

Results Driven Retail SolutionsSM

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:

2,613 SF

1,734 SF

584 SF

Existing Coffee w/Drive Thru

Call for Rates

**Additional Drive Thru Pad Ground
Lease Available**

Call for Pricing

Craig Barnard | 503.616.2941 | craig@barnardcommercial.com
503.675.0900 | 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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Demographics

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



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