

HERITAGE MARKETPLACE

6700 NE 162nd AVE VANCOUVER, WA

LEASING OPPORTUNITY

SPACE AVAILABLE: 2,563 SF

Tenant Mix Includes:

SAFEWAY

DOLLAR TREE

BURGERVILLE

CLUB PILATES

SUBWAY





$137,062 HH INCOME IN 3-MILE RADIUS

88,944 POPULATION IN 3-MILE RADIUS

18,178 EMPLOYEES IN 3-MILE RADIUS

PROPERTY DETAILS

- Heritage Market Center is a 107,468 square foot shopping center anchored by Safeway.
- Minutes from Interstate 205, providing convenient access to the greater Vancouver area, including nearby Portland, OR, enhancing both employee and customer convenience.
- Close to parks and recreational areas such as Burnt Bridge Creek Greenway and Leverich Park, enhancing the area's appeal and providing opportunities for outdoor activities.
- 2nd generation restaurant space available

HSM PACIFIC retail solutions

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SITE LEASING PLAN



Space	Tenant	SF
417	AVAILABLE	2,563
703	ALLURA DAY SPA	2,500
601	BEAUTIFUL BLUE DAY SPA	1,400
101	BURGERVILLE	3,500
623	CASA COLIMA MEXICAN RESTAURANT	3,200
420	CLUB PILATES	1,666
609	DOLLAR TREE	8,984
415	DOT COM VAPE	1,800
401	E-TECH REPAIR SOLUTIONS	1,200
411	FELONY PIZZA	2,100
409	GOSSIP IN THE GRAIN	3,000
717	HERITAGE CLEANERS	1,500
425	HERITAGE DENTAL	2,000
701	HOKKAIDO SUSHI	3,000
617	ICHI TERIYAKI	1,500
713	KINDEE THAI RESTAURANT	1,291
421	MODERN NAILS	1,050
1704	SAFEWAY	55,789
201	SAFEWAY FUEL	8,000
709	SUBWAY	1,425

Contact for rates:

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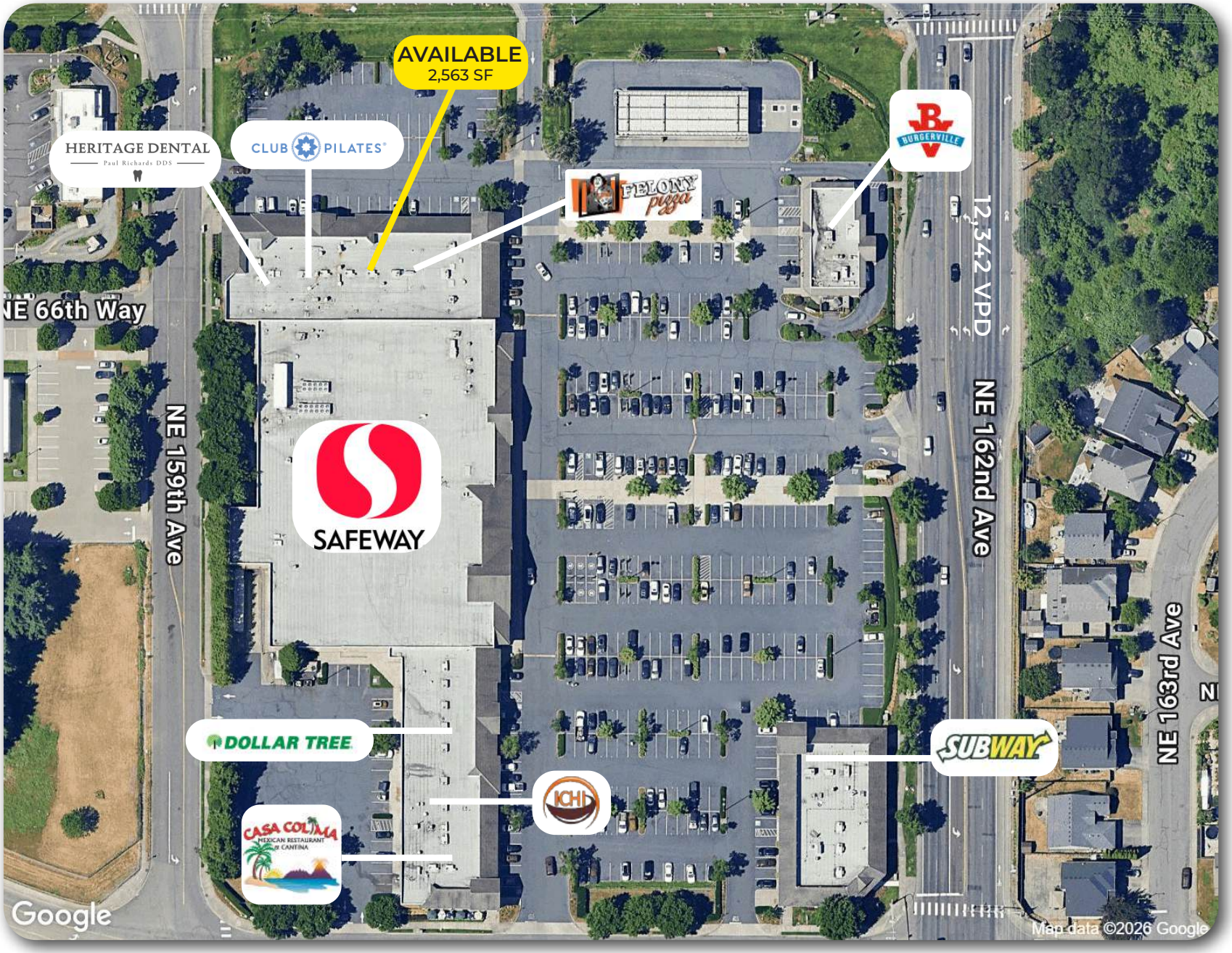
PROPERTY AERIAL VIEW



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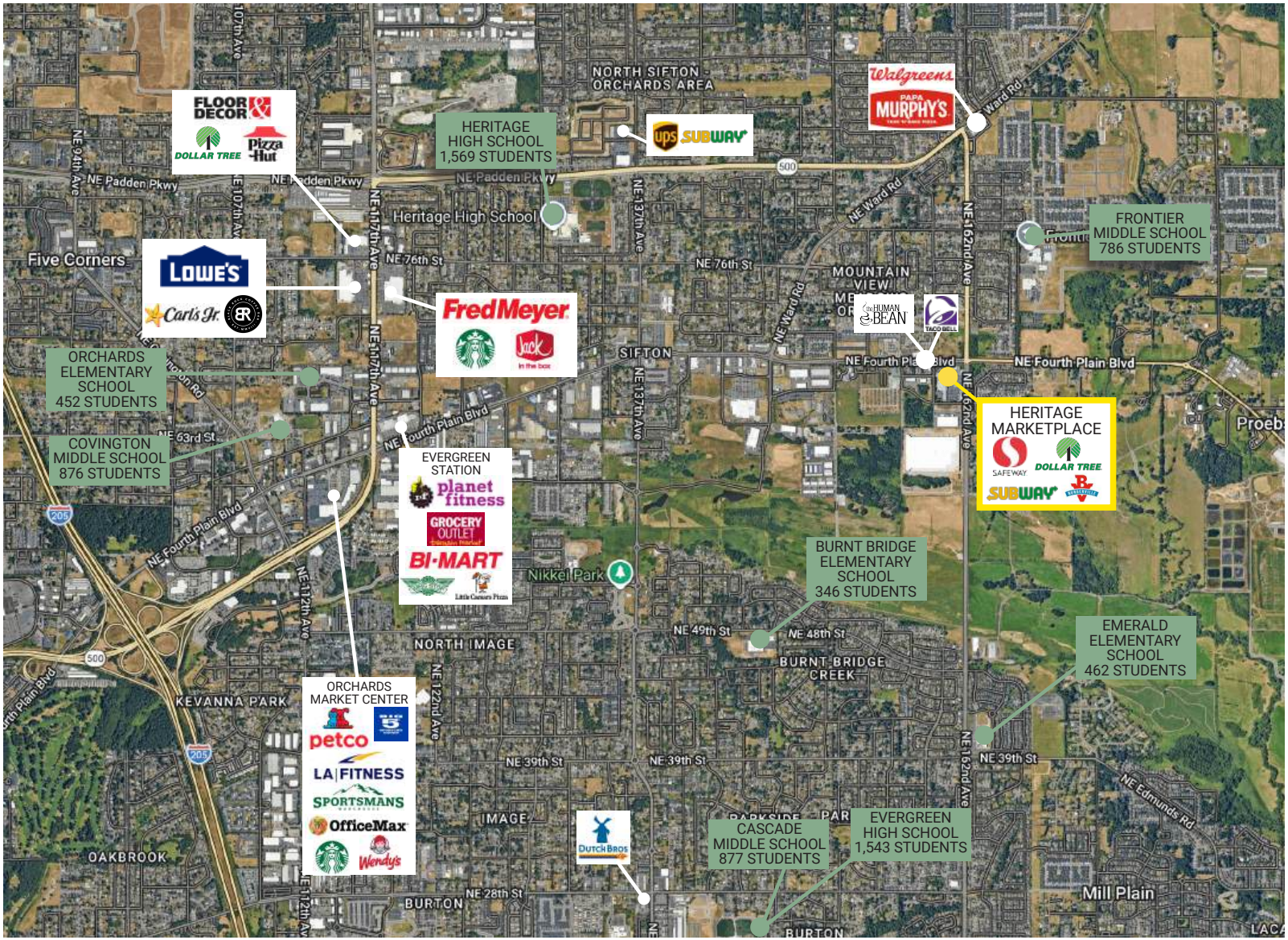
MARKET AERIAL VIEW



DEMOGRAPHIC SNAPSHOT

POPULATION
1 mile: 8,612
3 miles: 88,944
5 miles: 209,859

EMPLOYEES
1 mile: 2,284
3 miles: 18,178
5 miles: 67,691

AVG HH INCOME
1 mile: $156,845
3 miles: $137,062
5 miles: $131,948

Source: ©Sites USA, Oct. 2026

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