



COMMUNITY SHOPPING CENTER

2500 COLUMBIA HOUSE BLVD
VANCOUVER, WA 98661

For Leasing Information: Mert Meeker | 503.227.7271 | mert@mbmproperties.com



GRAND
CENTRAL

Curated for Community

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

Grand Central brings established favorites and local, fresh options to an accessible location. 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.





VANCOUVER WA



FOOD
FURNITURE
CLOTHING
COFFEE
HEALTH
HAPPINESS

Tenant Map

LEASING
OPPORTUNITIES

E2 1,903 sq. ft.



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

GATHER

STROLL

SHOP

DRINK

DINE

LAUGH



A central hub built *for all*

RESIDENTIAL ACTIVITY

Grand Central is surrounded by established residential neighborhoods and benefits 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 with 167 apartments.

EMPLOYMENT & DAYTIME POPULATION

With a rapidly growing population and close to 92,000 people currently working in the primary trade area, Grand Central has quickly become a community hub.

- _ Home Depot QuoteCenter: 200 employees
- _ Phase I of a planned 300,000 sq.ft. creative office park just east of Grand Central
- _ Hudson Building: 45,000 sq.ft. office space
- _ Library Square: Commercial space & Vancouver's 83,000 sq.ft. main library
- _ Columbia Business Center: 1,300+ employees
- _ Columbia Machine: 2.3 mil sq.ft. of office and light manufacturing space 550 employees
- _ Kiewit Pacific: 100 employees



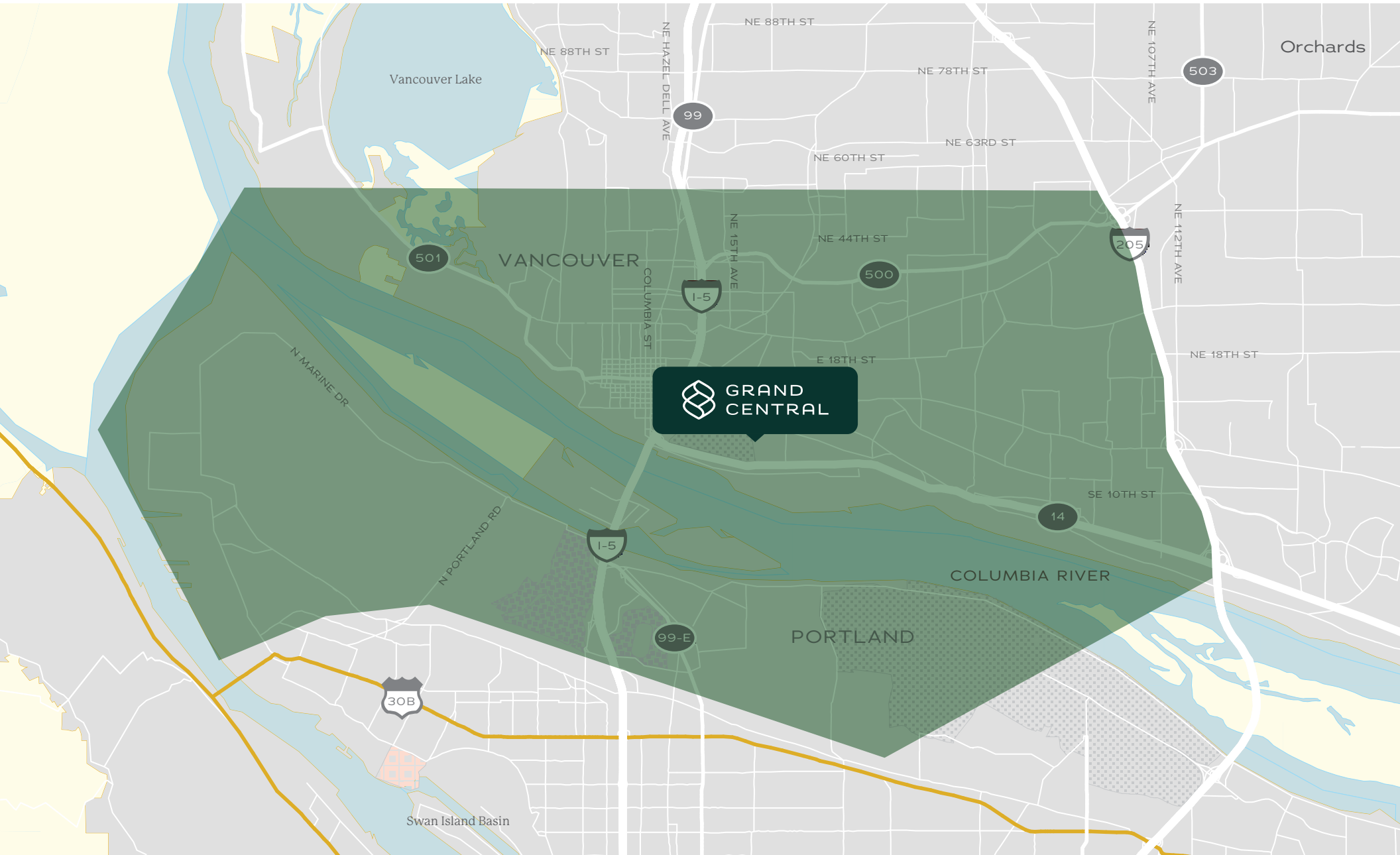
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TRADE AREA

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 (2021)	125,402	Number of Employees	89,503
Average Family Income	\$84,221	College Education	64.9%
Number of Businesses	7,656	Source: Sites USA, 2021	



LOCATION

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.

AVERAGE DAILY TRAFFIC

 134,431  67,539





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MBM
PROPERTIES, INC.

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A
KILLIAN PACIFIC
PROJECT