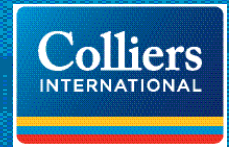


FOR SALE



Evergreen Crossing

14201 NE FOURTH PLAIN BLVD, VANCOUVER, WASHINGTON



Walmart  Supercenter & Fuel

6.64 Acres Commercial Land

- Anchored by Walmart Supercenter - at Fourth Plain Blvd & NE 143rd Avenue in Vancouver's Sifton neighborhood
- New Goodwill and multi-tenant retail coming soon
- Parking (as proposed) 5/1,000 SF
- Full access at lighted intersection at NE 147th Avenue and at NE 143rd Avenue (coming soon)
- CG zoning allows a wide range of commercial and retail uses.

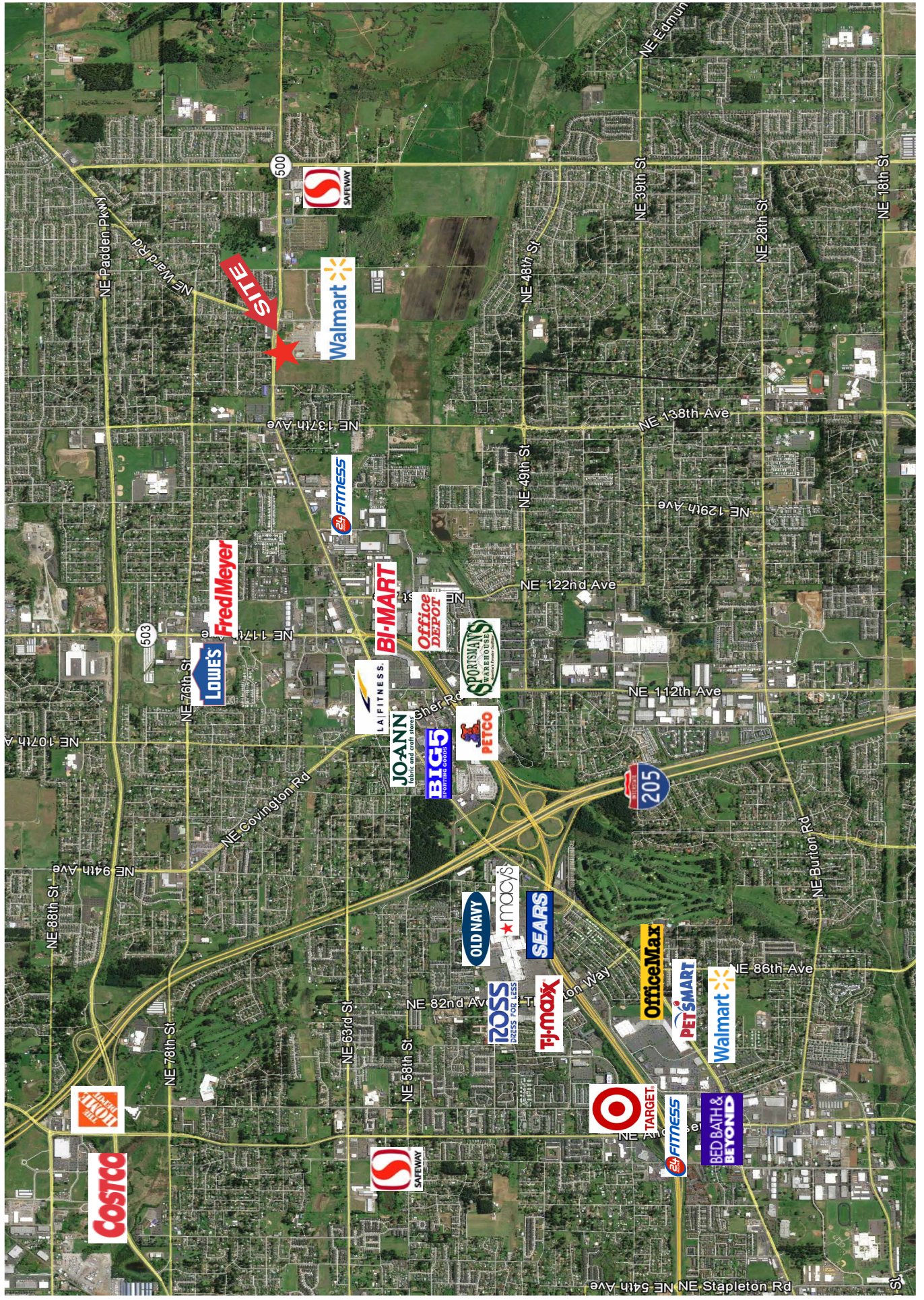
Available
Lot 6
\$4,430,000.00

PAM LINDLOFF
360 852 9622
Licensed WA, Real Estate Broker
pam.lindloff@colliers.com

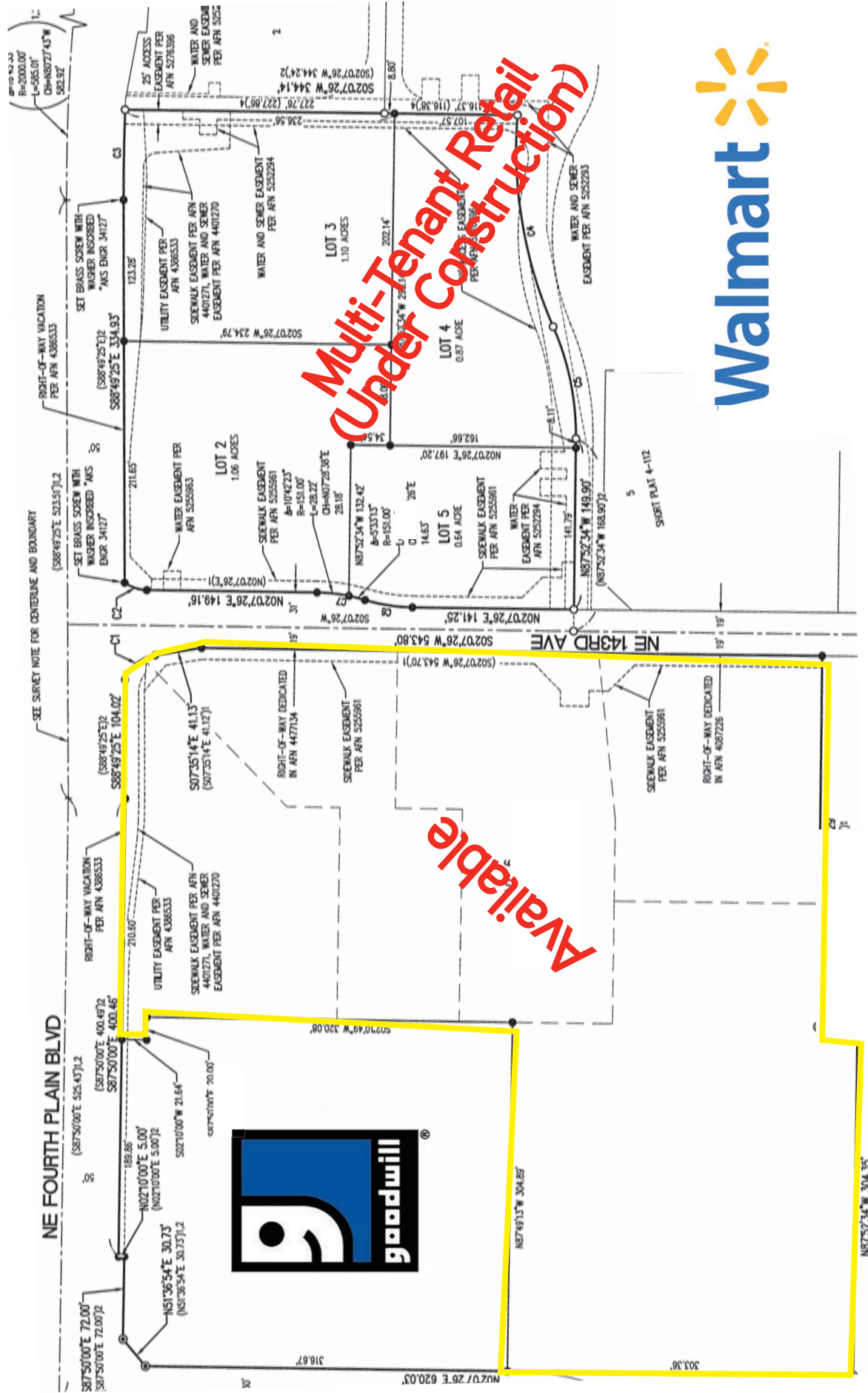
DENIS O'NEILL
503 542 5880
Licensed OR Real Estate Broker
denis.oneill@colliers.com

COLLIERS INTERNATIONAL
700 Washington Street, Suite 608
Vancouver, WA 98660
www.colliers.com

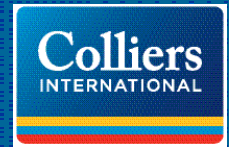
This aerial map displays a commercial district in Omaha, Nebraska, centered around the intersection of NE 137th Ave and NE 122nd Ave. A red star and arrow labeled "SITE" mark the proposed location for a new retail store, situated just north of the Walmart store at NE 137th Ave. The map shows a dense network of streets, including NE 137th Ave, NE 122nd Ave, NE 112th Ave, NE 86th Ave, and NE 82nd Ave. Major highways, NE 680 and NE 205, are also visible. Numerous retail stores are identified by their logos, including Walmart, Target, Costco, Fred Meyer, and others. The map also shows various other businesses like Safeway, OfficeMax, and PetSmart. The surrounding area is a mix of commercial development and green space.



Site Plan With Parcels



FOR SALE



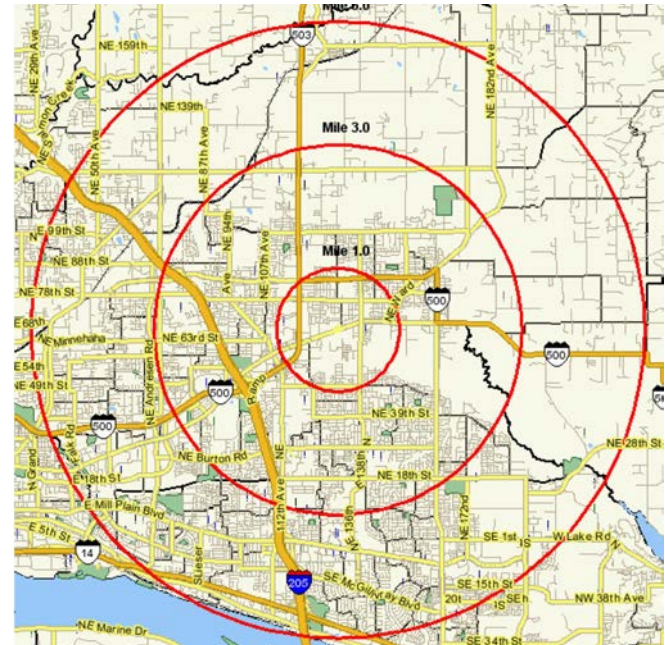
Evergreen Crossing

14201 NE FOURTH PLAIN BLVD, VANCOUVER, WASHINGTON 98682

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population			
2017 Total Population	11,925	94,953	201,693
Pop growth 2017-2022	7.59%	8.07%	7.85%
2022 Population	12,830	102,614	217,526
Average Age	35.20	35.70	37.10
Households			
2017 Total Households	3,942	32,614	74,431
HH growth 2017-2022	7.66%	8.08%	7.80%
Median household income	\$62,760	\$64,333	\$61,026
Average household size	3.00	2.90	2.70
Vehicle Purchases	12,621	107,776	228,233
Retail Spending - Apparel	\$6.4 Million	\$53 Million	\$115 Million
Retail Spending - Hobbies	\$9.6 Million	\$79 Million	\$174 Million
Retail Spending - Household	\$15 Million	\$121 Million	\$270 Million
Health Care Spending	\$5.8 Million	\$47.7 Million	\$108.4 Million
Education and Day Care	\$6.5 Million	\$53.6 Million	\$120.9 Million

PROJECTED TRAFFIC COUNTS

2015 Average Daily Trips: 28,524



Ideal location for:

- | | |
|-------------|----------------|
| Banks | Daycare Center |
| Restaurants | Retail Uses |
| Quick Serve | Office Uses |
| Full Dining | Coffee |
| Fast Food | Medical |

