

# ORCHARDS MARKET CENTER

11505 NE Fourth Plain Blvd | Vancouver, WA 98662

FOR LEASE



## RETAIL SPACE AVAILABLE FOR LEASE

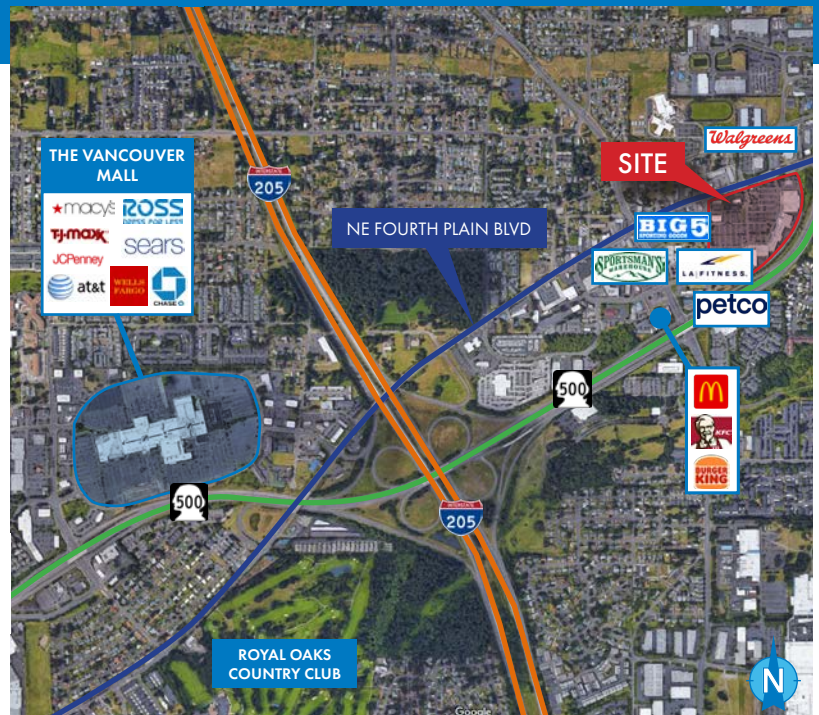
### DETAILS

Call for rate + NNN

- Available: ± 35,500 SF

### FEATURES

- High traffic center with great visibility located at major intersection:
  - State Route 500 (62,468 ADT) and
  - NE Fourth Plain Rd N (20,000 ADT)
- Freeway visibility and access
- National co-tenants include: Office Depot, LA Fitness, Cycle Gear, Big 5, Starbucks, Wendy's, and Pita Pit
- Ample parking 4.23/1,000 SF (754 total spaces)
- Professionally managed center



04.23.2025

For more information or a property tour, please contact:

**TIM PFEIFFER**

503.225.8455

TimP@norris-stevens.com



*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.*

## Norris & Stevens

12503 SE Mill Plain Boulevard • Suite 260

Vancouver, WA 98684

503.223.3171 • norris-stevens.com



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## TENANT OVERVIEW



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### SITE PLAN



AVAILABLE ± 35,400 SF



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## DEMOGRAPHICS

DEMOGRAPHICS	3 MI	20 Min Drive
Population	141,677	511,358
Households	53,232	205,728
Median Age	36	39
Median HH Income	\$86,696	\$93,698
Daytime Employees	41,192	207,409



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