

VANCOUVER MALL - SHOP SPACE

8700 NE VANCOUVER MALL DR. VANCOUVER, WA



PROPERTY HIGHLIGHTS

- 1,619 SF inline available
- Next door to Sephora
- Super regional mall location
- Located off of SR 500 with freeway visibility
- Strong national co-tenancy
- Regional bus transit center located on site
- Call for Rates

SURROUNDING RETAILERS



SEPHORA



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 POPULATION	16,176	134,880	293,857
2023 AVG. H.H. INCOME	\$97,211	\$104,299	\$111,932
2023 DAYTIME POPULATION	9,734	47,627	99,932

BROCK SWITZER
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MELISSA MARTIN
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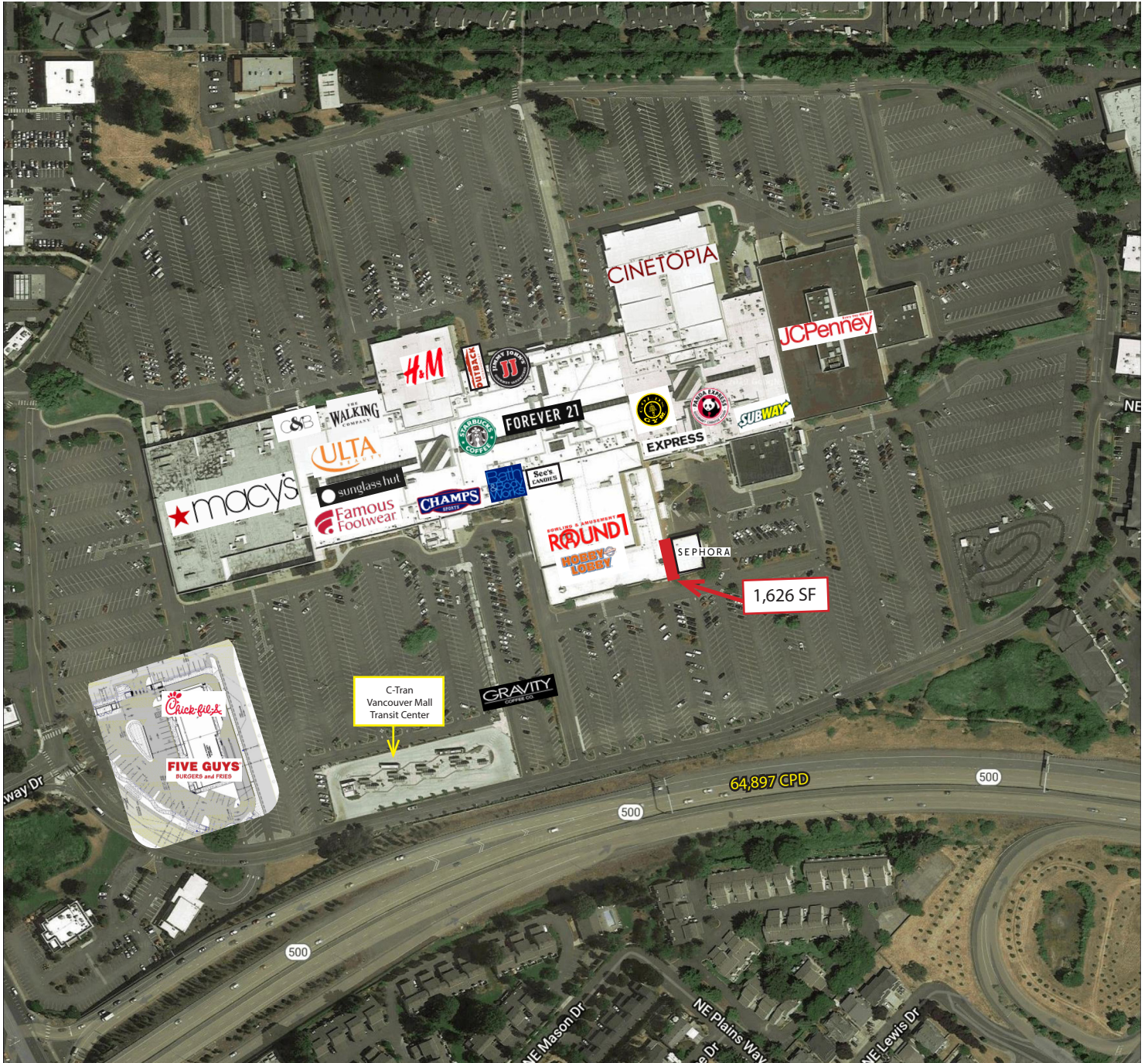
CHAINLINKS
RETAIL ADVISORS

HSM PACIFIC REALTY, INC.
4260 GALEWOOD ST. SUITE B
LAKE OSWEGO, OR 97035

WWW.HSMPACIFIC.COM

FORMER SEARS - VANCOUVER MALL

8700 NE VANCOUVER MALL DR. VANCOUVER, WA



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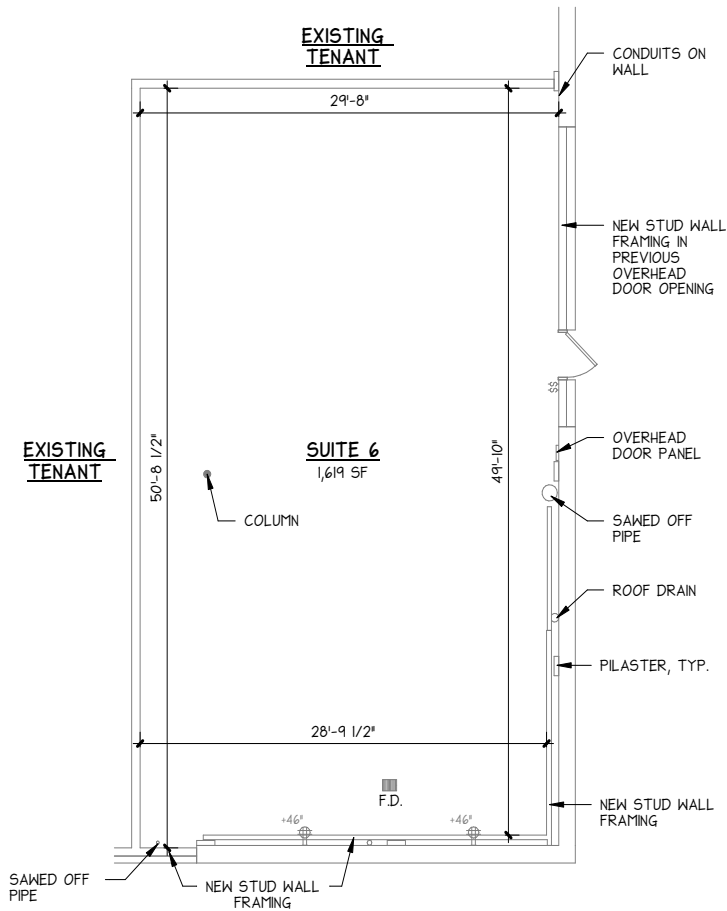
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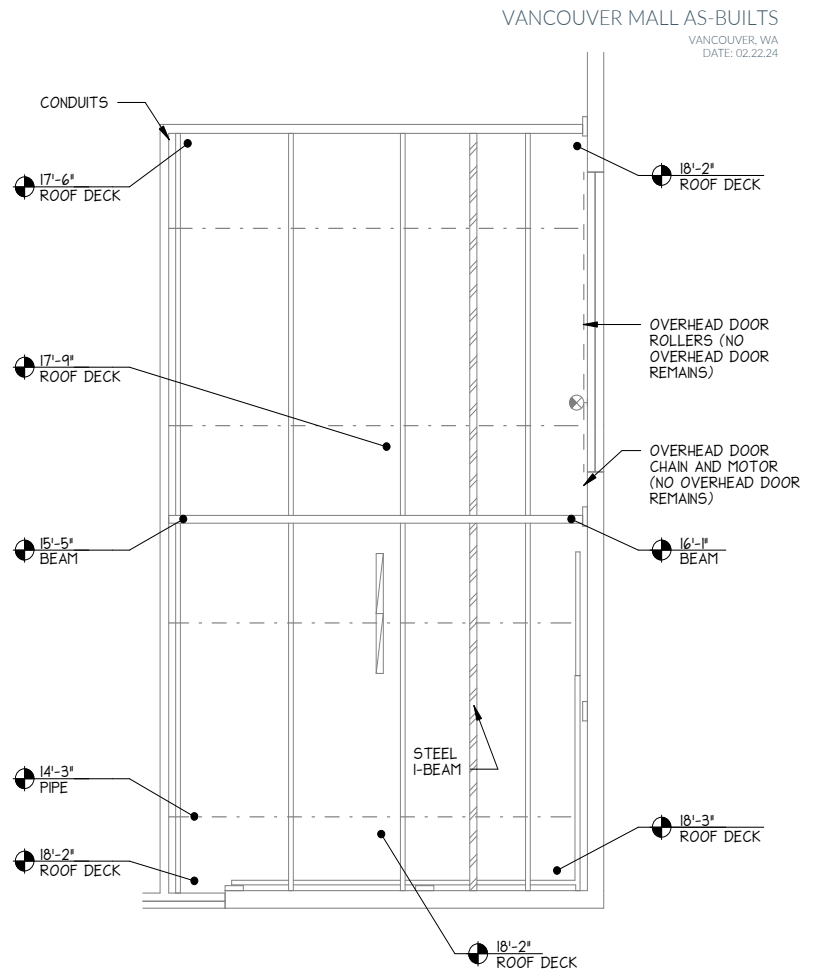
FORMER SEARS - VANCOUVER MALL

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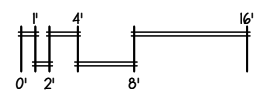
AS-BUILT FLOOR PLAN

1/8" = 1'-0"



AS-BUILT REFLECTED CEILING PLAN

1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

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Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6581/-122.5823

8700 NE Vancouver Mall Dr	1 mi radius	3 mi radius	5 mi radius
Vancouver, WA 98662			
Population			
2023 Estimated Population	16,176	134,880	293,857
2028 Projected Population	16,975	138,426	305,512
2020 Census Population	14,975	129,951	285,066
2010 Census Population	13,496	111,831	241,193
Projected Annual Growth 2023 to 2028	1.0%	0.5%	0.8%
Historical Annual Growth 2010 to 2023	1.5%	1.6%	1.7%
Households			
2023 Estimated Households	6,990	51,780	114,725
2028 Projected Households	7,323	52,971	118,780
2020 Census Households	6,532	49,377	109,804
2010 Census Households	5,925	42,529	92,832
Projected Annual Growth 2023 to 2028	1.0%	0.5%	0.7%
Historical Annual Growth 2010 to 2023	1.4%	1.7%	1.8%
Age			
2023 Est. Population Under 10 Years	11.4%	12.2%	11.4%
2023 Est. Population 10 to 19 Years	10.7%	12.0%	12.0%
2023 Est. Population 20 to 29 Years	17.2%	16.0%	14.8%
2023 Est. Population 30 to 44 Years	19.3%	20.9%	21.4%
2023 Est. Population 45 to 59 Years	15.0%	17.2%	18.2%
2023 Est. Population 60 to 74 Years	15.4%	15.1%	15.7%
2023 Est. Population 75 Years or Over	11.1%	6.5%	6.6%
2023 Est. Median Age	37.7	36.0	37.5
Marital Status & Gender			
2023 Est. Male Population	47.6%	49.2%	49.4%
2023 Est. Female Population	52.4%	50.8%	50.6%
2023 Est. Never Married	40.9%	36.7%	34.3%
2023 Est. Now Married	31.1%	40.6%	43.0%
2023 Est. Separated or Divorced	19.8%	17.5%	17.7%
2023 Est. Widowed	8.3%	5.2%	5.0%
Income			
2023 Est. HH Income \$200,000 or More	9.4%	8.0%	10.4%
2023 Est. HH Income \$150,000 to \$199,999	4.8%	8.7%	9.7%
2023 Est. HH Income \$100,000 to \$149,999	16.2%	20.0%	20.3%
2023 Est. HH Income \$75,000 to \$99,999	16.3%	16.1%	14.8%
2023 Est. HH Income \$50,000 to \$74,999	18.7%	17.4%	16.9%
2023 Est. HH Income \$35,000 to \$49,999	9.0%	10.5%	10.2%
2023 Est. HH Income \$25,000 to \$34,999	8.3%	6.4%	5.7%
2023 Est. HH Income \$15,000 to \$24,999	7.4%	6.0%	5.1%
2023 Est. HH Income Under \$15,000	9.9%	6.8%	6.8%
2023 Est. Average Household Income	\$97,211	\$104,299	\$111,932
2023 Est. Median Household Income	\$67,785	\$80,972	\$87,316
2023 Est. Per Capita Income	\$42,155	\$40,155	\$43,829
2023 Est. Total Businesses	1,007	5,308	12,179
2023 Est. Total Employees	9,734	47,627	99,932

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Race				
2023 Est. White		71.9%	73.0%	74.3%
2023 Est. Black		6.8%	4.0%	3.5%
2023 Est. Asian or Pacific Islander		6.5%	6.8%	6.9%
2023 Est. American Indian or Alaska Native		0.7%	0.8%	0.8%
2023 Est. Other Races		14.1%	15.5%	14.4%
Hispanic				
2023 Est. Hispanic Population		2,255	20,418	40,688
2023 Est. Hispanic Population		13.9%	15.1%	13.8%
2028 Proj. Hispanic Population		13.9%	15.1%	13.7%
2020 Hispanic Population		16.3%	19.2%	17.6%
Education (Adults 25 & Older)				
2023 Est. Adult Population (25 Years or Over)		11,346	91,977	204,679
2023 Est. Elementary (Grade Level 0 to 8)		2.4%	3.5%	3.0%
2023 Est. Some High School (Grade Level 9 to 11)		7.2%	5.6%	4.8%
2023 Est. High School Graduate		27.0%	28.2%	25.8%
2023 Est. Some College		25.9%	26.2%	25.2%
2023 Est. Associate Degree Only		11.5%	10.8%	10.9%
2023 Est. Bachelor Degree Only		17.5%	16.9%	19.9%
2023 Est. Graduate Degree		8.6%	8.8%	10.4%
Housing				
2023 Est. Total Housing Units		7,296	54,180	119,991
2023 Est. Owner-Occupied		57.8%	59.8%	60.3%
2023 Est. Renter-Occupied		38.0%	35.8%	35.4%
2023 Est. Vacant Housing		4.2%	4.4%	4.4%
Homes Built by Year				
2023 Homes Built 2010 or later		13.2%	14.3%	15.3%
2023 Homes Built 2000 to 2009		19.3%	15.5%	14.6%
2023 Homes Built 1990 to 1999		20.7%	18.1%	18.8%
2023 Homes Built 1980 to 1989		10.8%	10.1%	10.2%
2023 Homes Built 1970 to 1979		16.4%	19.7%	18.1%
2023 Homes Built 1960 to 1969		8.6%	8.8%	7.2%
2023 Homes Built 1950 to 1959		2.8%	4.1%	3.9%
2023 Homes Built Before 1949		4.0%	4.9%	7.5%
Home Values				
2023 Home Value \$1,000,000 or More		2.7%	3.9%	3.9%
2023 Home Value \$500,000 to \$999,999		22.8%	24.3%	28.2%
2023 Home Value \$400,000 to \$499,999		20.3%	22.5%	24.1%
2023 Home Value \$300,000 to \$399,999		32.0%	29.7%	28.0%
2023 Home Value \$200,000 to \$299,999		12.5%	10.0%	8.0%
2023 Home Value \$150,000 to \$199,999		2.4%	2.1%	1.6%
2023 Home Value \$100,000 to \$149,999		1.5%	1.0%	1.0%
2023 Home Value \$50,000 to \$99,999		0.5%	1.6%	1.0%
2023 Home Value \$25,000 to \$49,999		2.8%	2.2%	1.8%
2023 Home Value Under \$25,000		2.4%	2.8%	2.3%
2023 Median Home Value		\$404,203	\$409,280	\$431,047
2023 Median Rent		\$1,366	\$1,331	\$1,344

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	13,310	108,428	238,748
2023 Est. Civilian Employed	63.5%	65.4%	65.4%
2023 Est. Civilian Unemployed	2.9%	2.7%	2.7%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	33.5%	31.8%	31.9%
2023 Labor Force Males	46.7%	48.8%	49.1%
2023 Labor Force Females	53.3%	51.2%	50.9%
Occupation			
2023 Occupation: Population Age 16 Years or Over	8,449	70,899	156,118
2023 Mgmt, Business, & Financial Operations	10.3%	13.9%	15.5%
2023 Professional, Related	15.9%	18.2%	19.7%
2023 Service	18.9%	18.4%	17.2%
2023 Sales, Office	24.4%	20.3%	20.5%
2023 Farming, Fishing, Forestry	0.6%	1.3%	1.1%
2023 Construction, Extraction, Maintenance	10.5%	9.8%	8.7%
2023 Production, Transport, Material Moving	19.3%	18.2%	17.4%
2023 White Collar Workers	50.6%	52.3%	55.6%
2023 Blue Collar Workers	49.4%	47.7%	44.4%
Transportation to Work			
2023 Drive to Work Alone	71.0%	71.9%	69.7%
2023 Drive to Work in Carpool	6.0%	7.6%	6.7%
2023 Travel to Work by Public Transportation	1.2%	1.2%	1.2%
2023 Drive to Work on Motorcycle	0.7%	0.2%	0.2%
2023 Walk or Bicycle to Work	1.7%	1.6%	2.0%
2023 Other Means	1.8%	1.1%	1.2%
2023 Work at Home	17.6%	16.4%	19.0%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	31.7%	28.0%	28.5%
2023 Travel to Work in 15 to 29 Minutes	45.3%	45.1%	43.1%
2023 Travel to Work in 30 to 59 Minutes	19.6%	22.9%	23.7%
2023 Travel to Work in 60 Minutes or More	3.4%	4.0%	4.7%
2023 Average Travel Time to Work	17.8	19.5	19.7
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$480.05 M	\$3.76 B	\$8.73 B
2023 Est. Apparel	\$16.91 M	\$133.29 M	\$310.87 M
2023 Est. Contributions, Gifts	\$27.83 M	\$216.05 M	\$512.22 M
2023 Est. Education, Reading	\$15.55 M	\$122.58 M	\$293.54 M
2023 Est. Entertainment	\$27.1 M	\$214.05 M	\$500.04 M
2023 Est. Food, Beverages, Tobacco	\$73.58 M	\$575.26 M	\$1.33 B
2023 Est. Furnishings, Equipment	\$16.84 M	\$133 M	\$310.29 M
2023 Est. Health Care, Insurance	\$43.92 M	\$342.11 M	\$790.1 M
2023 Est. Household Operations, Shelter, Utilities	\$155.69 M	\$1.21 B	\$2.81 B
2023 Est. Miscellaneous Expenses	\$9.09 M	\$71.1 M	\$165.65 M
2023 Est. Personal Care	\$6.44 M	\$50.55 M	\$117.34 M
2023 Est. Transportation	\$87.09 M	\$687.67 M	\$1.59 B

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