

Results Driven Retail Solutions<sup>SM</sup>

**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:**

**1,098 SF**

**2,550 SF**

**\$28.00 SF/Year, NNN**

**1,734 SF**

***Lease Pending***

**Drive Thru Pad Available**

**Approximately \$4.48 NNN**



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5200 Meadows Road, Suite 150, Lake Oswego, OR 97035

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# Fourth Plain Center

## SITEPLAN



FOURTH PLAIN PORTLAND SHOPPING CENTER, LLC	
EXISTING GLA	117,143
PARKING	444
SPACE/1,000 SF GLA	(3.79)

The number is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by the seller or the buyer. The number of units and square feet are based on the site plan or floor plan submitted. The number of units and square feet are based on the site plan or floor plan submitted. The number of units and square feet are based on the site plan or floor plan submitted.

### Average Daily Traffic:

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



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# Fourth Plain Center



**TRADE AREA**

**Demographics**

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



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