

# FOR LEASE



## FORMER STARBUCKS LOCATION



**Size:** 1,357 +/- Square Feet

**Lease Rate:** \$24.<sup>00</sup> NNN

**Estimated NNN's:** \$6.<sup>58</sup> Annually

**Parking:** Street Only

**Available:** Immediately

**Insurance:** \$4,240.<sup>00</sup> +/-

**2021 Taxes:** \$4,677.<sup>65</sup>

**Year Constructed:** 2003

**Corner of Main St. & West 25<sup>th</sup> St.**

**2420 Main Street, Vancouver, WA 98660**

Main Street is a Primary North-South Road Running Through Vancouver's "Old Town" Business District.

Starbucks Occupies an "End Cap" Space Connected to ten Work/Live Condos in The Uptown Village Development.

### CoStar Demographic Summary

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>Population</b>	<b>17,992</b>	<b>74,912</b>	<b>210,864</b>
<b>Median Age</b>	<b>39</b>	<b>39</b>	<b>38</b>
<b>Avg Household Income</b>	<b>\$71,571</b>	<b>\$73,497</b>	<b>\$82,008</b>
<b>Median Home Value</b>	<b>\$337,602</b>	<b>\$333,632</b>	<b>\$350,222</b>

**Parcel #04730308**

**Zoned "CC" Community Commercial**

**City of Vancouver**

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