

Grand Central

SR-14 and Grand Boulevard
Vancouver, Washington

Regionally located near the confluence of I-5 and SR-14, Grand Central is a 196,000 sq.ft. community shopping centered anchored by a 139,000 sq.ft. full-service

Fred Meyer

Eight free-standing brick and glass buildings feature a carefully curated collection of successful, local retailers and restaurants – many of which are one of a kind. Grand Central is a destination location for everyday needs, clothing, dining and personal services.

Substantial new residential and office developments are under construction bringing thousands of new residents and office employees to the primary trade area.

Visibility is high along SR-14 with easy access via Columbia House Boulevard and Grand Boulevard.

Retail Space For Lease
791-2,500 sq. ft.



Coming Soon

 THE UPS STORE®

 FLOOR COVERINGS
international®

CALIFORNIA CLOSETS®

MBM
PROPERTIES, INC.

Mert Meeker
811 NW 19th Ave., Ste. 201
Portland, OR 97209
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Red Robin

THATCHER'S
Coffee 

Where Guys Go
THE BARBERS
For Great Cuts!

gentle
dental 


HELLFIRED
PIZZA

ZOOM+
performance health insurance


CITY HOME
vintage & reclaimed

willows
clothing gifts accessories


Ginger Pop

verizon✓


COLUMBIA
CREDIT UNION

 pure barre®

When the **Shoe Fits**


PANDA EXPRESS
CHINESE KITCHEN



SR 500

Fourth Plain Blvd.

Vancouver

Mill Plain Blvd.

Vancouver National Historic Reserve

Pearson Airfield

Kiewit Pacific
100+ employees

Grand Blvd.

Columbia House Blvd.

SR 14 - 67,539 ADT

The Waterfront
32 acre mixed-use
including 3,300
residential units,
commercial space
and hotel.

Heritage Place
137 condos

Esther Short
Commons
160 apartments

The Hudson
Building
45,000 sq. ft.
mixed-use office
and retail spaces

Library Square
Mixed-use project
featuring 83,000 sq. ft.
Vancouver Library

The Uptown
167 apartments

Vancouvercenter
194 apts. and 68 condos

The Waterside
85 condos

Columbia Shores
Condos

NorthWynd
200 Condos

McMenamins

Beaches
Restaurant

Two-Thousand-One
5,000 sq. ft.
office & condos

Meriwether
Condos

Columbia Machine
550 employees

Columbia Business Center
224 acres ~ 2,300,000 sq. ft.
1,300+ employees

Home Depot
Quote Center
45,000 sq. ft.
200 employees
(now under
construction)

Christensen
Shipyards
115 employees

Tidewater Cove
135 condos

Northwest Pipe
50 employees

Grand Central
Fred Meyer

Salpore Bay
204 condos

Jantzen Beach

Columbia Edgewater
Golf Course

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Leasing Info

Building Descriptions:

- Building A: A-103 - 791 sf
- Building B: 100% LEASED
- Building C: 100% LEASED
- Building D: 100% LEASED
- Building E: 100% LEASED
- Building F: F-110 - 2,500 sf
F-108 - 1,648 sf
F-102 - 1,497 sf
- Building G: 100% LEASED
- Building H: 100% LEASED

Parking:

Approximately 712 stalls

Occupancy:

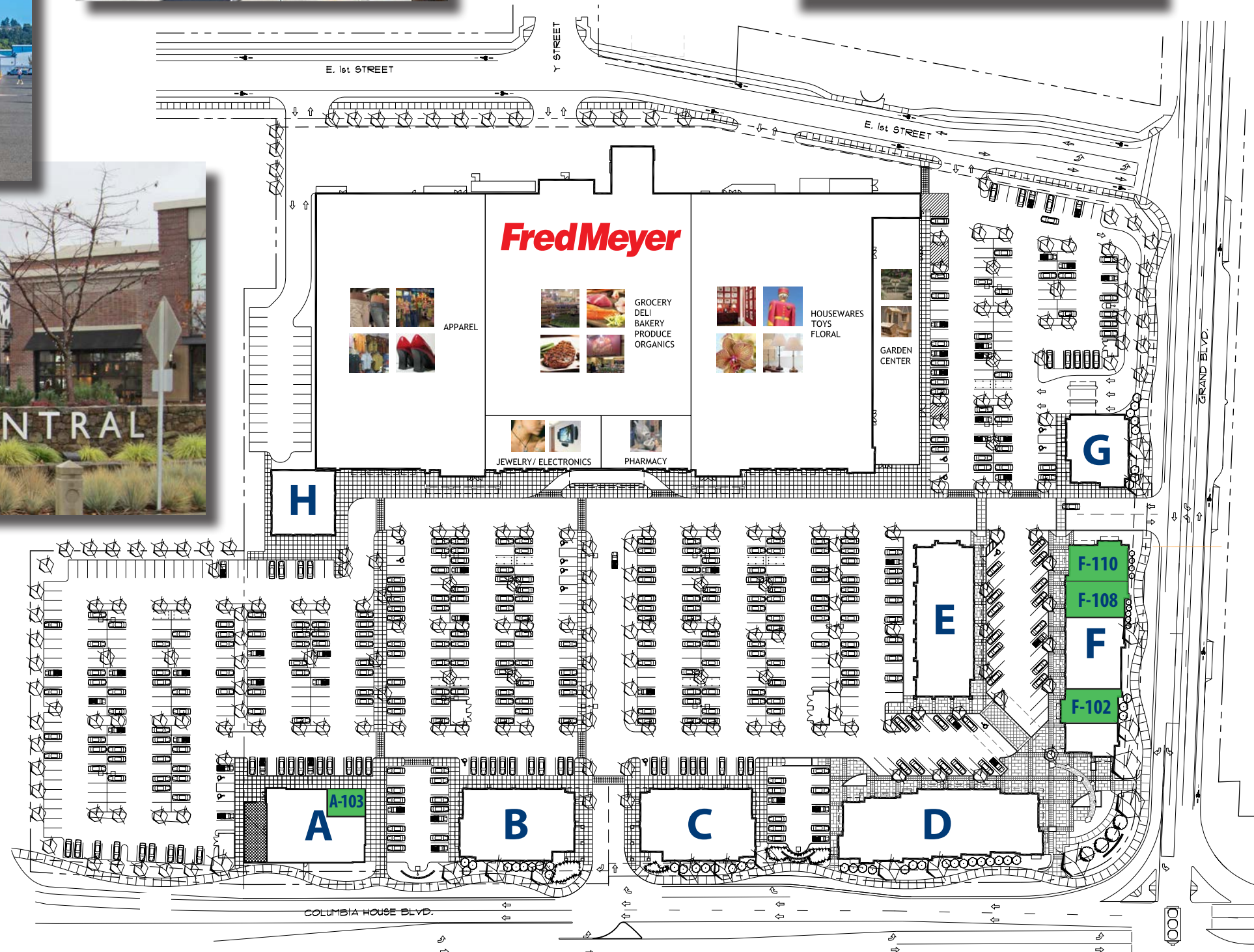
Immediate

For more information, please call:



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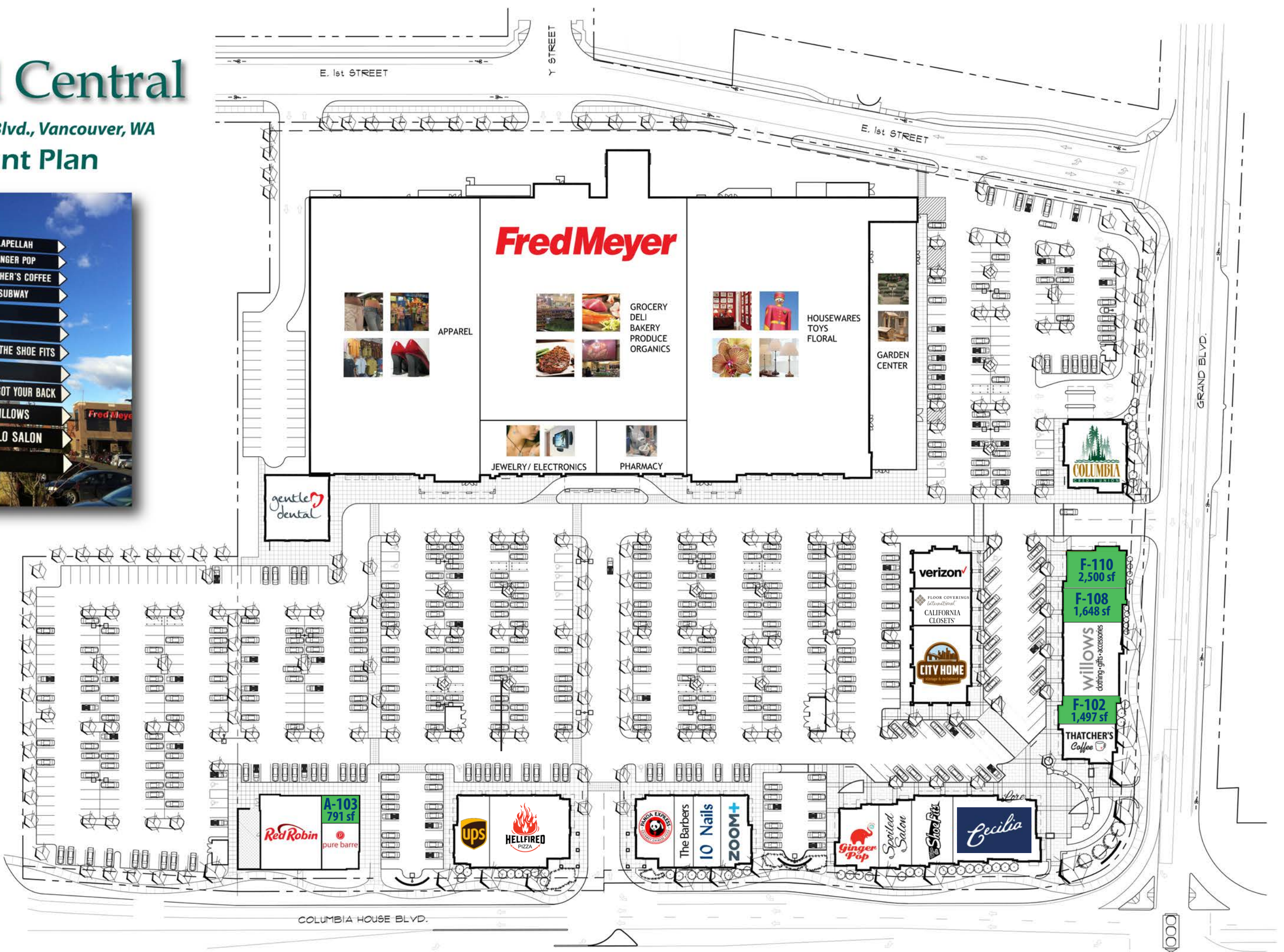
Tenant configuration and names are for illustrative purposes only and are subject to change without notice.



Grand Central

SR 14 & Grand Blvd., Vancouver, WA

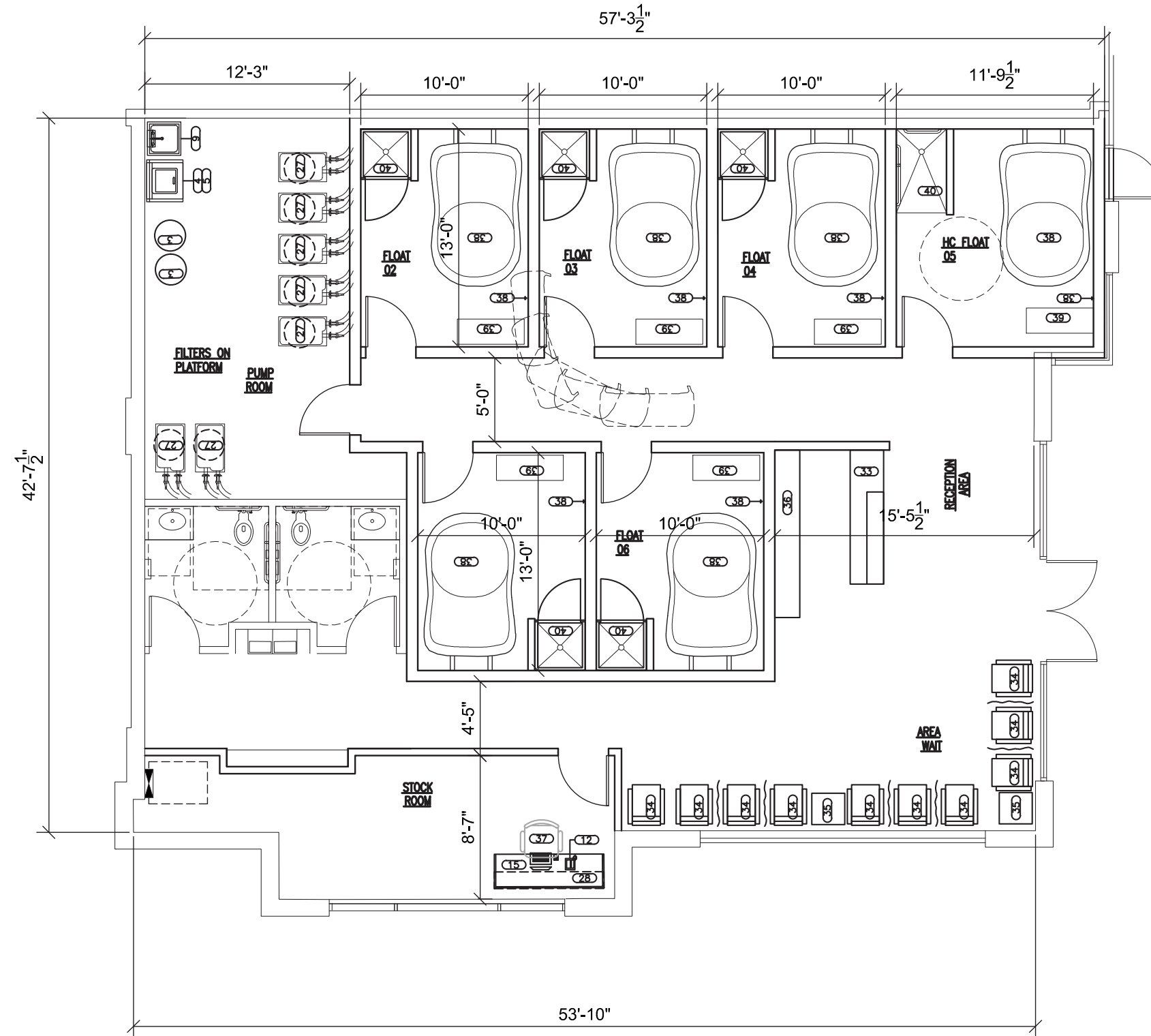
Tenant Plan



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Space F-110



FOR LEASE
F-110
2,500 sq.ft.
Retail

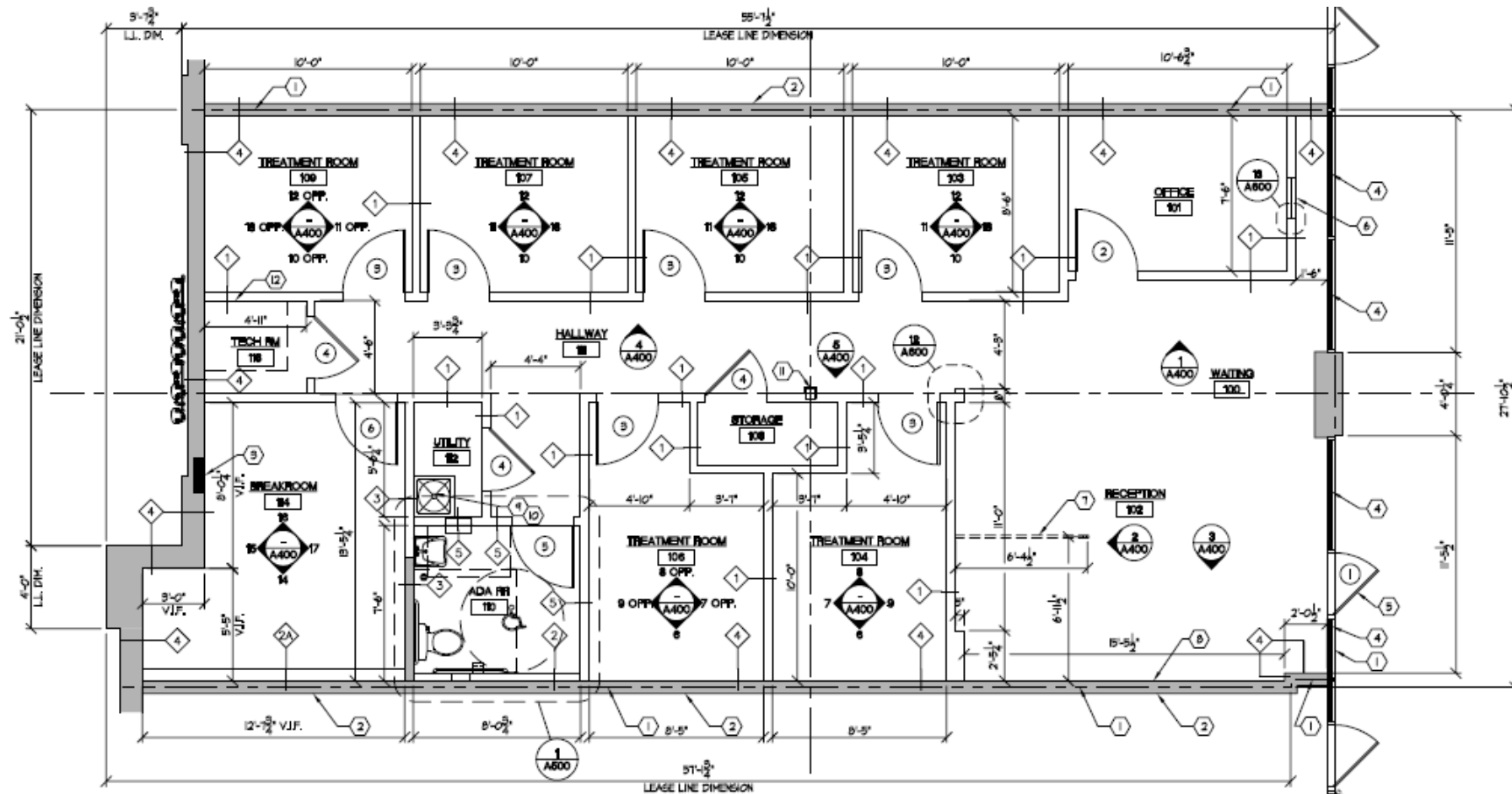


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Space F-108

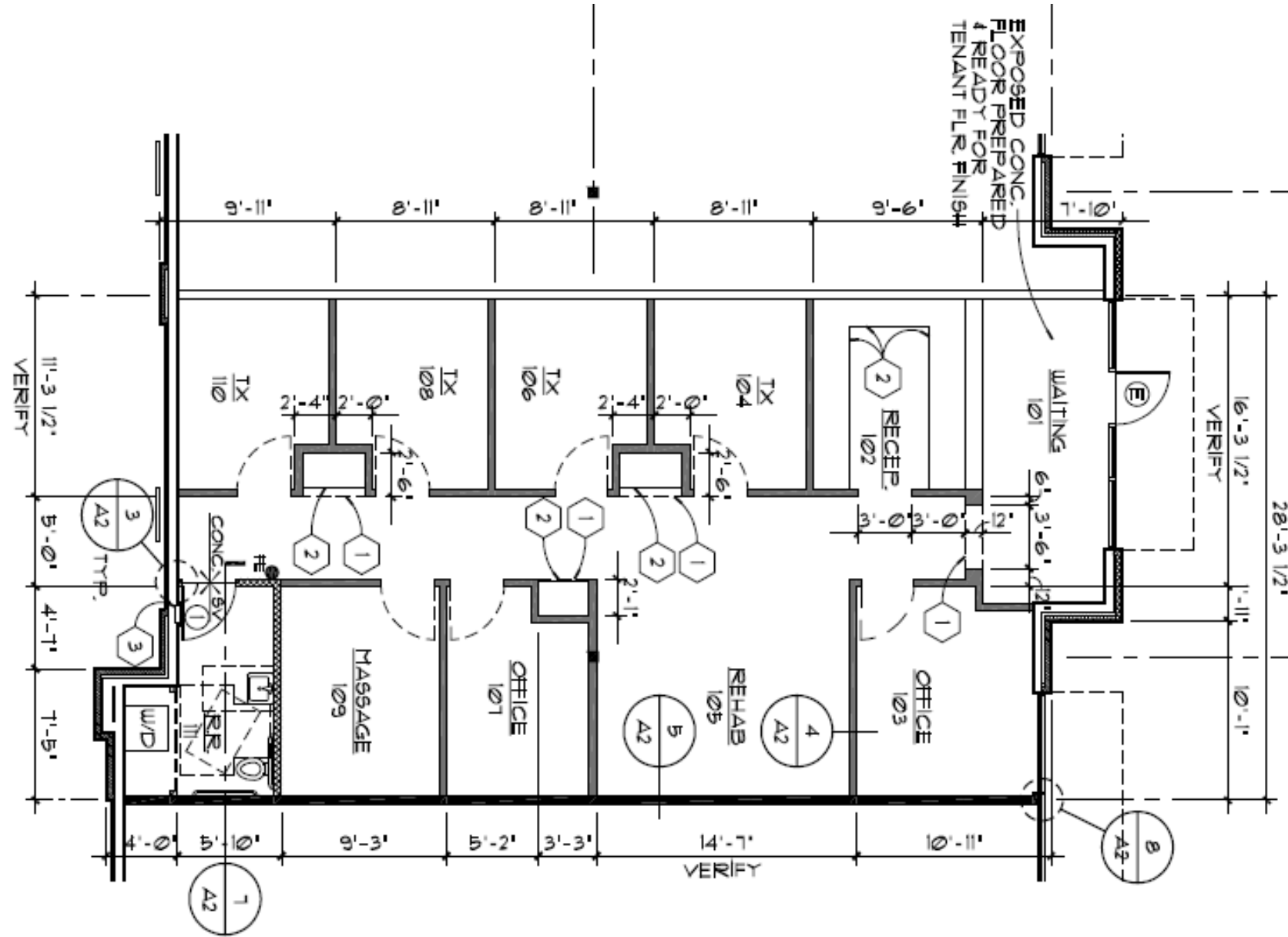
FOR LEASE
F-108
1,648 sq.ft.
Retail



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Space F-102



FOR LEASE
F-102
1,497 sq.ft.
Retail



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Vancouver Waterfront



Home Depot Quote Center



The Hudson Building



Residential Activity

Grand Central is surrounded by established residential neighborhoods and will benefit from new single-family, multi-family and condominium development occurring along the Columbia River waterfront, downtown Vancouver and Hayden Island. Recent projects include: **NorthWynd** (200 condos), **Tidewater Cove** (135 condos), **Salpare Bay** (204 condos) and **The Waterside** (85 condos). New projects include the 32 acre mixed-use **Vancouver Waterfront** project with proposed housing of 3,300 units, commercial/office space, hotel and **The Uptown** - 167 apartments.

Employment and Daytime Population

Over 105,000 people work in the primary trade area and that number is growing rapidly. **Home Depot's** new 45,000 sq.ft. **QuoteCenter** is home to 200 employees and is Phase I of a planned 300,000 sq.ft. creative office park just east of Grand Central; 45,000 sq.ft. **Hudson Building** (office space) has been completed and the mixed-use **Library Square** will feature commercial space and is home to Vancouver's 83,000 sq.ft. award-winning main library. Major employers near Grand Central include **Columbia Business Center**, with 2.3 million sq.ft. of office and light manufacturing space and more than 1,300 employees, **Columbia Machine** (across Grand Avenue) with 550 employees, and **Kiewit Pacific**, with 100+ employees.

Trade Area

The primary trade area is bounded by SR-500 to the north, I-205 to the east, NE Columbia Boulevard to the south and Vancouver Lake to the west. The trade area includes Hayden Island/Jantzen Beach on the Oregon side of the I-5 Columbia River bridge.

Key Demographics

Population (2024)	127,845
Average Family Income	\$133,426
Number of Businesses	7,628
Number of Employees.....	84,553
College Education	67.3%

Source: Sites USA, 2024

indicates trade area



Grand Central Trade Area

Demographics