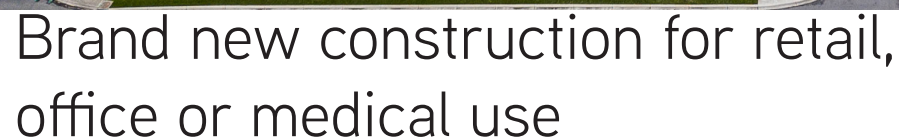
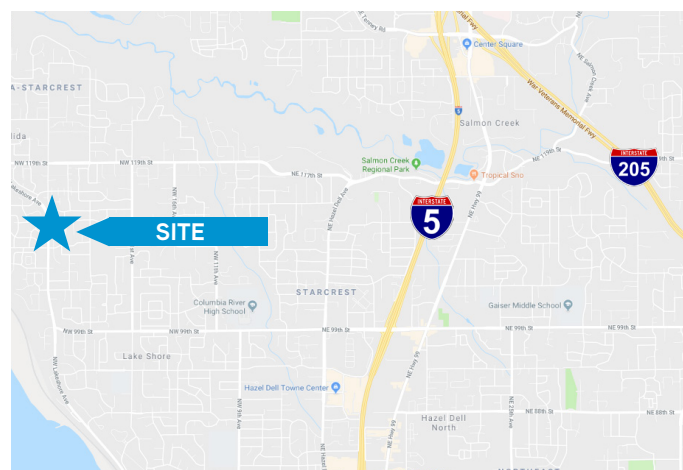


# The Shops at Erickson Farms

10702 NW LAKESHORE AVE. | VANCOUVER, WA 98665



- 5.1/1000 SF parking ratio
- Great tenant mix
- Rare commercial space in Felida neighborhood
- Lease sizes ranging from 1,250 RSF to 9,500 RSF
- Lease Rates: \$23.50/RSF NNN (\$5.50 NNNs estimated)
- For Sale or Lease: BTS opportunity at Building 6. 9,500 SF warm shell available at \$240/SF
- 1- mile radius median household Income \$94,539



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FOR LEASE

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**Building 6**

## Lease Availabilities

Building 3 1,250 RSF

Building 6 9,500 RSF

## Lease Rates

\$23.50/RSF NNN

\$5.50 NNNs (estimated)

## Sale Opportunity

Building 6 Build-to-Suit

\$240/SF

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FOR LEASE

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## Vancouver's Newest Neighborhood Retail Center



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FOR LEASE

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## DEMOGRAPHICS



Description	1 Mile	3 Mile	5 Mile
Population (Current)	9,742	54,433	129,512
Population (5 Yr. Forecast)	10,643	59,064	119,405
Percent Growth (5 Yr. Forecast)	9.25%	8.51%	8.46%
Households (Current)	3,438	20,676	46,268
Household Percent Growth	9.19%	8.50%	8.42%
Owner Occupied	2,952	14,708	30,831
Average Household Income	\$112,559	\$91,990	\$86,325