

# THE HEIGHTS SHOPPING CENTER

6701 E. Mill Plain, Vancouver, WA 98661



CE JOHN

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# THE HEIGHTS SHOPPING CENTER

## DESCRIPTION

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The Heights is a great mix of Regional Tenants and Local Tenants.

The Heights Shopping Center is located in one of the oldest and most well established residential neighborhoods in the City of Vancouver, Washington known as McLoughlin Heights. The Heights Shopping Center has been targeted for specialty retailers and service oriented businesses seeking well established neighborhood locations in the Vancouver market.

The Heights Shopping Center is anchored by a 50K Safeway, which has incorporated it's newest grocery concept with expanded product offerings including organic foods, in-store Starbucks, a wine area and prepared foods department.

Additional Tenants include Papa Murphy's and other local and regional Tenants. The Heights Shopping Center with a total of approximately 84,000 square feet of retail space offers excellent demographics with over 255,000 people residing within a five mile area and whose average household income is estimated to be approximately \$63,000.

There is no doubt that the Heights Shopping Center will provide a prime location for the specialty and service retailer.

## TRAFFIC COUNTS

E. Mill Plain/Andresen	Average daily total
On E. Mill Plain W of Andresen	20,490
On E. Mill Plain E of Andresen	25,952
On Andresen S of E. Mill Plain	10,198
On Andresen N of E. Mill Plain	21,926

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AERIAL PHOTO

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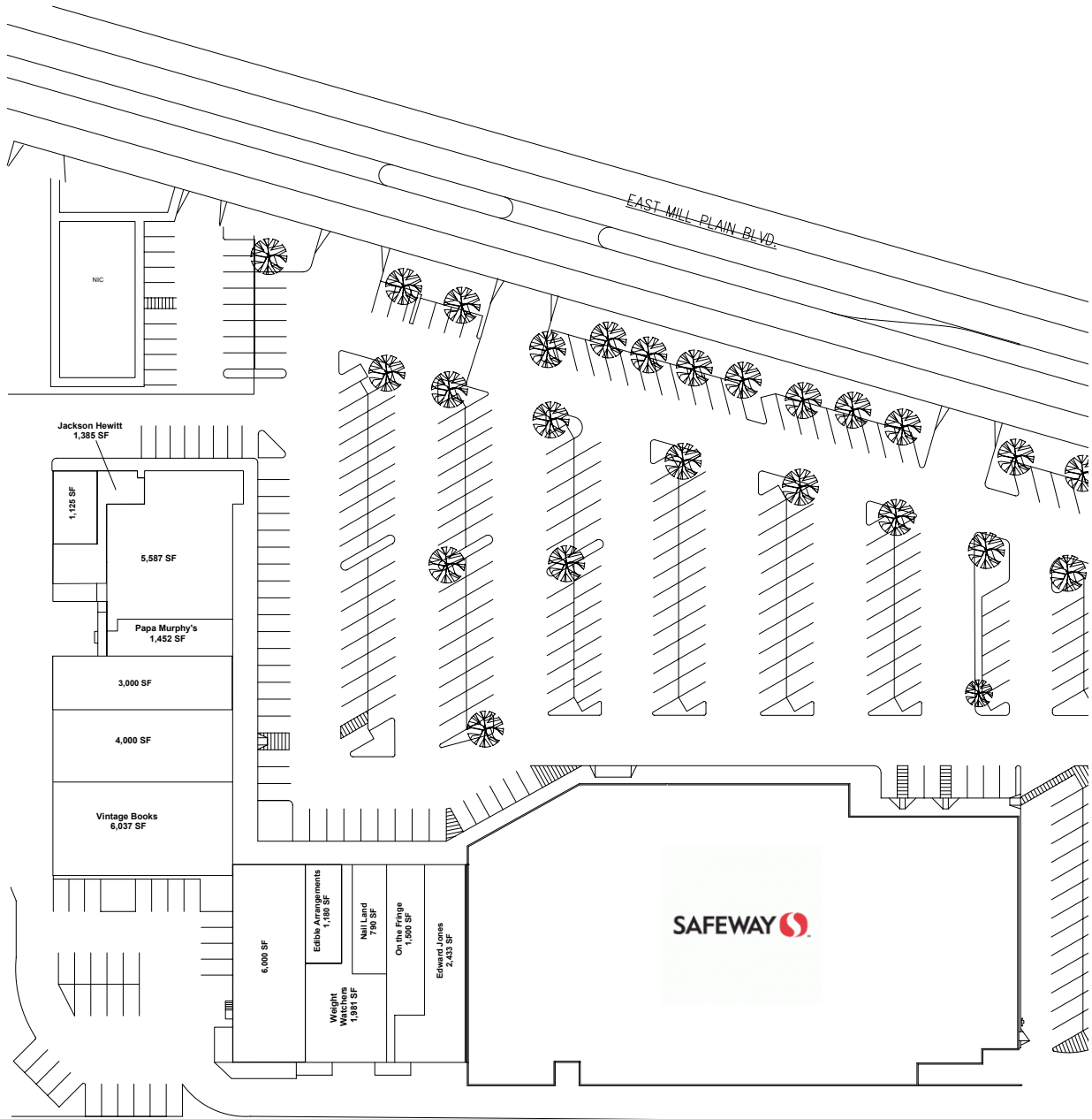
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SITE PLAN

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