

*"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!

DELIVERY SEPTEMBER 2022

- 2,650 sq.ft. – divisible to 1,000 sq.ft.
- Prime corner pad building

## COMING SOON!



**MBM**  
PROPERTIES, INC.

Mert Meeker  
811 NW 19<sup>th</sup> Ave., Ste. 201  
Portland, OR 97209  
**503.227.7271**  
[mert@mbmproperties.com](mailto:mert@mbmproperties.com)



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

- 1,625 sq.ft. for lease – Suite 8050. 2nd Gen retail space with quality improvements
- New Pad Building under construction – 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 2021	13,423	103,233	279,848
Households 2021	5,564	42,936	111,014
Average HH Income	\$97,707	\$81,495	\$86,688
Daytime Employment	5,439	50,013	145,857



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Anchor Tenants

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!



**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)



**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)



**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)



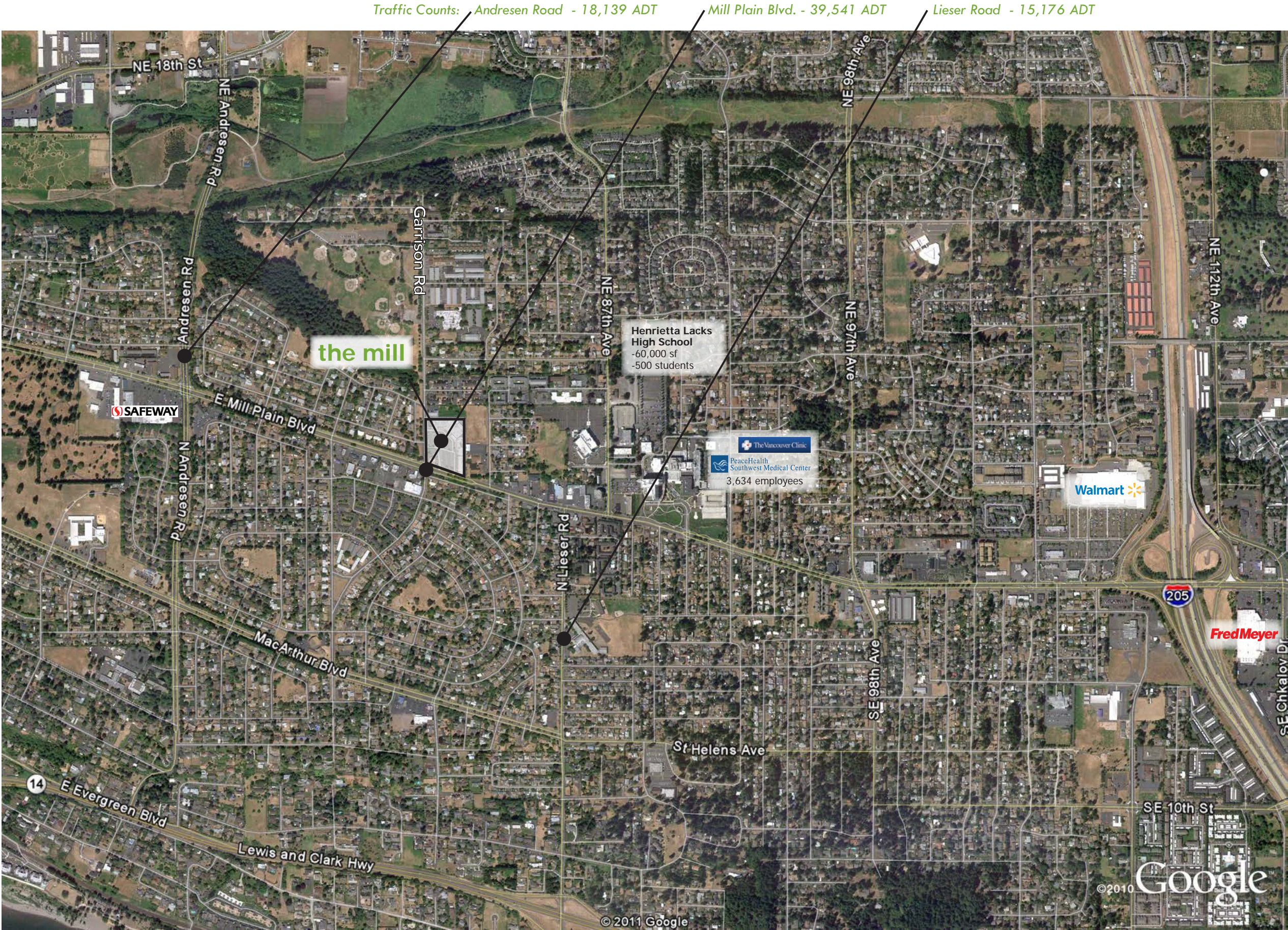
**Rally Pizza** Chef Alan Maniscalco co-founded Ken’s Artisan Pizza in SE Portland in July of 2006. Alan’s mouthwatering wood-fired pizzas resulted in one of Portland’s busiest and most respected restaurants garnering national attention as one of America’s top pizzerias. Rally Pizza is Alan’s new baby and brings Vancouver superior pizzas, farm fresh vegetables and salads accompanied by a full-service bar. (rallypizza.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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Vancouver, WA

Aerial View



Mert Meeker  
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New Pad Building  
Under Construction



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Vancouver, WA

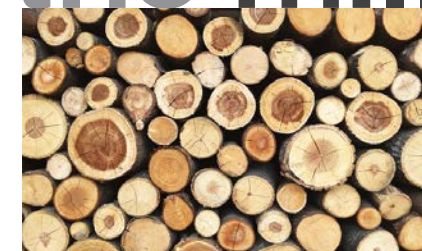
Tight Aerial



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## Site Plan

Space Available  
**FOR LEASE**

Pad Space – 2,650 sf  
(divisible)

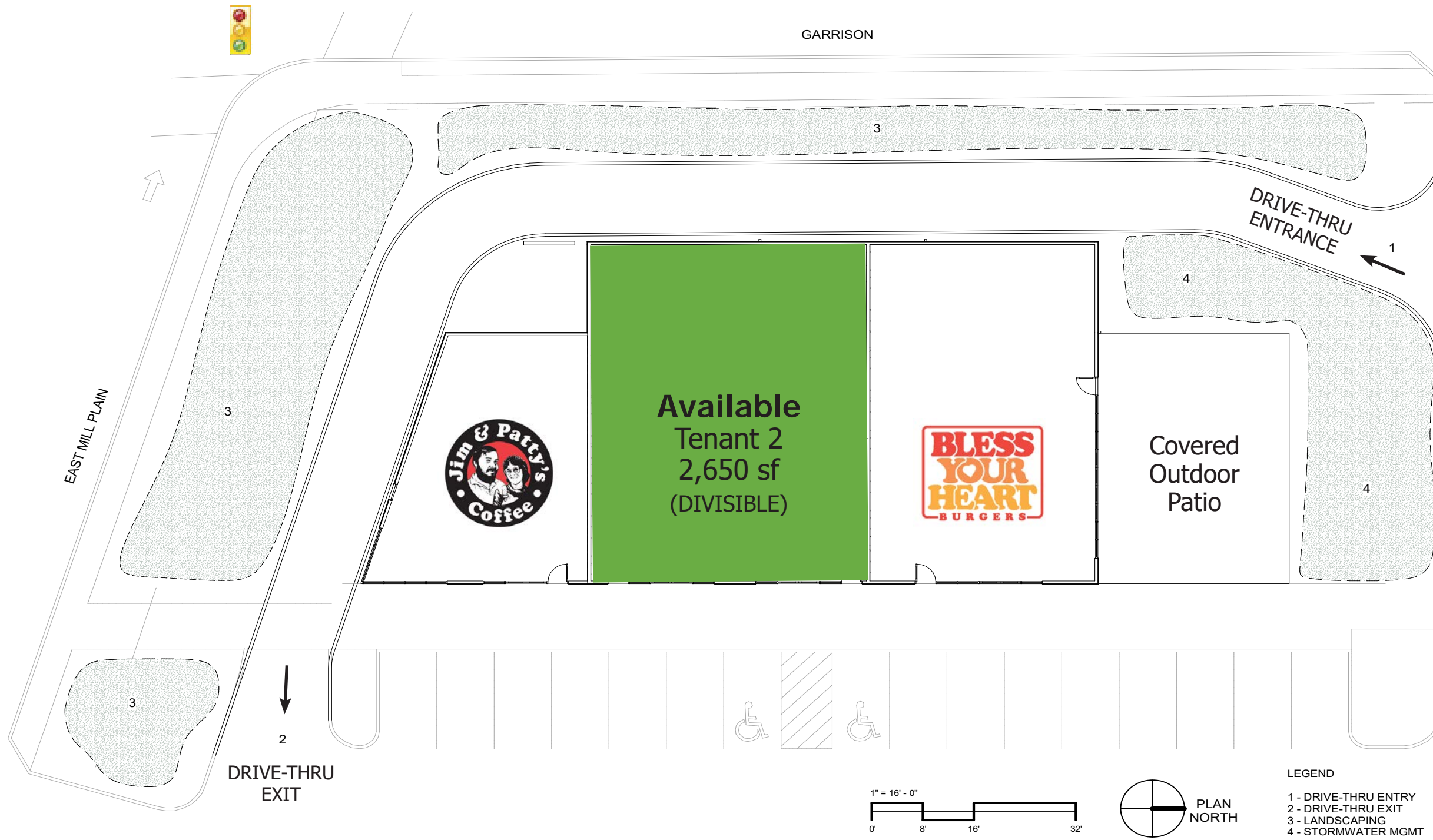
Suite 8050 – 1,625 sf



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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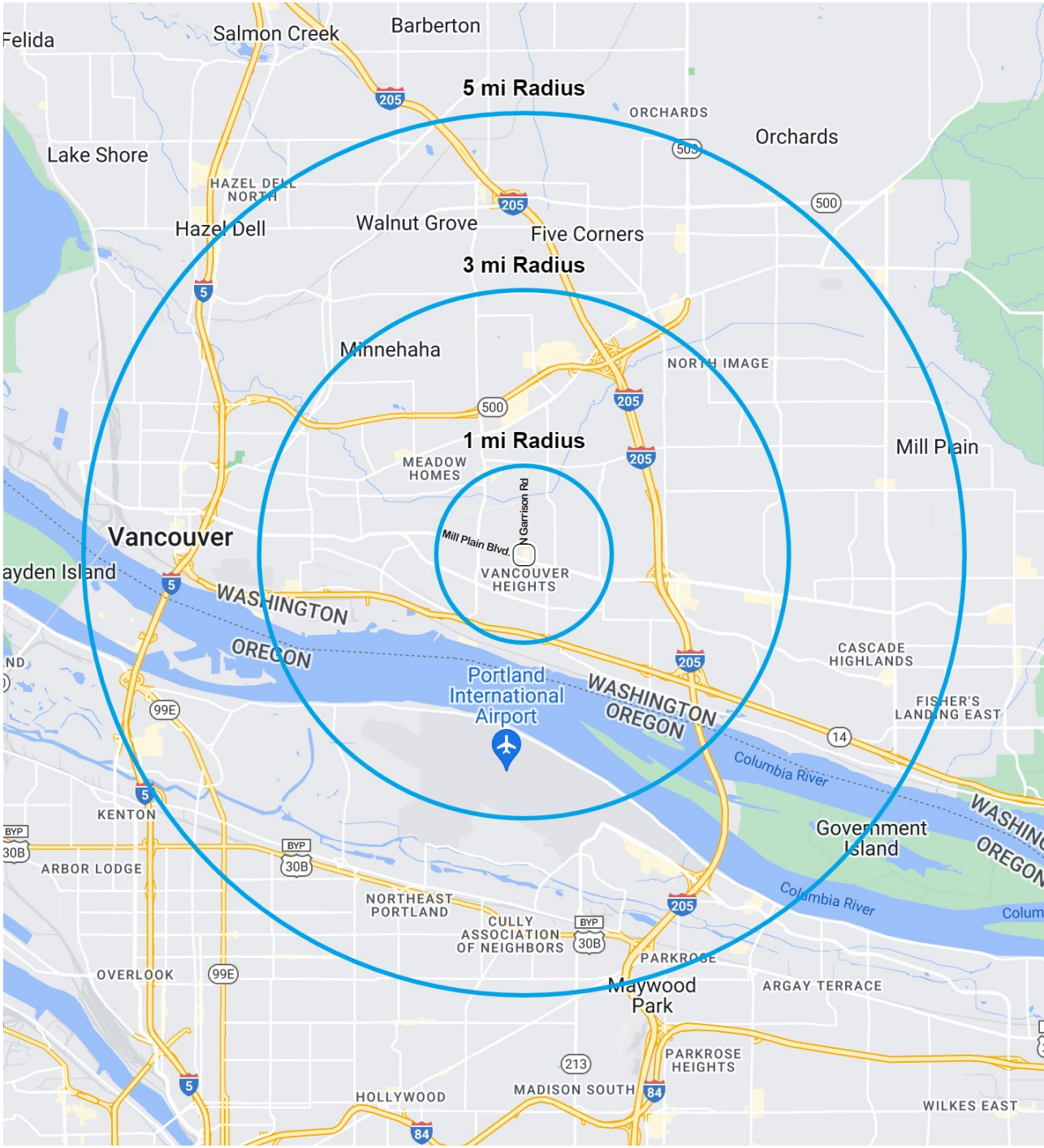
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**New Pad  
Building**  
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7800 E Mill Plain Blvd	1 mi radius	3 mi radius	5 mi radius
Vancouver, WA 98664			
Population			
2021 Estimated Population	13,535	103,233	279,848
2026 Projected Population	14,138	109,873	294,786
2020 Census Population	13,496	101,365	276,046
2010 Census Population	12,588	88,923	244,624
Projected Annual Growth 2021 to 2026	0.9%	1.3%	1.1%
Historical Annual Growth 2010 to 2021	0.7%	1.5%	1.3%
2021 Median Age	40.8	36.2	37.0
Households			
2021 Estimated Households	5,564	42,936	111,014
2026 Projected Households	5,724	45,008	116,316
2020 Census Households	5,551	42,176	109,503
2010 Census Households	5,138	36,999	96,417
Projected Annual Growth 2021 to 2026	0.6%	1.0%	1.0%
Historical Annual Growth 2010 to 2021	0.8%	1.5%	1.4%
Race and Ethnicity			
2021 Estimated White	71.1%	68.5%	68.0%
2021 Estimated Black or African American	3.0%	3.8%	5.3%
2021 Estimated Asian or Pacific Islander	6.4%	6.5%	6.8%
2021 Estimated American Indian or Native Alaskan	1.2%	1.1%	1.2%
2021 Estimated Other Races	18.4%	20.1%	18.6%
2021 Estimated Hispanic	16.7%	17.6%	15.7%
Income			
2021 Estimated Average Household Income	\$97,707	\$81,495	\$86,688
2021 Estimated Median Household Income	\$80,491	\$67,508	\$73,309
2021 Estimated Per Capita Income	\$40,359	\$34,028	\$34,639
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.5%	3.5%	3.1%
2021 Estimated Some High School (Grade Level 9 to 11)	4.2%	6.3%	5.8%
2021 Estimated High School Graduate	28.6%	27.5%	25.0%
2021 Estimated Some College	23.9%	26.1%	26.1%
2021 Estimated Associates Degree Only	10.2%	10.5%	10.4%
2021 Estimated Bachelors Degree Only	19.2%	16.7%	19.3%
2021 Estimated Graduate Degree	11.4%	9.4%	10.4%
Business			
2021 Estimated Total Businesses	405	4,500	14,186
2021 Estimated Total Employees	5,439	50,013	145,857
2021 Estimated Employee Population per Business	13.4	11.1	10.3
2021 Estimated Residential Population per Business	33.4	22.9	19.7

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RS1



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Demographics



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## Food & Drink: It's tempting to keep Rally Pizza a secret

Rachel Pinsky  
February 16, 2018

The genius of Rally Pizza is that it is a five-star restaurant pretending to be just a neighborhood pizza joint. It is a family-friendly neighborhood pizza place, but one that offers up oven-roasted seasonal farm-to-table vegetable plates, seasonal craft cocktails and made-to-order frozen custard with housemade topping like devil's food cake and cherry pie.

As tempting as it is to try to keep this restaurant a secret, I can't do it.

After almost a year and a half in business, husband-and-wife team Alan Maniscalco and Shan Wickham of Rally Pizza added weekly specials.

Wickham explained: "Monday is all-day happy hour. Tuesday is all wine bottles are half off, because why not? Wednesday is family dinner, so kids get a free cheese pizza for each regular pizza you buy.

"We are having a good time on Tuesday nights," she added. "It's a party in here."

Rally uses their specials menu (served along with the regular menu) to sneak in things you wouldn't normally find at a pizza place. For the winter solstice they added handmade lasagna, salt cod fritters, and prosecco shakes (yay, boozy shakes!). For Persian New Year (March 18), they will add Persian dishes. The specials menu includes their mouthwatering seasonal farm-to-table oven-roasted vegetable plates. These artworks of earthly delights are crafted with farm-fresh local produce from Red Truck Farm and Wobbly Cart Farm and accentuated with house made sauces like smoky romesco, mint-almond pesto and tomato-fennel sour cream.

The best addition is Rally Pizza's tantalizing quarterly Sunday dinners — a five-course prix fixe meal with optional wine pairings. The first Sunday dinner had a theme of volcanic wines of Italy. It featured food from Sardinia, Campania, and Sicily, such as burrata and citrus salad, saffron semolina pasta with choice of vegetarian or braised chicken sauce, and Sicilian-style roasted lamb.

### Seasonal cocktails

The next quarterly dinner with a Roman theme will be April 29. On the quarterly Sunday dinner nights, the restaurant serves only the five-course dinner — the regular menu is not available.

In addition to scrumptious food, Rally serves incredible seasonal cocktails. Maniscalco explained their collaborative cocktail creating process: "We all like cocktails, it's a lot of fun. I think with most of them they are seasonally driven. So, right now we have blood orange, cara cara oranges. When rhubarb hits, we'll put rhubarb on. "Everything that comes in season will find its way into the kitchen and the drinks. If somebody goes out and has a good cocktail we play around with that idea. We haven't had gin for awhile. So, we go to the internet and look into gin recipes."

A meal at Rally isn't complete without Wickham's frozen treats. She made gelato at Ken's Artisan and Staccato Gelato in Portland. Frozen custard is a return to her Midwestern roots (she's from Iowa) and a way to create a perfect dessert every time. Wickham explained: "It is really just right when it is fresh, right out of the machine, so this is made to order so it's always just right out of the machine. It is always that amazing texture."

Weekends and holidays are busy, but reservations are now available all week through Open Table. If you don't feel like leaving the house, Uber Eats delivers frozen desserts within a 2-mile radius and everything else within 5 miles. Streaming Netflix in your pajamas while eating Rally Pizza is a good way to spend a cool winter night (or any night, really).



Rally Pizza at The Mill offers up a top-notch menu featuring farm-to-table ingredients, delicious cocktails and quarterly prix fixe five-course themed meals. (Rachel Pinsky for The Columbian)



Ben Christly and Timothy Augustin have combined a comprehensive bottle shop, tap room and full-service restaurant under one roof at Ben's Bottle Shop in Garrison Square

## New taproom lands in Vancouver's Garrison Square (the mill)

Ben's Bottle Shop offers full-service restaurant, 24 rotating taps and hundreds of beverages by the bottle

Jan 15, 2016  
BY VIKI EIERDAM | for the VBJ

As the Vancouver environs quickly become known as Beercouver, it stands to reason that more spots to enjoy locally-crafted suds – as well as microbrews from throughout the prolific Northwest – are on the horizon.

Located in the former space of Ron's Sports Page at Garrison Square Shopping Center (8052 E Mill Plain Blvd.), Ben's Bottle Shop recently joined the handful of beercentric establishments with a successful Christmas Eve opening. Co-owners Ben Christly and Timothy Augustin have combined a comprehensive bottle shop, tap room and full-service restaurant under one roof.

Lining an entire wall are 20 cooler doors filled with hundreds of beers by the bottle as well as cider, mead, wine, sake and craft sodas. A U-shaped bar greets visitors to the unique establishment with four large screen TVs and two digital tap list display boards hanging from the 14 foot ceilings. Along the back wall, trimmed in reclaimed wood and accented with repurposed roofing tiles, is the 140-inch projection screen TV. It's Christly's vision to use this focal point for some special events.

"We play large sporting events, but one of the biggest reasons we have it (the projection screen) is for brewmaster nights with three course meals and we can do cool educational pieces on the screen," Christly said.

Interior viewThe owners are also excited to expand their sake offerings and introduce people to really good sake served at the right temperature. They're pulling from as close as the Portland metro area and farther afield to bring an authentic experience to customers interested in learning more about Japanese rice wine.

Christly and Augustin met when they were both attending college in Springfield, Missouri with vastly different pursuits; Christly is an

ER nurse and Augustin holds a master's degree in non-U.S. history. They both have strong backgrounds in beer, though. Augustin worked at the Brown Derby International Wine Center and as an account manager for a beer wholesaler while Christly's knowledge and passion was shaped up and down the East Coast, all over Europe and throughout the Baltic and Mediterranean regions during his seven year service in the Navy.

Such is their commitment to provide the most authentic beer experience that Ben's Bottle Shop employs two Certified Cicero-nes (sommelier of beer) and all other employees are beer-server certified through the Cicerone Certification Program. Tastings are complimentary and flight trays give people the ability to venture out of their comfort zone and try new beer styles.

The 24 rotating taps include two ciders and something on nitro always runs on one. Three additional taps are reserved for kombucha. Wine lovers will appreciate the selection of 20 different whites and reds including Maryhill, Ryan Patrick, Argyle and Rodney Strong.

Ben's has struck a balance with their minors policy. Family friendly until 8 p.m., folks can bring their children for a meal and enjoy the same comfortable atmosphere for date night and getting together with friends a little later.

"I'm a family man and we wanted to have something impactful for the entire community without alienating one demographic," said Christly. "I like to have a beer and take my son to lunch with me and I think a lot of families in the area are like that."

Speaking of food, Ben's has that covered, too. Their full kitchen serves up bar snacks, salads, soups, meat and cheese platters, an inspired selection of sliders, a Stout Mac N' Cheese and even oyster shooters that feature all three flavors of Vancouver's own Conan's Island Ju Ju Hot Sauce.

Coming soon will be approximately 500 square-feet of outdoor seating – some covered – accessed via a garage roll-up door to tempt patrons during warmer months.

The addition of Ben's Bottle Shop to the Garrison Square neighborhood has been met with great enthusiasm by beer fans and longtime residents. As an underserved area in Vancouver for many years, Christly and Augustin did their homework, have raised the bar for other tap rooms and are excited to forge strong relationships with their new community.

