

# VANCOUVER PARK PLACE

NE THURSTON & NE PARKWAY DR., VANCOUVER, WA



## PROPERTY HIGHLIGHTS

- 4,000 SF, 2,948 SF and 2,840 SF
- Located off of SR 500 with freeway signage
- Strong national co-tenancy
- Across from Vancouver Mall
- Call for Rates

## ANCHORED BY



## DEMOGRAPHICS

|                         | 1 MILE   | 3 MILES   | 5 MILES   |
|-------------------------|----------|-----------|-----------|
| 2024 POPULATION         | 17,952   | 134,728   | 297,476   |
| 2024 AVG. H.H. INCOME   | \$90,314 | \$105,174 | \$110,939 |
| 2024 DAYTIME POPULATION | 9,183    | 44,729    | 106,297   |

### CONTACT



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CHAINLINKS  
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- A1 Crumbl Cookies - coming soon!
- A2 Vacant - 2,948 SF
- A3 Nail Pro
- B T.J. Maxx
- C1 Fire House Subs
- C2a Plato's Closet
- C2b Vacant - 4,000 SF
- C5 Backyard Bird Shop
- D1 Master Barbers Barber Shop
- D2/D4 America's Best Contacts & Eyeglasses
- D6 Jamba Juice
- D6a State Farm Insurance
- E1 Vacant - 2,840 SF
- E2 Sushi
- E3 Brow Threading
- E4 Great Taste Chinese
- F1/2 Aspen Dental
- F3 Starbucks
- G1 Olive Garden
- G2 Miracle Ear

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# Full Profile

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



Lat/Lon: 45.6549/-122.5894

| 8101 NE Parkway Dr<br>Vancouver, WA 98662  | 1 mi radius | 3 mi radius | 5 mi radius |
|--|-------------|-------------|-------------|
| <b>Population</b>                          |             |             |             |
| 2023 Estimated Population                  | 17,952      | 134,728     | 297,476     |
| 2028 Projected Population                  | 18,776      | 137,092     | 309,012     |
| 2020 Census Population                     | 17,059      | 130,865     | 288,399     |
| 2010 Census Population                     | 14,374      | 113,412     | 245,028     |
| Projected Annual Growth 2023 to 2028       | 0.9%        | 0.4%        | 0.8%        |
| Historical Annual Growth 2010 to 2023      | 1.9%        | 1.4%        | 1.6%        |
| <b>Households</b>                          |             |             |             |
| 2023 Estimated Households                  | 7,922       | 52,824      | 117,044     |
| 2028 Projected Households                  | 8,257       | 53,619      | 121,336     |
| 2020 Census Households                     | 7,473       | 50,854      | 111,635     |
| 2010 Census Households                     | 6,388       | 44,123      | 94,666      |
| Projected Annual Growth 2023 to 2028       | 0.8%        | 0.3%        | 0.7%        |
| Historical Annual Growth 2010 to 2023      | 1.8%        | 1.5%        | 1.8%        |
| <b>Age</b>                                 |             |             |             |
| 2023 Est. Population Under 10 Years        | 12.1%       | 12.1%       | 11.3%       |
| 2023 Est. Population 10 to 19 Years        | 10.7%       | 11.8%       | 11.9%       |
| 2023 Est. Population 20 to 29 Years        | 17.5%       | 16.0%       | 14.9%       |
| 2023 Est. Population 30 to 44 Years        | 19.0%       | 20.6%       | 21.3%       |
| 2023 Est. Population 45 to 59 Years        | 14.3%       | 17.2%       | 18.2%       |
| 2023 Est. Population 60 to 74 Years        | 15.0%       | 15.5%       | 15.8%       |
| 2023 Est. Population 75 Years or Over      | 11.3%       | 6.9%        | 6.6%        |
| 2023 Est. Median Age                       | 36.9        | 36.4        | 37.6        |
| <b>Marital Status &amp; Gender</b>         |             |             |             |
| 2023 Est. Male Population                  | 47.1%       | 49.1%       | 49.5%       |
| 2023 Est. Female Population                | 52.9%       | 50.9%       | 50.5%       |
| 2023 Est. Never Married                    | 40.6%       | 36.7%       | 34.4%       |
| 2023 Est. Now Married                      | 32.1%       | 40.0%       | 42.6%       |
| 2023 Est. Separated or Divorced            | 19.1%       | 18.1%       | 17.9%       |
| 2023 Est. Widowed                          | 8.3%        | 5.2%        | 5.1%        |
| <b>Income</b>                              |             |             |             |
| 2023 Est. HH Income \$200,000 or More      | 8.0%        | 8.4%        | 10.3%       |
| 2023 Est. HH Income \$150,000 to \$199,999 | 4.5%        | 8.4%        | 9.7%        |
| 2023 Est. HH Income \$100,000 to \$149,999 | 16.8%       | 19.2%       | 20.2%       |
| 2023 Est. HH Income \$75,000 to \$99,999   | 16.4%       | 15.8%       | 14.8%       |
| 2023 Est. HH Income \$50,000 to \$74,999   | 18.5%       | 17.7%       | 16.8%       |
| 2023 Est. HH Income \$35,000 to \$49,999   | 9.1%        | 10.7%       | 10.3%       |
| 2023 Est. HH Income \$25,000 to \$34,999   | 9.2%        | 6.5%        | 5.8%        |
| 2023 Est. HH Income \$15,000 to \$24,999   | 7.2%        | 6.0%        | 5.2%        |
| 2023 Est. HH Income Under \$15,000         | 10.3%       | 7.5%        | 6.9%        |
| 2023 Est. Average Household Income         | \$90,314    | \$105,174   | \$110,939   |
| 2023 Est. Median Household Income          | \$66,729    | \$80,311    | \$86,708    |
| 2023 Est. Per Capita Income                | \$40,017    | \$41,354    | \$43,813    |
| 2023 Est. Total Businesses                 | 992         | 5,032       | 12,800      |
| 2023 Est. Total Employees                  | 9,183       | 44,729      | 106,297     |

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|--|--|-------------|-------------|-------------|
| <b>Race</b>                                      |  |             |             |             |
| 2023 Est. White                                  |  | 70.3%       | 72.9%       | 74.4%       |
| 2023 Est. Black                                  |  | 7.1%        | 4.0%        | 3.6%        |
| 2023 Est. Asian or Pacific Islander              |  | 6.4%        | 6.6%        | 6.8%        |
| 2023 Est. American Indian or Alaska Native       |  | 0.8%        | 0.9%        | 0.8%        |
| 2023 Est. Other Races                            |  | 15.4%       | 15.6%       | 14.4%       |
| <b>Hispanic</b>                                  |  |             |             |             |
| 2023 Est. Hispanic Population                    |  | 2,754       | 20,684      | 41,270      |
| 2023 Est. Hispanic Population                    |  | 15.3%       | 15.4%       | 13.9%       |
| 2028 Proj. Hispanic Population                   |  | 15.1%       | 15.3%       | 13.8%       |
| 2020 Hispanic Population                         |  | 19.7%       | 19.5%       | 17.5%       |
| <b>Education (Adults 25 &amp; Older)</b>         |  |             |             |             |
| 2023 Est. Adult Population (25 Years or Over)    |  | 12,399      | 92,482      | 207,617     |
| 2023 Est. Elementary (Grade Level 0 to 8)        |  | 2.4%        | 3.6%        | 3.0%        |
| 2023 Est. Some High School (Grade Level 9 to 11) |  | 7.8%        | 5.6%        | 4.9%        |
| 2023 Est. High School Graduate                   |  | 27.5%       | 28.0%       | 25.8%       |
| 2023 Est. Some College                           |  | 24.3%       | 25.8%       | 25.3%       |
| 2023 Est. Associate Degree Only                  |  | 11.5%       | 10.7%       | 10.8%       |
| 2023 Est. Bachelor Degree Only                   |  | 17.7%       | 17.1%       | 19.9%       |
| 2023 Est. Graduate Degree                        |  | 8.7%        | 9.2%        | 10.4%       |
| <b>Housing</b>                                   |  |             |             |             |
| 2023 Est. Total Housing Units                    |  | 8,282       | 55,360      | 122,512     |
| 2023 Est. Owner-Occupied                         |  | 56.0%       | 59.4%       | 60.1%       |
| 2023 Est. Renter-Occupied                        |  | 39.6%       | 36.1%       | 35.4%       |
| 2023 Est. Vacant Housing                         |  | 4.3%        | 4.6%        | 4.5%        |
| <b>Homes Built by Year</b>                       |  |             |             |             |
| 2023 Homes Built 2010 or later                   |  | 13.4%       | 13.8%       | 15.1%       |
| 2023 Homes Built 2000 to 2009                    |  | 18.4%       | 14.7%       | 14.7%       |
| 2023 Homes Built 1990 to 1999                    |  | 20.6%       | 17.4%       | 18.6%       |
| 2023 Homes Built 1980 to 1989                    |  | 11.3%       | 10.1%       | 10.2%       |
| 2023 Homes Built 1970 to 1979                    |  | 16.8%       | 19.4%       | 18.1%       |
| 2023 Homes Built 1960 to 1969                    |  | 7.7%        | 9.3%        | 7.3%        |
| 2023 Homes Built 1950 to 1959                    |  | 3.2%        | 4.6%        | 3.9%        |
| 2023 Homes Built Before 1949                     |  | 4.3%        | 6.1%        | 7.7%        |
| <b>Home Values</b>                               |  |             |             |             |
| 2023 Home Value \$1,000,000 or More              |  | 2.9%        | 4.2%        | 3.9%        |
| 2023 Home Value \$500,000 to \$999,999           |  | 21.9%       | 24.9%       | 28.1%       |
| 2023 Home Value \$400,000 to \$499,999           |  | 22.8%       | 22.3%       | 24.0%       |
| 2023 Home Value \$300,000 to \$399,999           |  | 30.7%       | 28.8%       | 28.2%       |
| 2023 Home Value \$200,000 to \$299,999           |  | 12.1%       | 9.9%        | 8.1%        |
| 2023 Home Value \$150,000 to \$199,999           |  | 2.8%        | 2.0%        | 1.6%        |
| 2023 Home Value \$100,000 to \$149,999           |  | 1.5%        | 1.1%        | 1.0%        |
| 2023 Home Value \$50,000 to \$99,999             |  | 0.5%        | 1.6%        | 1.1%        |
| 2023 Home Value \$25,000 to \$49,999             |  | 2.5%        | 2.3%        | 1.8%        |
| 2023 Home Value Under \$25,000                   |  | 2.3%        | 2.9%        | 2.3%        |
| 2023 Median Home Value                           |  | \$406,380   | \$413,716   | \$430,054   |
| 2023 Median Rent                                 |  | \$1,332     | \$1,312     | \$1,340     |

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| <b>Labor Force</b>                                 |             |             |             |
| 2023 Est. Labor Population Age 16 Years or Over    | 14,631      | 108,766     | 242,020     |
| 2023 Est. Civilian Employed                        | 64.6%       | 65.2%       | 65.1%       |
| 2023 Est. Civilian Unemployed                      | 2.7%        | 2.8%        | 2.6%        |
| 2023 Est. in Armed Forces                          | 0.2%        | -           | -           |
| 2023 Est. not in Labor Force                       | 32.5%       | 31.9%       | 32.2%       |
| 2023 Labor Force Males                             | 46.3%       | 48.7%       | 49.2%       |
| 2023 Labor Force Females                           | 53.7%       | 51.3%       | 50.8%       |
| <b>Occupation</b>                                  |             |             |             |
| 2023 Occupation: Population Age 16 Years or Over   | 9,448       | 70,949      | 157,471     |
| 2023 Mgmt, Business, & Financial Operations        | 10.3%       | 14.0%       | 15.4%       |
| 2023 Professional, Related                         | 16.8%       | 18.3%       | 19.7%       |
| 2023 Service                                       | 19.2%       | 18.3%       | 17.2%       |
| 2023 Sales, Office                                 | 21.1%       | 20.3%       | 20.5%       |
| 2023 Farming, Fishing, Forestry                    | 0.6%        | 1.3%        | 1.1%        |
| 2023 Construction, Extraction, Maintenance         | 11.4%       | 9.8%        | 8.7%        |
| 2023 Production, Transport, Material Moving        | 20.6%       | 18.0%       | 17.3%       |
| 2023 White Collar Workers                          | 48.2%       | 52.6%       | 55.6%       |
| 2023 Blue Collar Workers                           | 51.8%       | 47.4%       | 44.4%       |
| <b>Transportation to Work</b>                      |             |             |             |
| 2023 Drive to Work Alone                           | 72.4%       | 71.6%       | 69.5%       |
| 2023 Drive to Work in Carpool                      | 6.2%        | 7.4%        | 6.7%        |
| 2023 Travel to Work by Public Transportation       | 1.8%        | 1.2%        | 1.2%        |
| 2023 Drive to Work on Motorcycle                   | 0.6%        | 0.2%        | 0.2%        |
| 2023 Walk or Bicycle to Work                       | 1.0%        | 1.7%        | 2.1%        |
| 2023 Other Means                                   | 1.5%        | 1.1%        | 1.2%        |
| 2023 Work at Home                                  | 16.5%       | 16.8%       | 19.2%       |
| <b>Travel Time</b>                                 |             |             |             |
| 2023 Travel to Work in 14 Minutes or Less          | 28.2%       | 28.6%       | 28.5%       |
| 2023 Travel to Work in 15 to 29 Minutes            | 47.9%       | 44.8%       | 43.1%       |
| 2023 Travel to Work in 30 to 59 Minutes            | 20.3%       | 22.7%       | 23.7%       |
| 2023 Travel to Work in 60 Minutes or More          | 3.6%        | 3.9%        | 4.7%        |
| 2023 Average Travel Time to Work                   | 18.2        | 19.4        | 19.7        |
| <b>Consumer Expenditure</b>                        |             |             |             |
| 2023 Est. Total Household Expenditure              | \$515.21 M  | \$3.85 B    | \$8.85 B    |
| 2023 Est. Apparel                                  | \$18.1 M    | \$136.52 M  | \$314.97 M  |
| 2023 Est. Contributions, Gifts                     | \$29.68 M   | \$222.41 M  | \$518.93 M  |
| 2023 Est. Education, Reading                       | \$16.5 M    | \$126.11 M  | \$297.21 M  |
| 2023 Est. Entertainment                            | \$29.01 M   | \$219.34 M  | \$506.69 M  |
| 2023 Est. Food, Beverages, Tobacco                 | \$79.11 M   | \$589.13 M  | \$1.35 B    |
| 2023 Est. Furnishings, Equipment                   | \$18.04 M   | \$136.26 M  | \$314.44 M  |
| 2023 Est. Health Care, Insurance                   | \$47.25 M   | \$350.7 M   | \$801.23 M  |
| 2023 Est. Household Operations, Shelter, Utilities | \$167.3 M   | \$1.24 B    | \$2.85 B    |
| 2023 Est. Miscellaneous Expenses                   | \$9.74 M    | \$72.94 M   | \$167.94 M  |
| 2023 Est. Personal Care                            | \$6.92 M    | \$51.78 M   | \$118.95 M  |
| 2023 Est. Transportation                           | \$93.54 M   | \$703.55 M  | \$1.61 B    |

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