ORCHARDS PLAZA BIG LOTS AND DOLLAR STORE ANCHORED RETAIL CENTER

11500 NE 76TH STREET
VANCOUVER, WA 98662

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Property Summary

OFFERING SUMMARY

Available SF:	1,739 SF
Lease Rate:	N/A
Lot Size:	2.41 Acres
Year Built:	1998
Building Size:	29,750 SF
Zoning:	CG General Commercial
Market:	Portland/Vancouver
Submarket:	Orchards
Traffic Count:	30,000

PROPERTY OVERVIEW

One small suite and one large suite will soon be available in this popular Big Lots and Dollar Store anchored Neighborhood Center!
Check out the affordable lease rate for this suite, in this busy location.
Orchard's Plaza is located less than 2 miles east of I-205 at the dominant intersection of NE 76th and 117th Avenue which is evidenced by high volume anchors such as Fred Meyer and Lowe's located at the adjoining corners.

The Property has excellent visibility and frontage of NE 76th St. and has four (4) ingress and egress access points. This location is a vibrant center with tenants such as Big Lots, Dollar Store, Pizza Hut, Muchas Gracias Restaurant, Legendary Games, and Metro PCS. Some suites have parking in the rear of the suite as well as the parking in the front.

PROPERTY HIGHLIGHTS

- Big Lots Anchored Center.

- High occupancy with a diverse and seasoned mix of national and regional tenants including Dollar Tree which has been a stable Tenant at the center since 2001. Big Lots joined the center in 2019.

- More than 77,000 households and 206,000 residents within a 5 mile radius of the Property earning an average household income in excess of $69,500 per year.

- 2 miles east of I-205 at the signalized intersection of NE 76th and 117th Avenue in Vancouver.
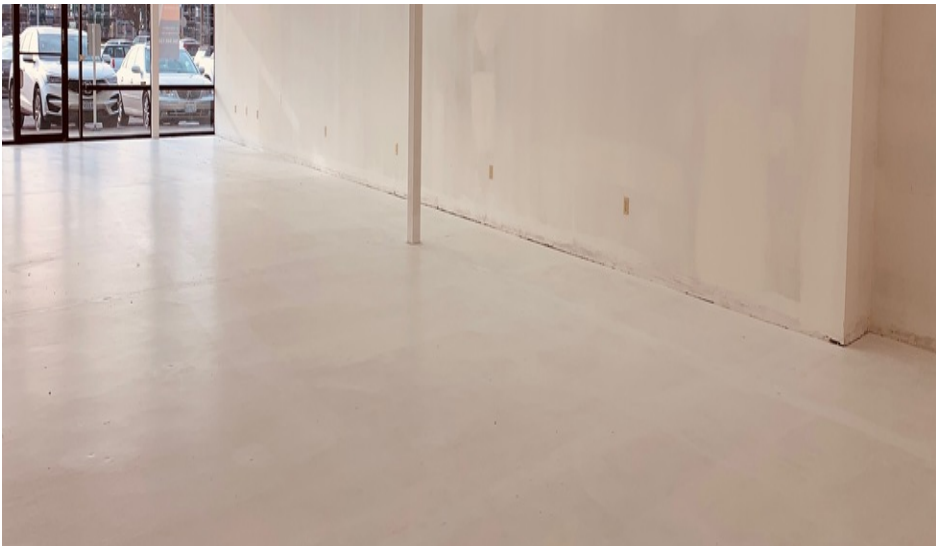
Additional Photos

Floor Plans

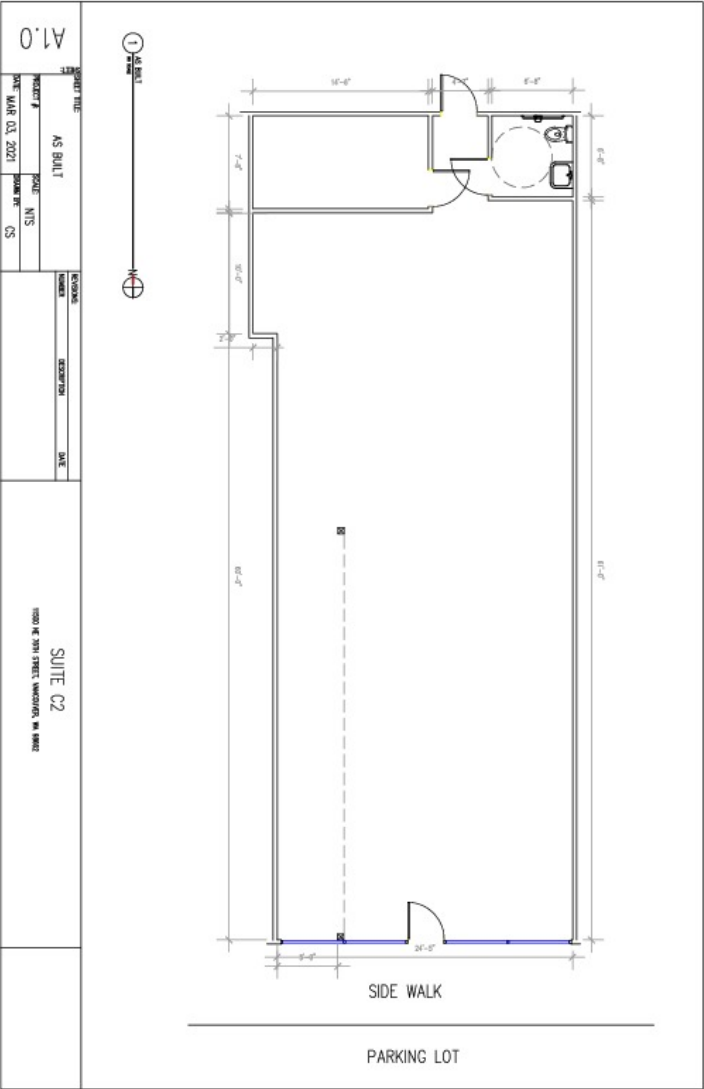
SUITE C2

AS BUILT

A1.0

DATE MAR 03, 2021
SCALE NTS
DRAWN BY CS

SIDE WALK

PARKING LOT

Location Maps

Demographics Map

POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,676	87,378	204,102
Median age	31.3	33.4	34.9
Median age (Male)	31.2	33.8	34.7
Median age (Female)	31.5	33.4	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,146	31,047	75,943
# of persons per HH	3.1	2.8	2.7
Average HH income	$61,746	$61,512	$65,078
Average house value	$193,259	$208,651	$234,701

* Demographic data derived from 2020 ACS - US Census