 SF*

**Up to 9,000 SF Available*

\$22.00 SF/Year, NNN
Approximately \$4.48 NNN

Drive Thru Pad Available

Craig Barnard | 503.616.2941 | craig@barnardcommercial.com
503.675.0900 | info@barnardcommercial.com | www.barnardcommercial.com
5200 Meadows Road, Suite 150, Lake Oswego, OR 97035

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Fourth Plain Center

SITEPLAN



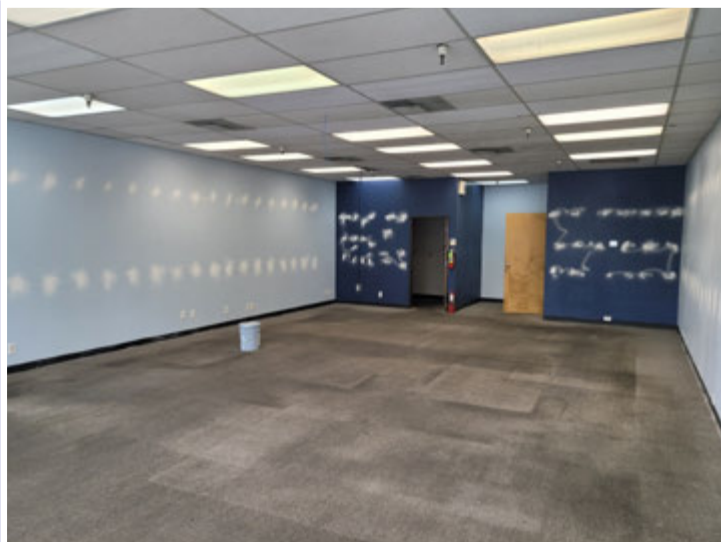
Average Daily Traffic:
Fourth Plain Blvd—.04 miles W of Andresen: **22,824 Cars Per Day**



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TRADE AREA

Demographics

	1 Mile	3 Mile	5 Mile
Population:	17,492	128,066	285,504
Average HH	\$78,024	\$90,483	\$97,035



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