# FISHER'S MERCANTILE

## 16111-16209 SE MCGILLIVRAY BLVD · VANCOUVER · WA · 98683



## PROPERTY HIGHLIGHTS

- 1,103 SF -- 1,203 SF Suites Available

- Well positioned retail center

- High traffic corner of McGillivray & 164th

- Great opportunities for Restaurant, Financial, Medical, and service retail

- Please call for rates

**NEAR BY RETAILERS:**

NEW SEASONS MARKET

FredMeyer

Sharis CAFE·PIES

## DEMOGRAPHICS

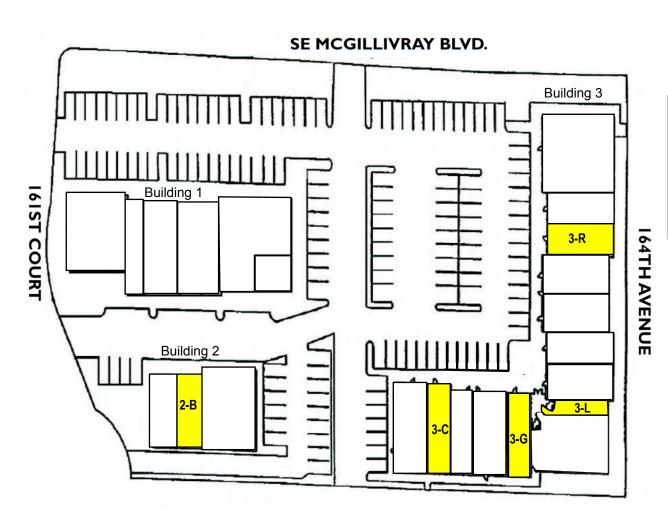| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 2019 POPULATION | 16,028 | 75,116 | 191,343 |
| 2019 AVG. HH INCOME | $98,783 | $100,378 | $90,522 |
| 2019 DAYTIME POPULATION | 6,011 | 33,499 | 96,179 |

## CONTACT:

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

# FISHER'S MERCANTILE

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**HSM PACIFIC**
*retail solutions*

SE MCGILLIVRAY BLVD.

Building 3

Building 1

161ST COURT

Building 2

2-B

3-C

3-G

3-L

3-R

164TH AVENUE

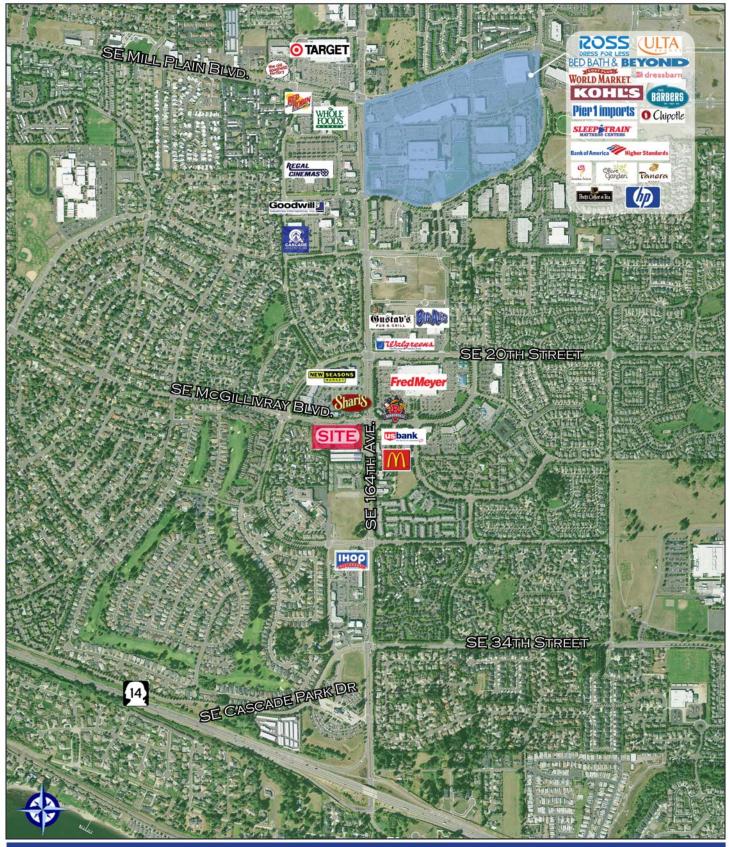| Suite | SF | Rate | Comments |
|-------|------|--------|-------------------------------|
| 2-B | 1,103 | $18.00 | Office/Professional Service space |
| 3-C | 1,203 | $22.00 | Retail/Service/Retail |
| 3-G | 1,124 | $22.00 | Retail/Service/Retail |
| 3-L | 1,409 | $22.00 | Retail/Service/Retail |
| 3-R | 1,142 | $22.00 | Retail/Storefront |

# HSM PACIFIC
### retail solutions

# SE 164TH AVE, WASHINGTON
# TRADE AREA MAP

## CHAINLINKS
### RETAIL ADVISORS

SE MILL PLAIN BLVD.

TARGET

the old spaghetti factory

RED ROBIN

WHOLE FOODS MARKET

REGAL CINEMAS

Goodwill Industries International, Inc.

CASCADE ATHLETIC CLUBS

ROSS DRESS FOR LESS

ULTA

BED BATH & BEYOND

COST PLUS WORLD MARKET

dressbarn

KOHL'S

THE BARBERS

Pier 1 imports

Chipotle

SLEEP TRAIN MATTRESS CENTERS

Bank of America

Higher Standards

Jamba Juice

Olive Garden

Panera

Peet's Coffee & Tea

hp

Gustav's PUB & GRILL

BIG AL'S

Walgreens

SE 20TH STREET

NEW SEASONS MARKET

FredMeyer

SE McGILLIVRAY BLVD.

Shari's

B Burgerville

SITE

SE 164TH AVE.

us bank

M

IHOP RESTAURANT

SE 34TH STREET

14

SE CASCADE PARK DR

# FULL PROFILE

***2000-2010 Census, 2019 Estimates with 2024 Projections***

*Calculated using Weighted Block Centroid from Block Groups*

**HSM PACIFIC** *retail solutions*

**Lat/Lon: 45.6036/-122.5047**

RF1

## 16209 SE McGillivray Blvd
## Vancouver, WA 98684

| | | 1 mi radius | 3 mi radius | 5 mi radius |
|---|---|---|---|---|
| **POPULATION** | 2019 Estimated Population | 16,028 | 75,116 | 191,343 |
| | 2024 Projected Population | 17,591 | 82,271 | 206,753 |
| | 2010 Census Population | 15,250 | 68,640 | 173,607 |
| | 2000 Census Population | 14,556 | 55,491 | 145,185 |
| | Projected Annual Growth 2019 to 2024 | 2.0% | 1.9% | 1.6% |
| | Historical Annual Growth 2000 to 2019 | 0.5% | 1.9% | 1.7% |
| **HOUSEHOLDS** | 2019 Estimated Households | 7,072 | 29,584 | 73,834 |
| | 2024 Projected Households | 7,612 | 31,727 | 78,996 |
| | 2010 Census Households | 6,639 | 26,592 | 65,918 |
| | 2000 Census Households | 6,011 | 21,112 | 55,049 |
| | Projected Annual Growth 2019 to 2024 | 1.5% | 1.4% | 1.4% |
| | Historical Annual Growth 2000 to 2019 | 0.9% | 2.1% | 1.8% |
| **AGE** | 2019 Est. Population Under 10 Years | 9.7% | 12.0% | 12.0% |
| | 2019 Est. Population 10 to 19 Years | 10.9% | 13.1% | 12.9% |
| | 2019 Est. Population 20 to 29 Years | 11.3% | 12.2% | 12.5% |
| | 2019 Est. Population 30 to 44 Years | 17.3% | 20.0% | 20.2% |
| | 2019 Est. Population 45 to 59 Years | 18.6% | 19.3% | 19.4% |
| | 2019 Est. Population 60 to 74 Years | 18.8% | 15.9% | 16.0% |
| | 2019 Est. Population 75 Years or Over | 13.5% | 7.5% | 7.0% |
| | 2019 Est. Median Age | 45.9 | 39.3 | 38.9 |
| **MARITAL STATUS & GENDER** | 2019 Est. Male Population | 47.4% | 48.6% | 49.0% |
| | 2019 Est. Female Population | 52.6% | 51.4% | 51.0% |
| | 2019 Est. Never Married | 24.5% | 28.1% | 29.6% |
| | 2019 Est. Now Married | 48.7% | 50.5% | 48.0% |
| | 2019 Est. Separated or Divorced | 18.3% | 16.1% | 17.0% |
| | 2019 Est. Widowed | 8.5% | 5.4% | 5.4% |
| **INCOME** | 2019 Est. HH Income $200,000 or More | 6.9% | 7.0% | 5.9% |
| | 2019 Est. HH Income $150,000 to $199,999 | 6.9% | 8.2% | 7.3% |
| | 2019 Est. HH Income $100,000 to $149,999 | 21.2% | 20.5% | 18.7% |
| | 2019 Est. HH Income $75,000 to $99,999 | 16.4% | 16.1% | 16.2% |
| | 2019 Est. HH Income $50,000 to $74,999 | 16.7% | 18.5% | 19.1% |
| | 2019 Est. HH Income $35,000 to $49,999 | 11.4% | 12.8% | 13.2% |
| | 2019 Est. HH Income $25,000 to $34,999 | 6.9% | 6.9% | 7.2% |
| | 2019 Est. HH Income $15,000 to $24,999 | 6.6% | 5.4% | 6.4% |
| | 2019 Est. HH Income Under $15,000 | 7.0% | 4.6% | 6.1% |
| | 2019 Est. Average Household Income | $98,783 | $100,378 | $90,522 |
| | 2019 Est. Median Household Income | $79,982 | $80,995 | $76,054 |
| | 2019 Est. Per Capita Income | $43,727 | $39,606 | $35,090 |
| | 2019 Est. Total Businesses | 673 | 3,015 | 7,859 |
| | 2019 Est. Total Employees | 6,011 | 33,499 | 96,179 |

Lat/Lon: 45.6036/-122.5047

RF1

## 16209 SE McGillivray Blvd
## Vancouver, WA 98684

| | | 1 mi radius | 3 mi radius | 5 mi radius |
|---|---|---|---|---|
| **RACE** | 2019 Est. White | 77.3% | 76.5% | 75.0% |
| | 2019 Est. Black | 2.7% | 3.2% | 4.4% |
| | 2019 Est. Asian or Pacific Islander | 12.0% | 10.7% | 10.0% |
| | 2019 Est. American Indian or Alaska Native | 0.6% | 0.7% | 0.8% |
| | 2019 Est. Other Races | 7.4% | 9.0% | 9.8% |
| **HISPANIC** | 2019 Est. Hispanic Population | 1,373 | 7,429 | 20,681 |
| | 2019 Est. Hispanic Population | 8.6% | 9.9% | 10.8% |
| | 2024 Proj. Hispanic Population | 9.0% | 10.3% | 11.3% |
| | 2010 Hispanic Population | 6.7% | 7.7% | 9.0% |
| **EDUCATION (Adults 25 or Older)** | 2019 Est. Adult Population (25 Years or Over) | 11,914 | 51,960 | 132,755 |
| | 2019 Est. Elementary (Grade Level 0 to 8) | 0.7% | 1.8% | 3.2% |
| | 2019 Est. Some High School (Grade Level 9 to 11) | 3.7% | 3.9% | 5.1% |
| | 2019 Est. High School Graduate | 18.0% | 21.0% | 23.7% |
| | 2019 Est. Some College | 30.6% | 27.5% | 26.6% |
| | 2019 Est. Associate Degree Only | 8.1% | 10.4% | 9.9% |
| | 2019 Est. Bachelor Degree Only | 23.3% | 22.5% | 20.4% |
| | 2019 Est. Graduate Degree | 15.6% | 13.0% | 11.2% |
| **HOUSING** | 2019 Est. Total Housing Units | 7,243 | 30,144 | 75,454 |
| | 2019 Est. Owner-Occupied | 59.3% | 59.0% | 61.2% |
| | 2019 Est. Renter-Occupied | 38.3% | 39.2% | 36.6% |
| | 2019 Est. Vacant Housing | 2.4% | 1.9% | 2.1% |
| **HOMES BUILT BY YEAR** | 2019 Homes Built 2010 or later | 4.5% | 6.3% | 6.2% |
| | 2019 Homes Built 2000 to 2009 | 10.2% | 18.3% | 15.3% |
| | 2019 Homes Built 1990 to 1999 | 39.6% | 32.8% | 25.3% |
| | 2019 Homes Built 1980 to 1989 | 24.4% | 15.6% | 13.3% |
| | 2019 Homes Built 1970 to 1979 | 11.5% | 16.7% | 16.5% |
| | 2019 Homes Built 1960 to 1969 | 2.8% | 3.5% | 7.4% |
| | 2019 Homes Built 1950 to 1959 | 1.8% | 2.3% | 6.7% |
| | 2019 Homes Built Before 1949 | 2.8% | 2.6% | 7.2% |
| **HOME VALUES** | 2019 Home Value $1,000,000 or More | 0.9% | 1.0% | 1.1% |
| | 2019 Home Value $500,000 to $999,999 | 10.6% | 15.9% | 17.4% |
| | 2019 Home Value $400,000 to $499,999 | 15.2% | 16.7% | 15.5% |
| | 2019 Home Value $300,000 to $399,999 | 31.0% | 30.9% | 29.8% |
| | 2019 Home Value $200,000 to $299,999 | 38.6% | 35.6% | 35.2% |
| | 2019 Home Value $150,000 to $199,999 | 4.2% | 4.2% | 5.0% |
| | 2019 Home Value $100,000 to $149,999 | 1.3% | 1.7% | 2.0% |
| | 2019 Home Value $50,000 to $99,999 | 1.1% | 1.1% | 1.4% |
| | 2019 Home Value $25,000 to $49,999 | 1.7% | 1.1% | 1.3% |
| | 2019 Home Value Under $25,000 | 1.3% | 1.0% | 1.4% |
| | 2019 Median Home Value | $326,102 | $341,008 | $337,261 |
| | 2019 Median Rent | $1,197 | $1,164 | $1,110 |

*This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.*

# FULL PROFILE

**HSM**
**PACIFIC**
*retail solutions*

**Lat/Lon: 45.6036/-122.5047**

RF1

## 16209 SE McGillivray Blvd
## Vancouver, WA 98684

| | | 1 mi radius | 3 mi radius | 5 mi radius |
|---|---|---|---|---|
| **LABOR FORCE** | 2019 Est. Labor Population Age 16 Years or Over | 13,376 | 59,887 | 153,163 |
| | 2019 Est. Civilian Employed | 59.2% | 62.1% | 62.2% |
| | 2019 Est. Civilian Unemployed | 2.3% | 2.6% | 2.6% |
| | 2019 Est. in Armed Forces | 0.3% | 0.1% | - |
| | 2019 Est. not in Labor Force | 38.2% | 35.2% | 35.1% |
| | 2019 Labor Force Males | 46.5% | 47.9% | 48.4% |
| | 2019 Labor Force Females | 53.5% | 52.1% | 51.6% |
| **OCCUPATION** | 2019 Occupation: Population Age 16 Years or Over | 7,916 | 37,211 | 95,222 |
| | 2019 Mgmt, Business, & Financial Operations | 18.1% | 17.8% | 15.9% |
| | 2019 Professional, Related | 24.0% | 24.0% | 21.9% |
| | 2019 Service | 11.6% | 14.8% | 16.2% |
| | 2019 Sales, Office | 28.6% | 23.5% | 23.8% |
| | 2019 Farming, Fishing, Forestry | - | - | 0.2% |
| | 2019 Construction, Extraction, Maintenance | 6.8% | 8.1% | 8.6% |
| | 2019 Production, Transport, Material Moving | 10.8% | 11.7% | 13.5% |
| | 2019 White Collar Workers | 70.7% | 65.4% | 61.6% |
| | 2019 Blue Collar Workers | 29.3% | 34.6% | 38.4% |
| **TRANSPORTATION TO WORK** | 2019 Drive to Work Alone | 76.0% | 78.0% | 75.0% |
| | 2019 Drive to Work in Carpool | 8.8% | 7.6% | 9.4% |
| | 2019 Travel to Work by Public Transportation | 3.9% | 2.6% | 3.9% |
| | 2019 Drive to Work on Motorcycle | - | - | 0.1% |
| | 2019 Walk or Bicycle to Work | 2.2% | 2.0% | 2.8% |
| | 2019 Other Means | 0.9% | 0.8% | 0.8% |
| | 2019 Work at Home | 8.2% | 8.9% | 8.1% |
| **TRAVEL TIME** | 2019 Travel to Work in 14 Minutes or Less | 26.2% | 24.1% | 23.3% |
| | 2019 Travel to Work in 15 to 29 Minutes | 37.5% | 38.7% | 38.7% |
| | 2019 Travel to Work in 30 to 59 Minutes | 26.7% | 29.0% | 28.9% |
| | 2019 Travel to Work in 60 Minutes or More | 10.7% | 9.6% | 9.3% |
| | 2019 Average Travel Time to Work | 22.0 | 22.3 | 22.8 |
| **CONSUMER EXPENDITURE** | 2019 Est. Total Household Expenditure | $493.23 M | $2.08 B | $4.82 B |
| | 2019 Est. Apparel | $17.27 M | $73.6 M | $170 M |
| | 2019 Est. Contributions, Gifts | $28.46 M | $119.41 M | $273.99 M |
| | 2019 Est. Education, Reading | $15.56 M | $66.55 M | $152.18 M |
| | 2019 Est. Entertainment | $27.93 M | $118.36 M | $273.27 M |
| | 2019 Est. Food, Beverages, Tobacco | $75.51 M | $319 M | $740.64 M |
| | 2019 Est. Furnishings, Equipment | $17.4 M | $73.67 M | $170.01 M |
| | 2019 Est. Health Care, Insurance | $45.61 M | $190.66 M | $443.07 M |
| | 2019 Est. Household Operations, Shelter, Utilities | $159.34 M | $672.04 M | $1.56 B |
| | 2019 Est. Miscellaneous Expenses | $9.37 M | $39.43 M | $91.18 M |
| | 2019 Est. Personal Care | $6.65 M | $28.03 M | $64.83 M |
| | 2019 Est. Transportation | $90.11 M | $382.28 M | $885.36 M |

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