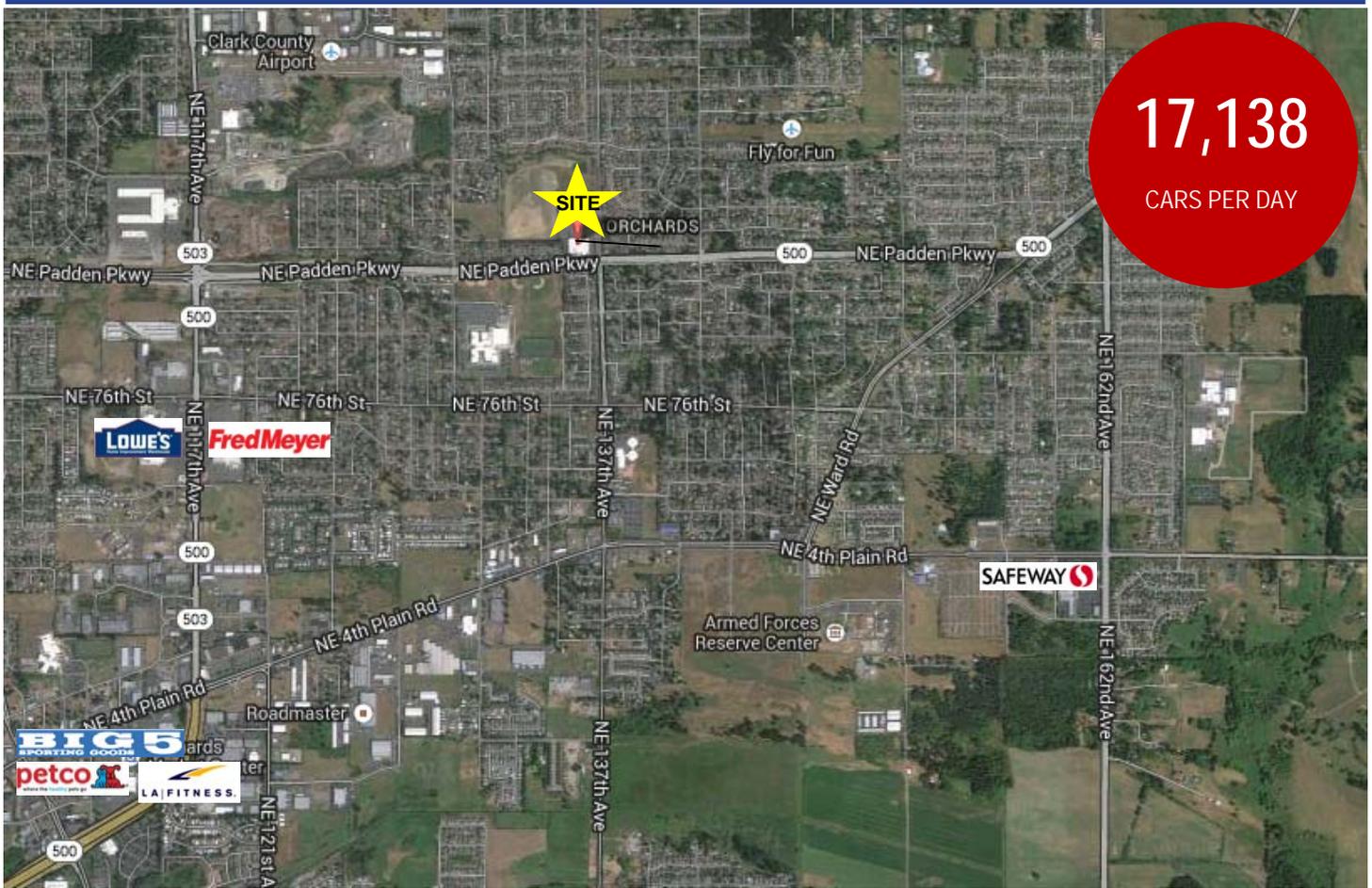


# 8300 NE 137TH AVE.

VANCOUVER · WA



17,138

CARS PER DAY

## PROPERTY HIGHLIGHTS

- 52,364 SF
- Excellent Retail Space on High Traffic Corridor
- Dense Residential Area
- Great Visibility to SR 500

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2015 POPULATION	13,802	71,764	172,784
2015 AVG. HH INCOME	\$68,475	\$66,574	\$67,443
2015 DAYTIME POPULATION	4,171	20,461	65,174

### CONTACT



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HSM Pacific Realty, Inc.  
0612 SW Idaho St, Suite 2  
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[www.hspacific.com](http://www.hspacific.com)

# 8300 NE 137TH AVE.

VANCOUVER · WA



**Tenant Index**

#	Tenant	SF
1	Albertsons	52,443 SF
3	Muddy Paws Dog Wash	1,200 SF
4	Available	1,800 SF
5	Available	1,400 SF
6	The UPS Store	1,400 SF
7	Diva Nails	1,090 SF
8	Available	1,358 SF
10	Available	4,500 SF
15	Available	3,250 SF
16	Pro Hair	1,100 SF
17	Edward D. Jones	1,300 SF
19	Talay Thai	2,540 SF
20	Comfort Dental	1,800 SF
21	Great Clips	1,400 SF
22	Blockbuster	5,000 SF
25	Albertson's Fuel	4,000 SF
27	Pfeiler Properties (N.A.P.)	5,000 SF

**CONTACT**



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# FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6849/-122.5352

RF1

8300 Ne 137th Ave

Vancouver, WA

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	2015 Estimated Population	13,802	71,764	172,784
	2020 Projected Population	14,435	75,434	181,077
	2010 Census Population	13,099	69,479	166,040
	2000 Census Population	12,179	54,662	133,507
	Projected Annual Growth 2015 to 2020	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2015	0.9%	2.1%	2.0%
<b>HOUSEHOLDS</b>	2015 Estimated Households	4,616	24,801	63,409
	2020 Projected Households	4,849	26,218	66,774
	2010 Census Households	4,330	23,772	60,262
	2000 Census Households	4,032	18,577	47,700
	Projected Annual Growth 2015 to 2020	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2015	1.0%	2.2%	2.2%
<b>AGE</b>	2015 Est. Population Under 10 Years	14.9%	14.6%	13.8%
	2015 Est. Population 10 to 19 Years	17.2%	16.0%	14.7%
	2015 Est. Population 20 to 29 Years	12.7%	13.6%	13.8%
	2015 Est. Population 30 to 44 Years	21.9%	21.7%	20.5%
	2015 Est. Population 45 to 59 Years	19.4%	18.7%	19.1%
	2015 Est. Population 60 to 74 Years	10.6%	11.8%	13.1%
	2015 Est. Population 75 Years or Over	3.3%	3.6%	5.0%
	2015 Est. Median Age	32.9	33.3	35.1
<b>MARITAL STATUS &amp; GENDER</b>	2015 Est. Male Population	50.1%	49.5%	49.1%
	2015 Est. Female Population	49.9%	50.5%	50.9%
	2015 Est. Never Married	33.2%	28.9%	28.7%
	2015 Est. Now Married	48.7%	50.8%	49.7%
	2015 Est. Separated or Divorced	14.7%	16.7%	16.9%
	2015 Est. Widowed	3.4%	3.6%	4.7%
<b>INCOME</b>	2015 Est. HH Income \$200,000 or More	1.5%	1.4%	2.1%
	2015 Est. HH Income \$150,000 to \$199,999	3.0%	3.4%	4.1%
	2015 Est. HH Income \$100,000 to \$149,999	14.1%	13.2%	13.4%
	2015 Est. HH Income \$75,000 to \$99,999	16.5%	16.0%	14.3%
	2015 Est. HH Income \$50,000 to \$74,999	22.3%	24.0%	22.3%
	2015 Est. HH Income \$35,000 to \$49,999	15.7%	17.0%	15.8%
	2015 Est. HH Income \$25,000 to \$34,999	10.9%	9.3%	9.6%
	2015 Est. HH Income \$15,000 to \$24,999	10.0%	8.7%	9.3%
	2015 Est. HH Income Under \$15,000	6.0%	7.1%	9.1%
	2015 Est. Average Household Income	\$68,475	\$66,574	\$67,443
	2015 Est. Median Household Income	\$59,267	\$58,488	\$58,435
	2015 Est. Per Capita Income	\$22,985	\$23,074	\$24,816
2015 Est. Total Businesses	546	2,296	6,787	
2015 Est. Total Employees	4,171	20,461	65,174	

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RF1

8300 Ne 137th Ave		1 Mile	3 Miles	5 Miles
Vancouver, WA				
<b>RACE</b>	2015 Est. White	82.1%	81.7%	81.4%
	2015 Est. Black	2.3%	2.5%	2.8%
	2015 Est. Asian or Pacific Islander	5.6%	6.4%	6.3%
	2015 Est. American Indian or Alaska Native	0.7%	0.8%	0.7%
	2015 Est. Other Races	9.3%	8.7%	8.8%
<b>HISPANIC</b>	2015 Est. Hispanic Population	1,439	6,978	16,834
	2015 Est. Hispanic Population	10.4%	9.7%	9.7%
	2020 Proj. Hispanic Population	11.5%	10.8%	10.8%
	2010 Hispanic Population	9.4%	8.8%	8.7%
<b>EDUCATION (Adults 25 or Older)</b>	2015 Est. Adult Population (25 Years or Over)	10,199	53,054	130,198
	2015 Est. Elementary (Grade Level 0 to 8)	7.1%	6.4%	5.1%
	2015 Est. Some High School (Grade Level 9 to 11)	18.7%	14.7%	12.1%
	2015 Est. High School Graduate	22.6%	24.1%	23.8%
	2015 Est. Some College	25.6%	25.8%	25.5%
	2015 Est. Associate Degree Only	8.3%	8.9%	9.2%
	2015 Est. Bachelor Degree Only	9.5%	10.4%	12.6%
	2015 Est. Graduate Degree	8.2%	9.6%	11.7%
<b>HOUSING</b>	2015 Est. Total Housing Units	4,732	25,580	65,103
	2015 Est. Owner-Occupied	68.9%	67.2%	60.4%
	2015 Est. Renter-Occupied	28.6%	29.8%	37.0%
	2015 Est. Vacant Housing	2.5%	3.0%	2.6%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	5.6%	9.9%	10.0%
	2010 Homes Built 2000 to 2004	8.8%	11.3%	11.2%
	2010 Homes Built 1990 to 1999	31.9%	29.2%	25.3%
	2010 Homes Built 1980 to 1989	15.9%	13.7%	13.7%
	2010 Homes Built 1970 to 1979	19.6%	18.8%	20.2%
	2010 Homes Built 1960 to 1969	6.9%	6.5%	7.5%
	2010 Homes Built 1950 to 1959	4.3%	3.8%	4.7%
	2010 Homes Built Before 1949	7.0%	6.8%	7.5%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	0.5%	0.6%	0.7%
	2010 Home Value \$500,000 to \$999,999	4.6%	4.7%	5.8%
	2010 Home Value \$400,000 to \$499,999	3.1%	4.7%	6.4%
	2010 Home Value \$300,000 to \$399,999	8.8%	11.3%	13.6%
	2010 Home Value \$200,000 to \$299,999	50.3%	45.2%	42.7%
	2010 Home Value \$150,000 to \$199,999	23.2%	21.3%	18.8%
	2010 Home Value \$100,000 to \$149,999	4.9%	5.9%	5.4%
	2010 Home Value \$50,000 to \$99,999	1.2%	2.6%	2.5%
	2010 Home Value \$25,000 to \$49,999	0.4%	1.0%	1.2%
	2010 Home Value Under \$25,000	2.9%	2.7%	2.9%
	2010 Median Home Value	\$225,039	\$230,864	\$245,341
	2010 Median Rent	\$875	\$886	\$849

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Vancouver, WA

		1 Mile	3 Miles	5 Miles
<b>LABOR FORCE</b>	2015 Est. Labor Population Age 16 Years or Over	10,283	54,083	133,219
	2015 Est. Civilian Employed	64.2%	61.6%	60.6%
	2015 Est. Civilian Unemployed	4.3%	5.0%	4.7%
	2015 Est. in Armed Forces	0.2%	0.3%	0.2%
	2015 Est. not in Labor Force	31.3%	33.2%	34.5%
	2015 Labor Force Males	49.3%	48.8%	48.4%
	2015 Labor Force Females	50.7%	51.2%	51.6%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	6,226	30,850	74,841
	2010 Mgmt, Business, & Financial Operations	11.7%	11.6%	12.5%
	2010 Professional, Related	14.3%	18.1%	19.1%
	2010 Service	19.6%	16.5%	16.7%
	2010 Sales, Office	26.0%	26.2%	26.3%
	2010 Farming, Fishing, Forestry	0.2%	0.3%	0.4%
	2010 Construction, Extraction, Maintenance	8.9%	9.6%	9.0%
	2010 Production, Transport, Material Moving	19.2%	17.7%	16.1%
	2010 White Collar Workers	52.1%	55.9%	57.8%
	2010 Blue Collar Workers	47.9%	44.1%	42.2%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	80.9%	78.6%	78.8%
	2010 Drive to Work in Carpool	9.0%	10.1%	10.1%
	2010 Travel to Work by Public Transportation	2.6%	3.0%	2.7%
	2010 Drive to Work on Motorcycle	0.6%	0.3%	0.2%
	2010 Walk or Bicycle to Work	1.9%	1.8%	2.1%
	2010 Other Means	1.7%	1.0%	1.1%
	2010 Work at Home	3.2%	5.2%	5.1%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	21.3%	24.1%	26.1%
	2010 Travel to Work in 15 to 29 Minutes	43.5%	43.3%	42.4%
	2010 Travel to Work in 30 to 59 Minutes	28.0%	27.1%	26.3%
	2010 Travel to Work in 60 Minutes or More	7.2%	5.5%	5.2%
	2010 Average Travel Time to Work	22.9	21.9	21.1
<b>CONSUMER EXPENDITURE</b>	2015 Est. Total Household Expenditure	\$250 M	\$1.32 B	\$3.39 B
	2015 Est. Apparel	\$8.71 M	\$45.9 M	\$118 M
	2015 Est. Contributions, Gifts	\$15.6 M	\$82.6 M	\$217 M
	2015 Est. Education, Reading	\$8.90 M	\$47.0 M	\$124 M
	2015 Est. Entertainment	\$14.0 M	\$73.7 M	\$190 M
	2015 Est. Food, Beverages, Tobacco	\$39.0 M	\$205 M	\$527 M
	2015 Est. Furnishings, Equipment	\$8.50 M	\$44.8 M	\$115 M
	2015 Est. Health Care, Insurance	\$22.1 M	\$116 M	\$300 M
	2015 Est. Household Operations, Shelter, Utilities	\$77.2 M	\$407 M	\$1.05 B
	2015 Est. Miscellaneous Expenses	\$3.71 M	\$19.6 M	\$50.5 M
	2015 Est. Personal Care	\$3.25 M	\$17.2 M	\$44.2 M
2015 Est. Transportation	\$48.9 M	\$257 M	\$657 M	

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