

Union Station

301 NE 192nd Ave, Vancouver, WA 98684



Former restaurant space available at on NE 192nd with great access, signage, visibility and parking. This property is located in a dense retail corridor with **Costco across the street** and Home Depot and Walmart half a block to the south. Union Station is on the border of Vancouver and Camas in a trade area that is rapidly growing. The available space was previously a food use and has **existing infrastructure in place**.



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

Union Station

UNION STATION

Union High School

Northwest Gospel Church - East Vancouver

COSTCO WHOLESALE

7-Eleven

QDOBA

SE 1st St

CHASE

PETSMART

THE HOME DEPOT

POPEYES

Wendy's

Walmart

PANDA EXPRESS

Starbucks

Illahce Elementary School

Shahala Middle School

Basin Park

DEMOGRAPHICS
Population—Average HH Income

Radius	Population	Average HH Income
1 MILE	5,754	\$132,503
3 MILE	81,638	\$117,501
5 MILE	174,373	\$107,220

LOWE'S Home Improvement Warehouse

Dutch Bros

BURGER KING

FIREHOUSE SUBS

FIVE GUYS

SONIC

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INTERIOR



1,390 SF

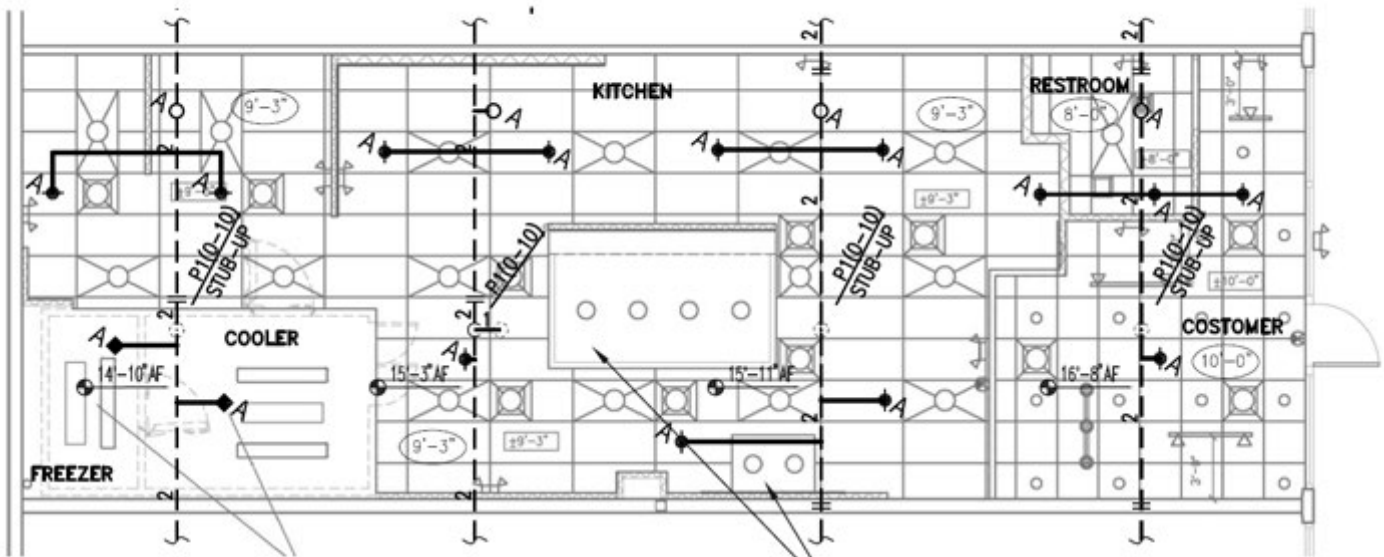
Former Restaurant

\$35.00 SF/Year, NNN

NNN estimate \$11.72 *with grease trap
 NNN estimate of \$9.58 *without grease trap

Existing Infrastructure Includes:

- 11' type II hood
- 4' type I hood
- Grease trap interceptor
- Walk in freezer
- Walk in cooler
- Hand washing sink
- 1 Restroom



PARTIAL FLOOR PLAN

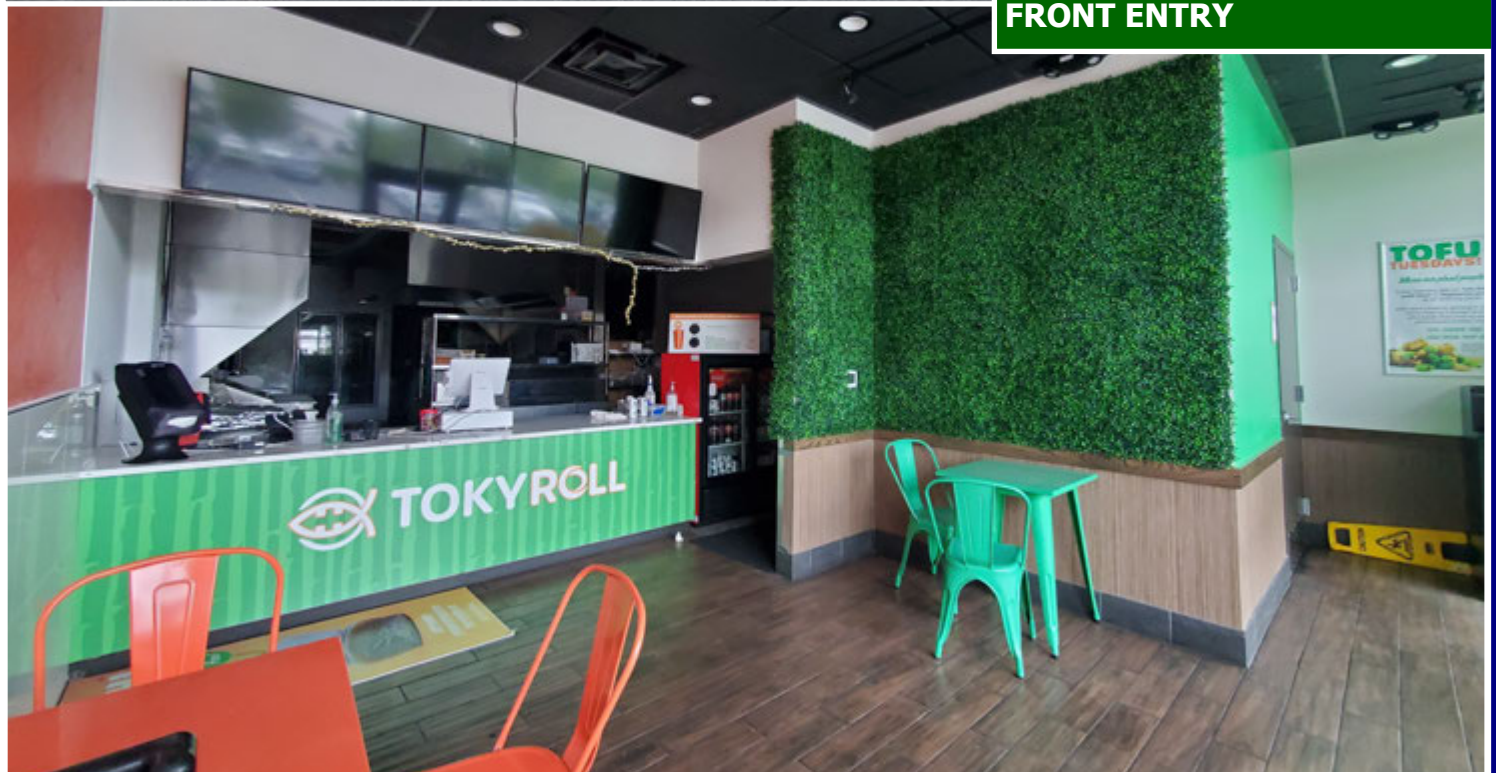
1/8" = 1'-0"



Self-Contained
Fire Protection
N.A.S.



FRONT ENTRY



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AERIAL VIEW



SURROUNDING AREA

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