

FORMER IHOP RESTAURANT



FOR LEASE

*4,495 SF Freestanding 2nd-Gen Restaurant Located at a
Signalized Intersection on SE 164th Ave (36,295+ VPD)*

2900 SE 164TH AVE, VANCOUVER, WA

0.96 AC

LOT SIZE

51

SURFACE PARKING SPACES

2900 SE 164TH AVE

Monument signage (two signs) with excellent visibility and 81 feet of frontage on signalized SE 164th Ave intersection



PROPERTY OVERVIEW

BUILDING SIZE	4,495 SF
LOT SIZE	0.96 AC
PARKING	Paved and striped parking lot with 51 surface spaces (9.98/1,000 SF)
ZONING	General Commercial (CG)
LEASE RATE	\$20,000/Month Absolute NNN
LEASE TERM	10-20 Years
ESCALATIONS	3% Annually
TI'S	Competitive Package Available
LOCATION	Less than 0.5 miles from WA-14 and the Fisher's Landing Transit Center
VPD	SE 164th Avenue: 36,295+ VPD SE Village Loop: 4,699+ VPD
FEATURES	Large capacity dining area and restrooms with stainless steel surfaces throughout kitchen

→ ZONING CODE

2900 SE 164TH AVE

Full kitchen infrastructure

Type 1 hood

Grease trap

Walk-In cooler/freezer

Grill

Fryer

Prep area

Dish washing station

Office

Storage

IDEAL TENANT TYPES

Breakfast & brunch concepts

Family/casual dining chains

Upscale casual & regional restaurant groups

Brewpubs or local craft concepts

Medical/wellness concepts
(urgent care, dental, veterinary, etc.)

Specialty & experiential retailers

Financial institutions

Drive-Through concepts
(subject to City and landlord approval)



AVAILABLE FOR LEASE

KIDDER MATHEWS





2900 SE 164TH AVE



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KIDDER MATHEWS

2900 SE 164TH AVE

8.4 MI

TO PDX AIRPORT

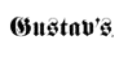
10 MI

TO DOWNTOWN VANCOUVER

VANCOUVER

MOUNTAIN VIEW
HIGH SCHOOL

UNION
HIGH SCHOOL



FISHERS LANDING MARKETPLACE



SUBJECT
PROPERTY

SE 164TH AVE



Columbia River



CASCADE STATION

AVAILABLE FOR LEASE



KIDDER MATHEWS

DEMOGRAPHICS

1-MILE RADIUS

	1 Mile
AVG. HOUSEHOLD INCOME	\$106,427
POPULATION	13,846
HOUSEHOLDS	5,964

3-MILE RADIUS

	1 Mile
AVG. HOUSEHOLD INCOME	\$107,078
POPULATION	75,211
HOUSEHOLDS	28,980

5-MILE RADIUS

	1 Mile
AVG. HOUSEHOLD INCOME	\$99,335
POPULATION	206,549
HOUSEHOLDS	77,745

Data Source: ©2023, Sites USA





2900 SE 164TH AVE

*For more information on
this property, please contact*

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