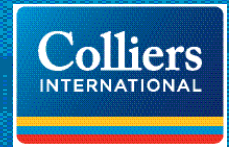


FOR LEASE



Evergreen Crossing

14201 NE FOURTH PLAIN BLVD, VANCOUVER, WASHINGTON

Walmart Supercenter & Fuel Station Now Open



Goodwill joins Evergreen Crossing

- › Anchored by NEW Walmart Supercenter - at Fourth Plain Blvd & NE 143rd Avenue in Vancouver's Sifton neighborhood
- › Upon completion Evergreen Crossing will feature over 350,000 SF, offering convenience and destination retailers including restaurants, financial institutions and medical offices
- › Full access at lighted intersection at 147th Avenue
- › Parking (as proposed) 5/1,000 SF
- › CG zoning allows a wide range of commercial and retail uses
- › Available: 37,966 SF - 111,639 SF
 - Retail pads - sale/lease/ground lease
 - Parcel sale/lease
 - Retail shop space for lease
- › Call for pricing

PAM LINDLOFF
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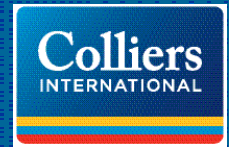
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Site Plan With Parcels



Buildings shown are conceptual only and may be modified

FOR LEASE



Evergreen Crossing

14201 NE FOURTH PLAIN BLVD, VANCOUVER, WASHINGTON 98682

DEMOGRAPHICS	1 mile	3 mile	5 mile
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Population

2015 Total Population	12,530	89,271	192,846
Pop growth 2015-2020	6.12%	6.51%	5.81%
2020 Population	13,296	95,079	204,059
Average Age	35.1	35.4	37.3

Households

2015 Total Households	3,189	22,794	49,382
HH growth 2015-2020	6.29%	6.62%	6.13%
Median household income	\$57,884	\$58,354	\$54,554
Average household size	3.02	2.89	2.66
Number of vehicles	2.1	2.0	1.9
Retail Spending - Apparel	\$6.2 Million	\$56 Million	\$118 Million
Retail Spending - Hobbies	\$9.2 Million	\$85 Million	\$180 Million
Retail Spending - Household	\$13 Million	\$130 Million	\$276 Million

Traffic Counts

Fourth Plain & 147th Avenue	18,586
Fourth Plain & 137th Avenue	24,379
Fourth Plain & 67th Avenue	11,683

PROJECTED TRAFFIC COUNTS

2011 Average Daily Trips:	27,453
With Walmart:	35,412

