

*"Our intent is to create a unique mix of largely locally-owned restaurant, retail and personal service businesses to provide a compelling destination for the residents and employees of Central Vancouver. Reintroducing the property as the mill captures one of the important historical foundations of our community from a commerce perspective."*

Lance Killian  
President of Killian Pacific

# the mill



Mill Plain Blvd & Garrison Road  
Vancouver, WA

## NOW LEASING!

- 2,650 sq.ft. – divisible to 1,150 sq.ft.
- Prime corner pad building

## NOW OPEN!



## COMING SOON!

**NOSTRA  
TAVOLA**  
ITALIAN CUCINA

**MBM**  
PROPERTIES, INC.

**Mert Meeker**  
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Project Description

**the mill** (formerly Garrison Square) has been “reimagined” by Killian Pacific. Major renovations are winding up to bring an updated and inviting Pacific Northwest authentic aesthetic to the buildings. Exterior improvements include new wood trimmed facades, signage and landscaping. On the interior of many spaces concrete floors, wood decking and glulam beam ceilings are now exposed. Restaurants enjoy a new covered “four season” outdoor dining area and uncovered outdoor gathering areas for diners. Designed to key off of successful existing local tenants, **the mill** is an urban destination for the community providing a comfortable, attractive setting for shopping and dining. Carefully curating experienced successful restaurants is a prime focus of Killian Pacific. In addition to a large daytime population seeking lunch options, the trade area has a diverse residential demographic with new young families and established high income residents located along the Heights Ridge and Columbia River waterfront seeking new dining and shopping opportunities.

Retail/Restaurant Opportunities

- **New Pad Building – 2,650 sq.ft. for lease (divisible)**

Traffic Count

39,541 ADT (average daily trips) at signalized intersection

Daytime Employment

- PeaceHealth Southwest Medical Center is located due east with:
  - 3,309 employees
  - 200,000 patient visits per year
  - 450 patient beds
- Nearby Vancouver Clinic employs 325 doctors and staff
- Henrietta Lacks Health & Bioscience High School (due east) is now open with over 500 students

Demographics

|                    | 1 mile    | 3 mile   | 5 mile    |
|--------------------|-----------|----------|-----------|
| Population 2023    | 13,716    | 107,838  | 283,422   |
| Households 2023    | 5,714     | 45,232   | 113,835   |
| Average HH Income  | \$107,547 | \$96,710 | \$107,312 |
| Daytime Employment | 7,320     | 49,105   | 139,448   |



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Whether a full-service restaurant, a great sushi bar  
or a specialty ice cream shop, we want to hear about it.  
Creative, whimsical and fun retail/food concepts are welcome!

Anchor Tenants



**Parkrose Hardware** (one of the country’s most successful independent hardware stores) has leased 16,000 sq.ft. for its second location in Vancouver. Founded locally in 1965 by Bob and Gloria Ableidinger, Parkrose Hardware is celebrating its 50<sup>th</sup> anniversary. “We are excited to expand our ability to serve existing and new customers in SW Washington,” said Bryan Ableidinger, son of Bob and Gloria. The original wood ceiling structure in their new store is now exposed and flooring has been transitioned to a natural concrete finish. The store features the many unique product offerings their customers have come to expect, including equipment rental, STIHL power equipment and an extensive selection of fasteners. (parkrosehardware.com)



**Planet Fitness** co-anchors the project with its friendly staff, brand name equipment and a comfortable workout environment. PF is a tremendous draw to **the mill** with over 25,000 member visits per month. (planetfitness.com)



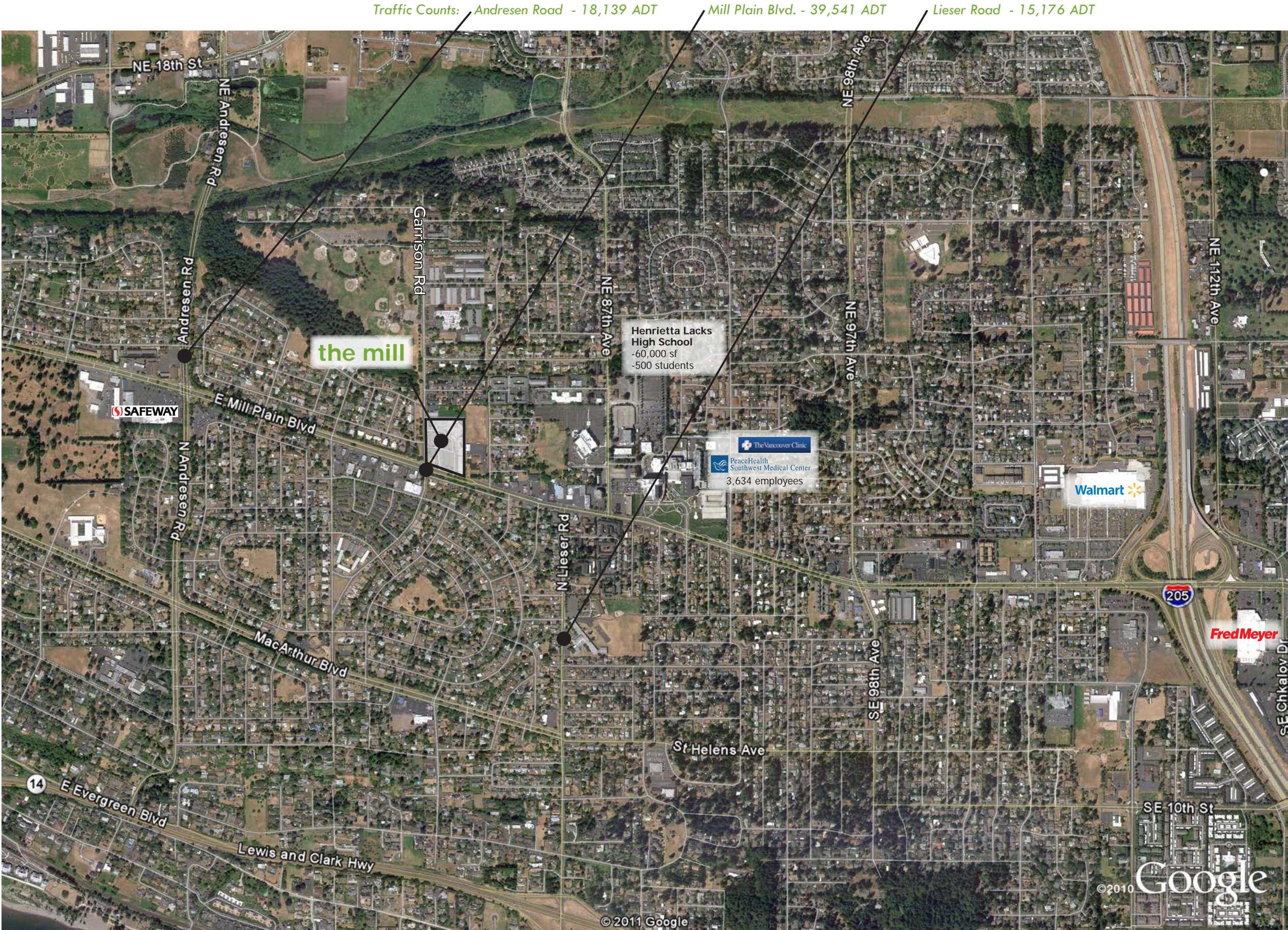
**Ben’s Bottle Shop** offers 20 cooler doors and 24 taps filled with the best beer they can find, focusing on Pacific Northwest beers – specifically Portland and Vancouver brews. They also carry an array of beers from around the world and provide several unique and delicious dining options with beer and food pairings in mind. (bensbottleshop.com)



**Woody’s Tacos** serves fresh, authentic Baja style Mexican Cuisine inspired by decades of adventures in Mexico and the Baja California Gold Coast. Known for their famous Fish Tacos, Woody’s is excited to expand bringing great food, drinks and catering to **the mill**. Look for a line out the door! (woodystacos.com)







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Aerial View



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New Pad Building



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Tight Aerial



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## Site Plan

Space Available  
**FOR LEASE**

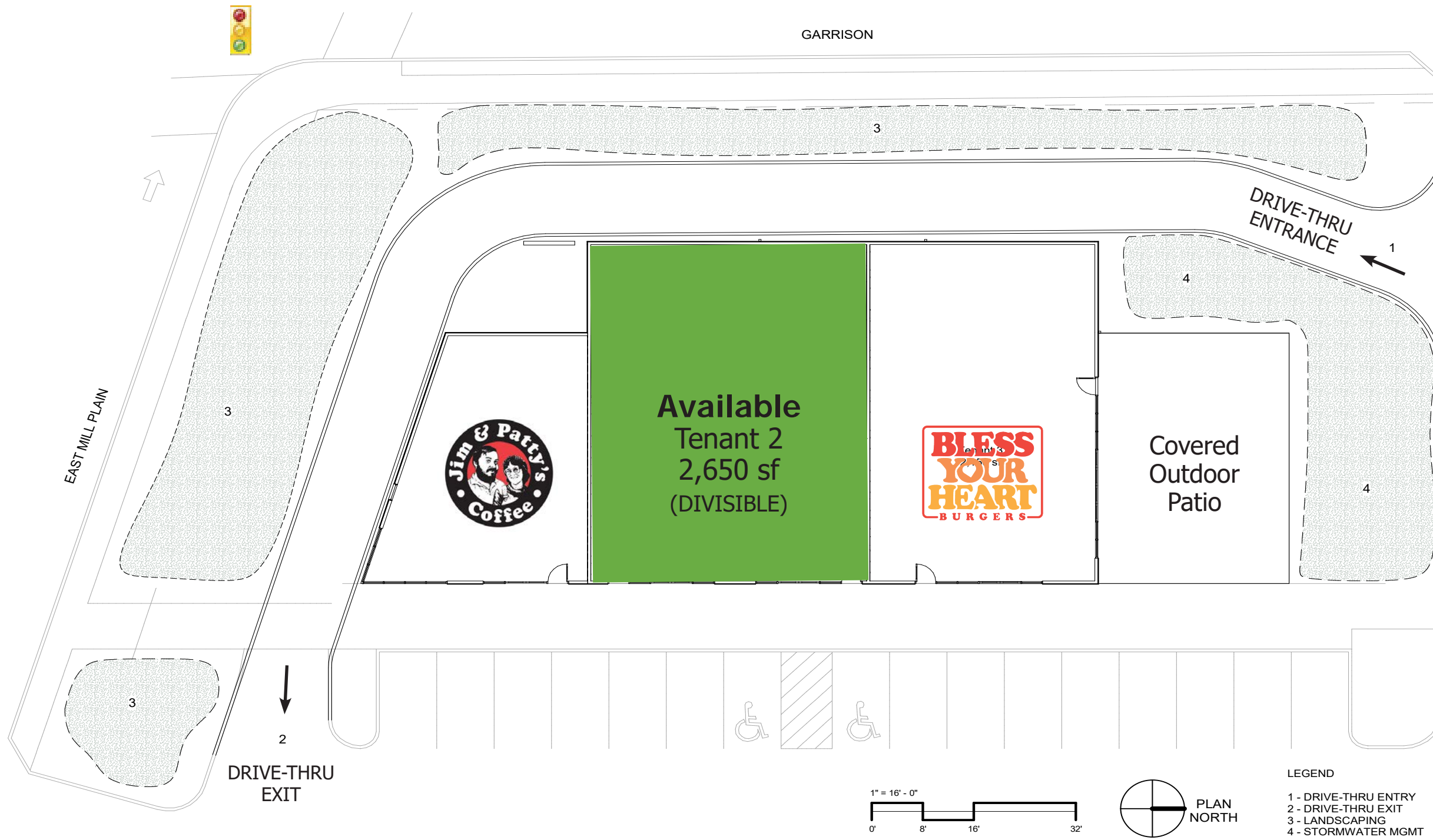
Pad Space – 2,650 sf  
(divisible)



The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. A prospective tenant should verify all information prior to entering into a lease agreement.

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the mill



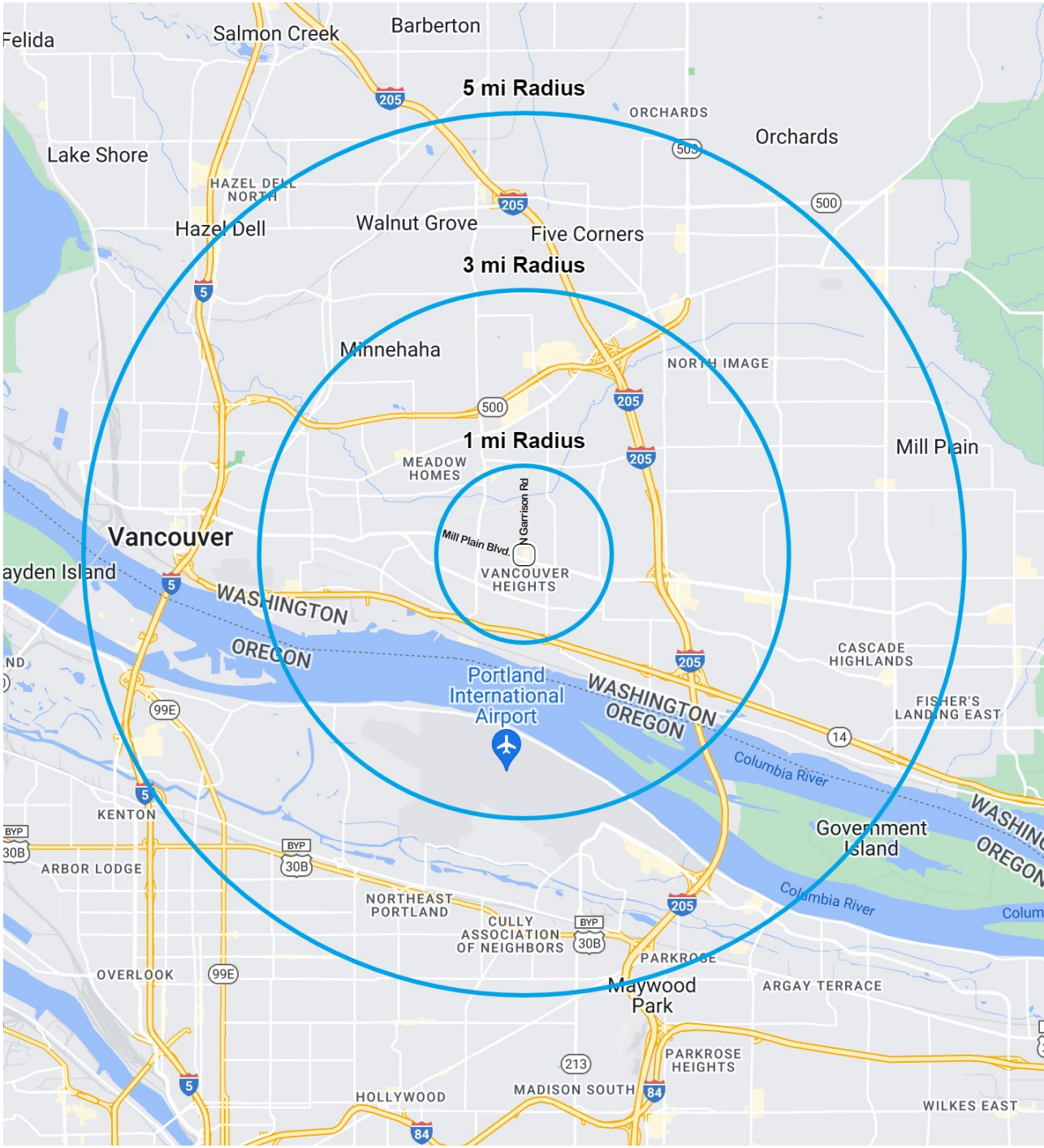
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## New Pad Building



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| 7800 E Mill Plain Blvd                                | 1 mi radius | 3 mi radius | 5 mi radius |
|---|-------------|-------------|-------------|
| Vancouver, WA 98664                                   |             |             |             |
| Population  |             |             |             |
| 2023 Estimated Population                             | 13,716      | 107,838     | 283,422     |
| 2028 Projected Population                             | 14,403      | 115,488     | 297,401     |
| 2020 Census Population                                | 13,451      | 103,913     | 276,042     |
| 2010 Census Population                                | 12,546      | 90,015      | 243,485     |
| Projected Annual Growth 2023 to 2028                  | 1.0%        | 1.4%        | 1.0%        |
| Historical Annual Growth 2010 to 2023                 | 0.7%        | 1.5%        | 1.3%        |
| 2023 Median Age                                       | 41.7        | 36.6        | 37.4        |
| Households  |             |             |             |
| 2023 Estimated Households                             | 5,714       | 45,232      | 113,835     |
| 2028 Projected Households                             | 6,280       | 50,667      | 124,574     |
| 2020 Census Households                                | 5,526       | 43,083      | 109,468     |
| 2010 Census Households                                | 5,123       | 37,469      | 96,090      |
| Projected Annual Growth 2023 to 2028                  | 2.0%        | 2.4%        | 1.9%        |
| Historical Annual Growth 2010 to 2023                 | 0.9%        | 1.6%        | 1.4%        |
| Race and Ethnicity                                    |             |             |             |
| 2023 Estimated White                                  | 74.0%       | 72.3%       | 72.4%       |
| 2023 Estimated Black or African American              | 2.9%        | 4.2%        | 5.1%        |
| 2023 Estimated Asian or Pacific Islander              | 6.2%        | 6.5%        | 6.7%        |
| 2023 Estimated American Indian or Native Alaskan      | 1.0%        | 0.9%        | 0.9%        |
| 2023 Estimated Other Races                            | 15.9%       | 16.0%       | 14.8%       |
| 2023 Estimated Hispanic                               | 15.9%       | 16.2%       | 14.8%       |
| Income  |             |             |             |
| 2023 Estimated Average Household Income               | \$107,547   | \$96,710    | \$107,312   |
| 2023 Estimated Median Household Income                | \$90,421    | \$76,538    | \$82,626    |
| 2023 Estimated Per Capita Income                      | \$45,027    | \$40,706    | \$43,367    |
| Education (Age 25+)                                   |             |             |             |
| 2023 Estimated Elementary (Grade Level 0 to 8)        | 3.4%        | 3.6%        | 3.3%        |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 3.7%        | 5.5%        | 5.0%        |
| 2023 Estimated High School Graduate                   | 28.4%       | 26.1%       | 24.1%       |
| 2023 Estimated Some College                           | 22.4%       | 25.7%       | 24.9%       |
| 2023 Estimated Associates Degree Only                 | 8.7%        | 10.4%       | 10.2%       |
| 2023 Estimated Bachelors Degree Only                  | 20.7%       | 18.1%       | 21.2%       |
| 2023 Estimated Graduate Degree                        | 12.8%       | 10.6%       | 11.3%       |
| Business  |             |             |             |
| 2023 Estimated Total Businesses                       | 425         | 4,788       | 15,076      |
| 2023 Estimated Total Employees                        | 7,320       | 49,105      | 139,448     |
| 2023 Estimated Employee Population per Business       | 17.2        | 10.3        | 9.2         |
| 2023 Estimated Residential Population per Business    | 32.3        | 22.5        | 18.8        |

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Demographics



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