

400 Washington Street, Vancouver, WA 98660



ADERA APARTMENTS
400 WASHINGTON STREET
VANCOUVER, WA 98660



COMMERCIAL SPACE

**CALL FOR
LEASE RATE**



AUSTIN CAIN

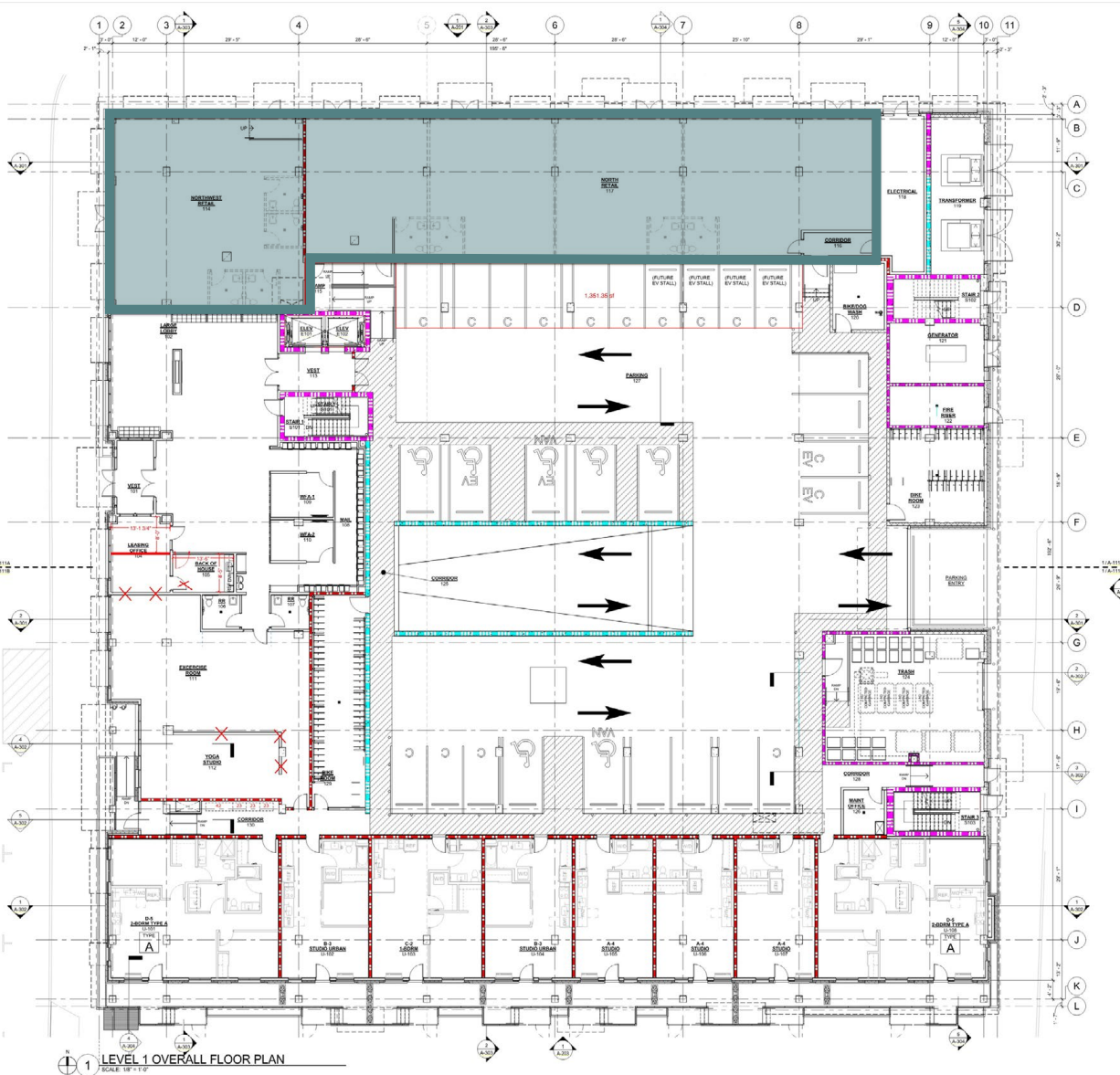
Vice President
T +1 503 221 4833
Austin.Cain@cbre.com



TAKI CHALKIOPOULOS

Associate
T +1 503 221 4832
Taki.Chalk@cbre.com

Site Plan



Available Commercial Space

- + UP TO 5,600 SF
- + WITHIN WALKING DISTANCE TO THREE UPPER END HOTELS
- + GROUND FLOOR RETAIL
- + 186 APARTMENTS UNITS/HIGH-END FINISHES
- + DELIVERABLE NOW
- + WATERFRONT ACCESS TO BRAND NEW RESTAURANTS AND SHOPS

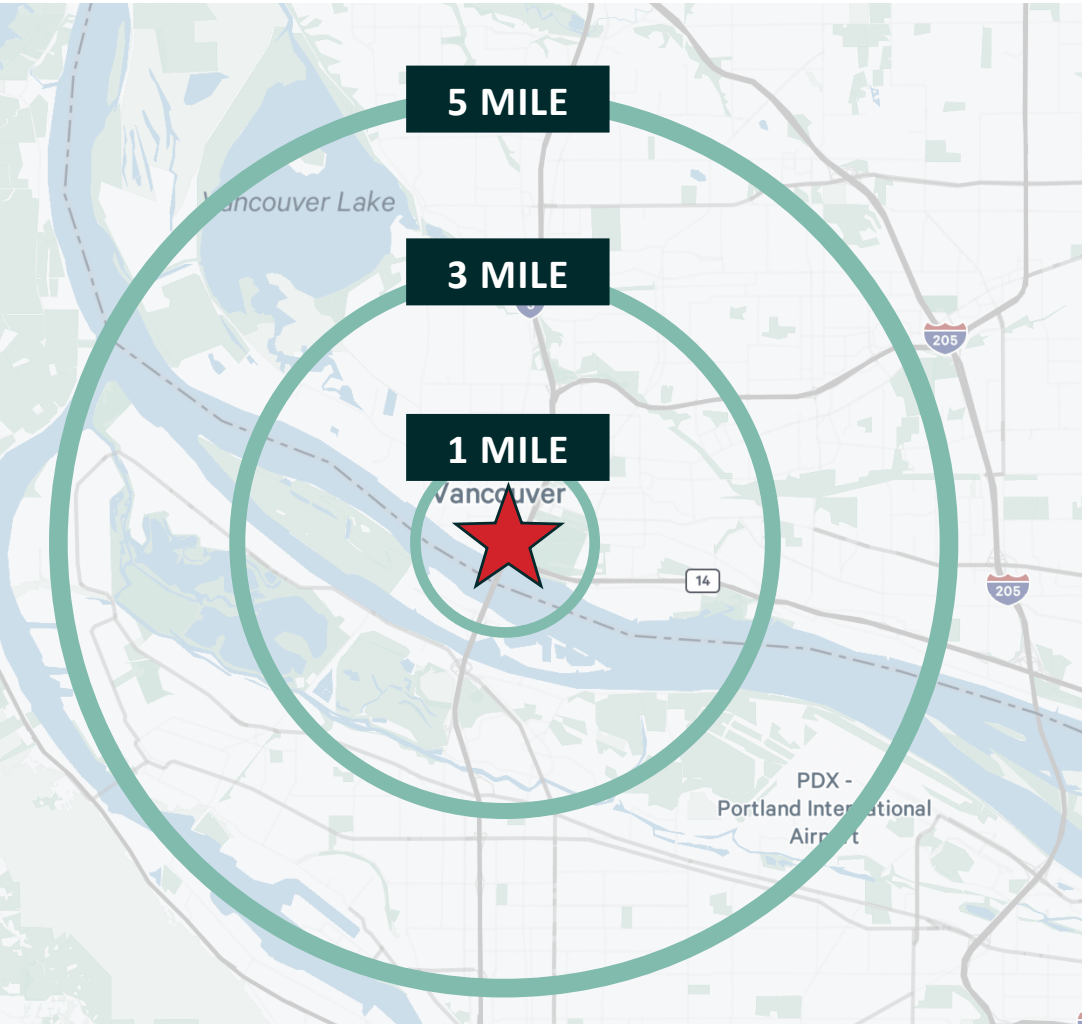
ADERA APARTMENTS

400 WASHINGTON STREET
VANCOUVER WA 98660





Demographics & Points of Interest

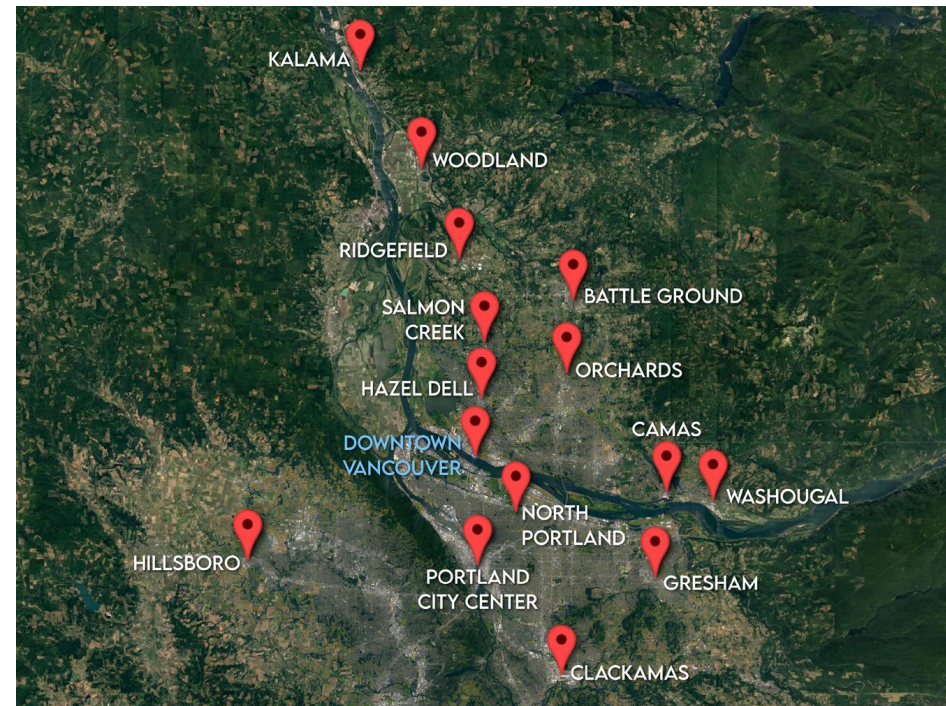


Situated at the vertex of two major highways - SR 14 and I-5 - traffic counts reach nearly 200,000 cars daily



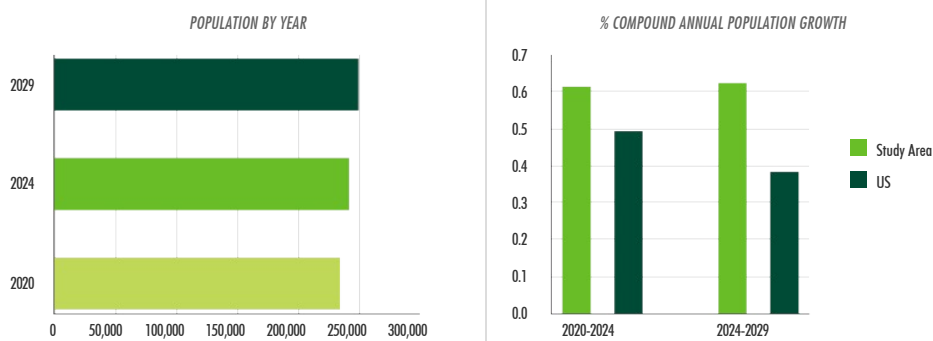
	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	8,923	65,831	241,008
2029 Population - Five Year Projection	10,522	68,977	248,581
2020 Population - Census	7,206	62,855	233,386
2010 Population - Census	6,109	56,268	206,895
2020-2024 Annual Population Growth Rate	4.15%	0.89%	0.61%
2024-2029 Annual Population Growth Rate	3.35%	0.94%	0.62%
HOUSEHOLDS			
2024 Households - Current Year Estimate	5,004	29,558	100,393
2029 Households - Five Year Projection	6,176	31,538	104,118
2020 Households - Census	3,774	27,574	96,449
2010 Households - Census	2,870	24,181	84,306
2020-2024 Compound Annual Household Growth Rate	5.52%	1.33%	0.77%
2024-2029 Annual Household Growth Rate	4.30%	1.31%	0.73%
2024 Average Household Size	1.67	2.17	2.34
HOUSEHOLD INCOME			
2024 Average Household Income	\$100,746	\$106,984	\$115,304
2029 Average Household Income	\$108,187	\$118,656	\$128,495
2024 Median Household Income	\$63,392	\$79,034	\$88,662
2029 Median Household Income	\$68,888	\$88,948	\$101,480
2024 Per Capita Income	\$57,850	\$47,855	\$48,087
2029 Per Capita Income	\$64,701	\$54,044	\$53,872

Updated: 2025 Demographic Data (Column titles may still show 2024)



Demographics 400 WASHINGTON ST 5 MILES

POPULATION



POPULATION INFORMATION

The population of this area in 2024 is estimated to be 241,008, which is an annual growth rate of 0.61% over 2020. During the next five years, the population is projected to grow by 0.62% annually. By comparison, the United States population is expected to grow by 0.38% annually in the next five years, from its estimated population of 338,440,954.

The current year median age for this population is 38.3. The current median age for the United States is 39.3.

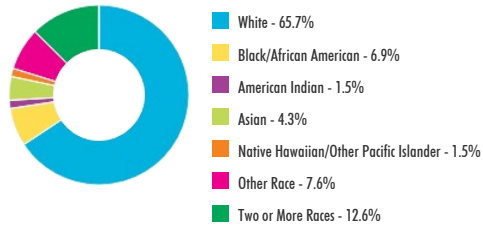


RACE & ETHNICITY INFORMATION

The racial composition of this area's current year estimated population is: 65.7% are White alone, 6.9% are Black or African American alone, 1.5% are American-Indian alone, 4.3% are Asian alone, 1.5% are Native Hawaiian and Other Pacific Islander alone, 7.6% are some other race, and 12.6% are two or more races.

The United States' racial composition is: 60.3% are White alone, 12.5% are Black or African American alone, 1.2% are American-Indian alone, 6.4% are Asian alone, 0.2% are Native Hawaiian and Other Pacific Islander alone, 8.8% are some other race, and 10.7% are two or more races.

RACE & ETHNICITY



INCOME

\$88,662
MEDIAN HOUSEHOLD INCOME

\$48,087
PER CAPITA INCOME

HOME OWNERSHIP

52.0%
OWNER-OCCUPIED UNITS



HOUSEHOLD INFORMATION

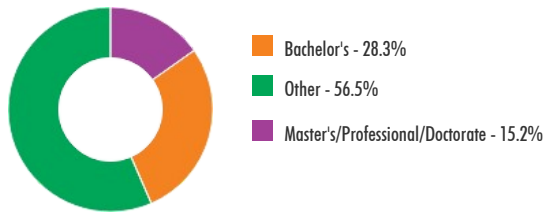
There are an estimated 100,393 households in this area which represents a 0.77% annual growth rate over 2020. During the next five years households are projected to grow 0.73% annually. The United States has an estimated 130,716,571 households for 2024, which is a growth of 0.71% since 2020. Over the next five years household growth is projected to be 0.64%.



INCOME INFORMATION

The estimated median household income in this area for the current year is \$88,662. The United States has a median household income of \$79,068. The current year estimated per capita income for this area is \$48,087, compared to an estimate of \$43,829 for the United States.

EDUCATION



Updated: 2025 Demographic Data
(Column titles may still show 2024)



GENDER

	1 Mile	3 Miles	5 Miles
2024 Population	8,923	65,831	241,008
Males	4,592 51.5%	33,369 50.7%	119,917 49.8%
Females	4,331 48.5%	32,462 49.3%	121,091 50.2%

EMPLOYMENT

116,028 EMPLOYEES

10,220 BUSINESSES

5.7% RESIDENTIAL UNEMPLOYMENT RATE

HOUSEHOLDER AGE

	15-24	25-34	35-44	45-54	55-64	65-74	75+
Householders	4,256	17,303	22,046	17,519	14,490	14,242	10,537
Income...							
< \$15,000	609 14.3%	947 5.5%	809 3.7%	817 4.7%	1,285 8.9%	1,527 10.7%	1,537 14.6%
\$15,000-\$24,999	384 9.0%	637 3.7%	668 3.0%	528 3.0%	822 5.7%	1,318 9.3%	1,539 14.6%
\$25,000-\$34,999	423 9.9%	778 4.5%	835 3.8%	534 3.1%	663 4.6%	1,061 7.5%	1,384 13.1%
\$35,000-\$49,999	532 12.5%	1,446 8.4%	1,395 6.3%	1,058 6.0%	1,040 7.2%	1,485 10.4%	1,422 13.5%
\$50,000-\$74,999	905 21.3%	2,846 16.5%	2,892 13.1%	2,271 13.0%	2,026 14.0%	2,259 15.9%	1,489 14.1%
\$75,000-\$99,999	643 15.1%	2,723 15.7%	2,867 13.0%	2,394 13.7%	1,759 12.1%	1,659 11.7%	1,060 10.1%
\$100,000-\$149,999	530 12.5%	3,725 21.5%	4,911 22.3%	4,147 23.7%	2,940 20.3%	2,321 16.3%	965 9.2%
\$150,000-\$199,999	158 3.7%	2,076 12.0%	3,374 15.3%	2,521 14.4%	1,736 12.0%	1,174 8.2%	650 6.2%
\$200,000+	73 1.7%	2,126 12.3%	4,294 19.5%	3,250 18.6%	2,218 15.3%	1,438 10.1%	492 4.7%



Contact Us



AUSTIN CAIN
 Vice President
 T +1 503 221 4833
 Austin.Cain@cbre.com



TAKI CHALKIOPOULOS
 Associate
 T +1 503 221 4832
 Taki.Chalk@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.