

# B o w y e r

## Marketplace

SR 503 & NE 119<sup>th</sup> Street, Brush Prairie, WA



# PAD FOR SALE OR LEASE

## FOR LEASE

Retail / Office Space – 1,550 Sq.Ft.



- 146,000 sq.ft. Shopping Center anchored by **WinCo FOODS**
- High growth demographics with 4,311 residential lots/units proposed or under construction, equating to 12,933 new residents.
- Located directly across NE 119th from Prairie High School – 1,500+ students. Main entrance to school aligns with primary entrance to WinCo on 119th.
- Heartland Dental & **DQ** – COMING SOON!
- Over 46,000 ADT (Average Daily Trips) at signalized intersection.
- Another quality development by Killian Pacific.

Demographics	3 mile radius	5 mile radius
2021 Estimated Population	59,058	174,203
2026 Projected Population	65,209	188,663
2021 Median Age	36.4	36.3
2021 Est. Avg. Household Income	\$91,222	\$92,741
2021 Est. Per Capita Income	\$30,819	\$33,463

**MBM**  
PROPERTIES, INC.

**Mert Meeker**  
811 NW 19<sup>th</sup> Ave., Ste. 102  
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*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.*



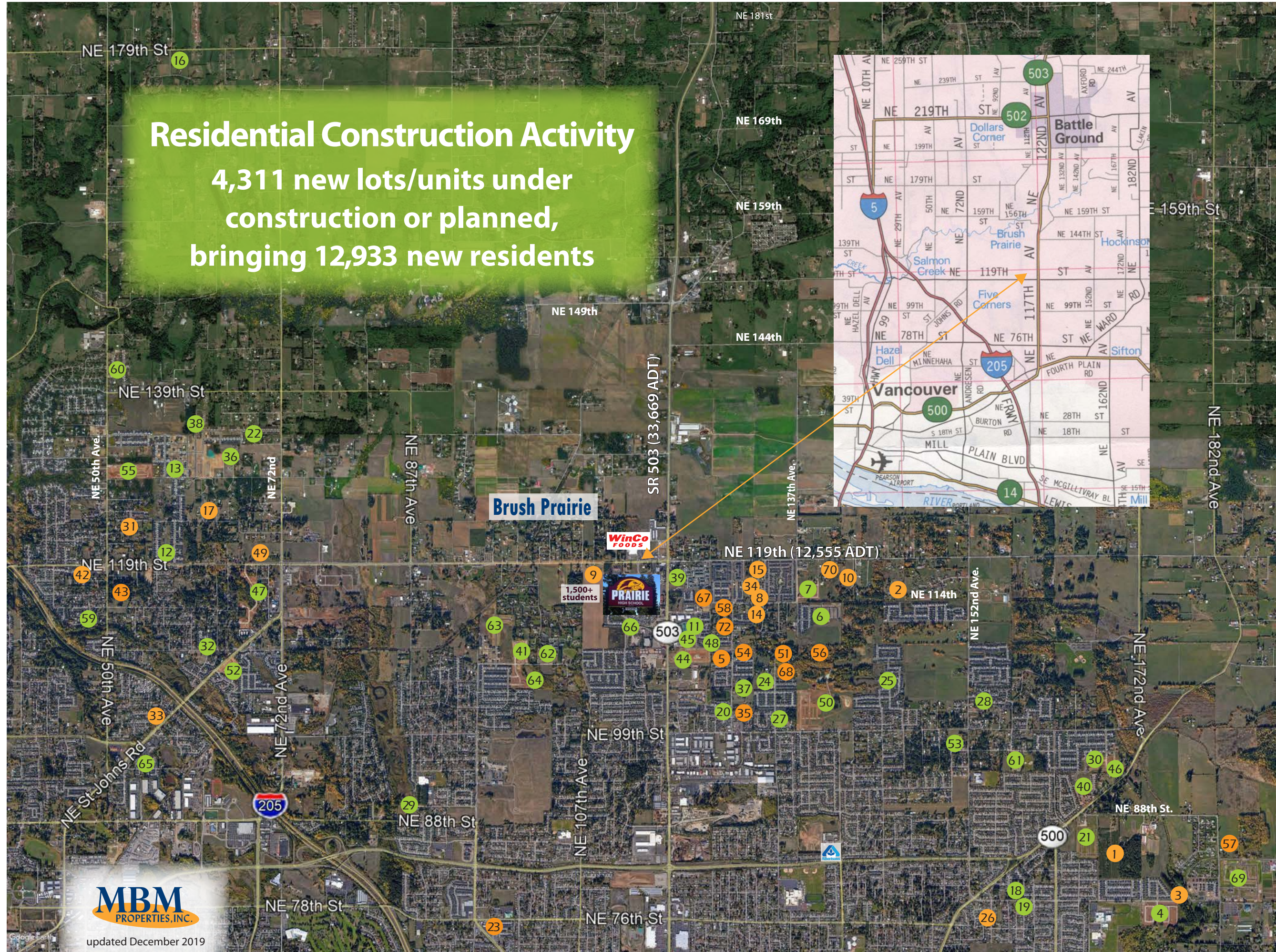
- under construction
- in approval process

**New Housing Starts**  
(number of houses or apartments)

1. Si-Ellen Farm S. (221)
2. Tishchenko (29)
3. 5th Plain Creek West/East (34)
4. Harder Acres (76)
5. NE 124th Ave. Subdivision (12)
6. Parkers Abby (139)
7. Miller Flats (34)
8. Orchards Townhomes (31)
9. Cody Property (59)
10. Ritter Subdivision (61)
11. Clear Sky Estates (41)
12. 119th St. Cottage Neighborhood (24)
13. Philbrook Farms (262)
14. Orchard's Hideaway (12)
15. SE 116th Way Apartments (30)
16. Mountain Estates (57)
17. 124th St. Properties Subdivision (88)
18. Skylark Meadows (15)
19. Misty Dawn Estates (20)
20. Dogwood Park (26)
21. Adams Glen (89)
22. Hidden Crest (240)
23. Wingate Square Apts. (40)
24. Peacock Manor (21)
25. Frontier Meadows (83)
26. AnnaMarie Lane (26)
27. Norwegian Hollow (81)
28. Dunning Meadows (113)
29. 88th Street PUD (34)
30. Ramey Lane (143)
31. Green Valley Estates (25)
32. Winston Estates (24)
33. Hilberg Subdivision (36)
34. Melbourne Estates (42)
35. Skylee Court (15)
36. Benko Subdivision (16)
37. Dogwood Estates (64)
38. Manzurah Subdivision (26)
39. Hyland Crossing (174)
40. Ramey Lane (79)
41. Glenwood Hollow (36)
42. Strawberry Hill II & III (33)
43. Morris Property Subdivision (10)
44. NE 117th Ave. Mixed Use (106)
45. Sutherland Subdivision (32)
46. Marsolek Hockinson Subdivision (20)
47. Barnett Subdivision (60)
48. Saddlebrook (46)
49. Ruby's Place (24)
50. Austin Heritage (221)
51. Rachel's Ranch (106)
52. Luca Glen (38)
53. Tamarack Terrace (15)
54. Orchards View Estates (34)
55. Pleasant Hollow (84)
56. Plateau Manor (97)
57. Anderson (53)
58. Moonbeam (32)
59. Fernwood (35)
60. The Heights at Pleasant Valley (51)
61. Autumn Woods (14)
62. Urban Point (18)
63. Frasier Downs (72)
64. Rivendell (108)
65. Springtime Estates (14)
66. Prairie Park (18)
67. RRG Group Apartments (120)
68. 130th Avenue Subdivision (14)
69. Velvet Acres (124)
70. Parker's Landing (54)

# Residential Construction Activity

## 4,311 new lots/units under construction or planned, bringing 12,933 new residents



updated December 2019

**Total: 4,311**





**WinCo FOODS**

New Library (proposed)



NE 119th (12,555 ADT)

High School Main Entrance

Brush Prairie Baptist Church

SR-503 (33,669 ADT)

Prairie High School  
1,524 Students

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





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**Marketplace**  
 SR-503 & NE 119<sup>th</sup> Street, Brush Prairie, WA

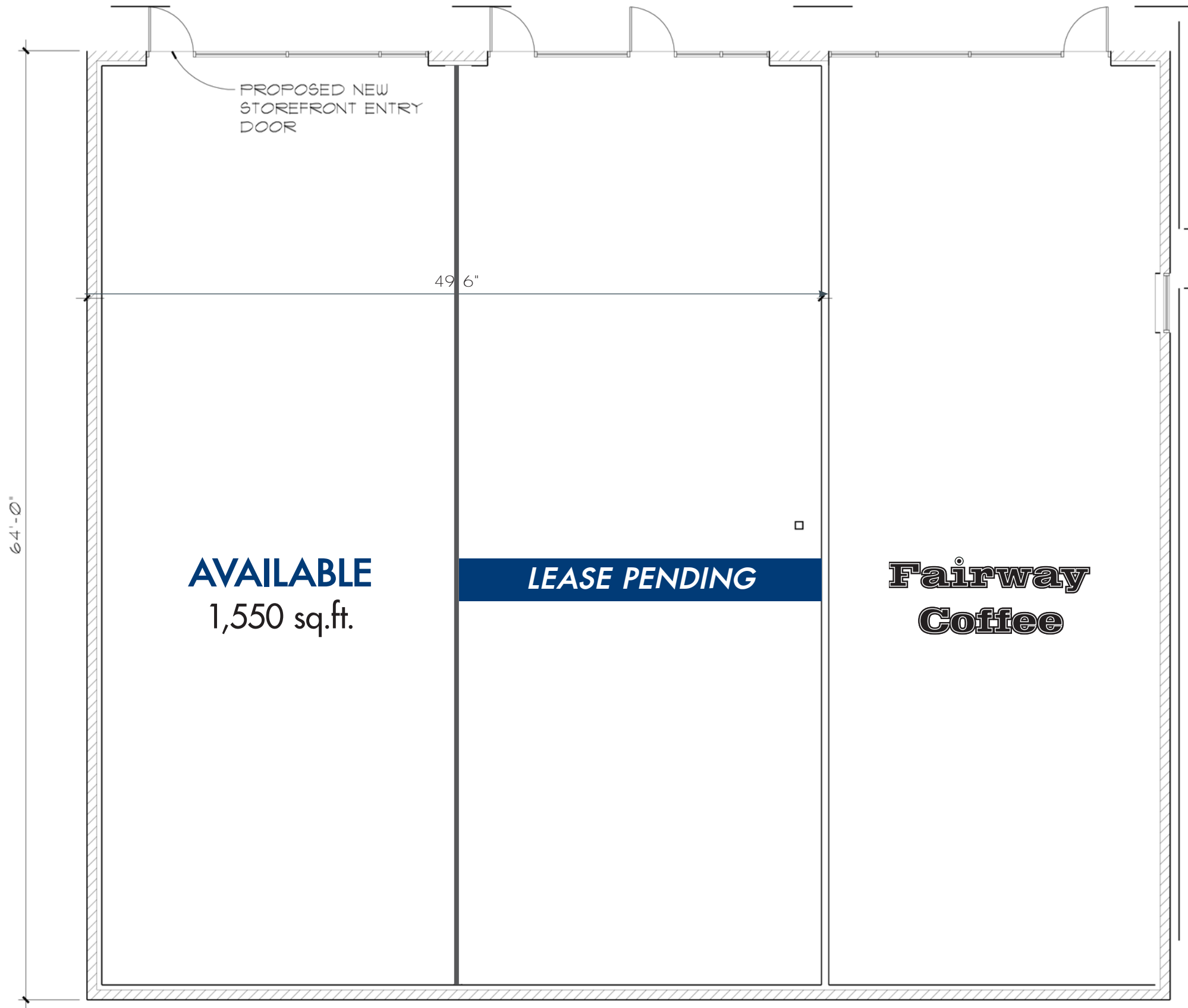


Building A – 1,550 sq.ft. (approximately)



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**BUILDING 'A'**  
BOWYER MARKETPLACE  
ORCHARDS, WASHINGTON



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**For Lease**  
1,550 sq.ft. (approximately)



# The Columbian

Serving Clark County, Washington

## Bookmarked: Brush Prairie library location

*District buys parcel of land just north of Prairie High School*

**By Tom Vogt, Columbian Science, Military & History Reporter  
January 31, 2018**

A blank space in Clark County's library map is starting to get filled in.

As a first step, property has been acquired for a Fort Vancouver Regional Library branch in Brush Prairie.

The undeveloped land is adjacent to the WinCo Foods outlet just north of Prairie High School. The parcel at Northeast 119th Street and 112th Avenue is part of the Bowyer Marketplace development.

It is just west of the intersection of Northeast 119th Street and 117th Avenue/state Route 503, one of the county's major north-south routes.

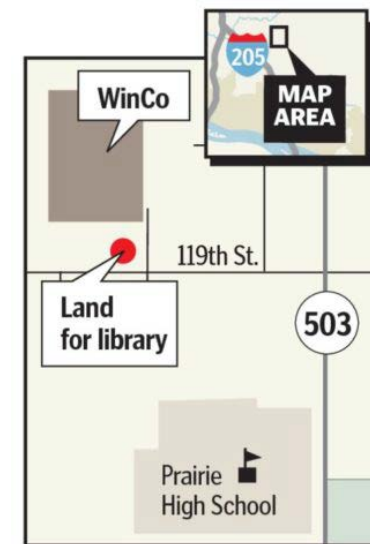
It's an area that will continue to grow — something that the retailing giant is counting on. If you want to forecast population increases, "You can't go wrong" with WinCo's economists, trustee Bill Yee said at the library board's Jan. 16 meeting.

With about 25 percent of its residents using Fort Vancouver cards in the last year or so, the area is ripe for more library services.

"This is in the mid-20s, which indicates that there is not access," said Amelia Shelley, executive director of the Fort Vancouver Regional Library District.

Several years ago, library officials started looking at storefronts in area retail centers as possible library facilities, Shelley said. "That involved sizable rent."

Vancouver developer Killian Pacific sold the 0.96-acre parcel at a steep discount to the Fort Vancouver Regional Library District Foundation. It was appraised at \$1.4 million and was purchased for \$200,000 plus closing costs.



The Columbian

"We are excited to be able to actualize our company purpose of enhancing community with our contribution of property in bringing a new library to the Brush Prairie area," Lance Killian, president of the company, said in an email.

"Public libraries have and will continue to be cornerstones of healthy communities — enabling access to information and resources and for facilitating literacy and improving the overall quality of life," Killian said.

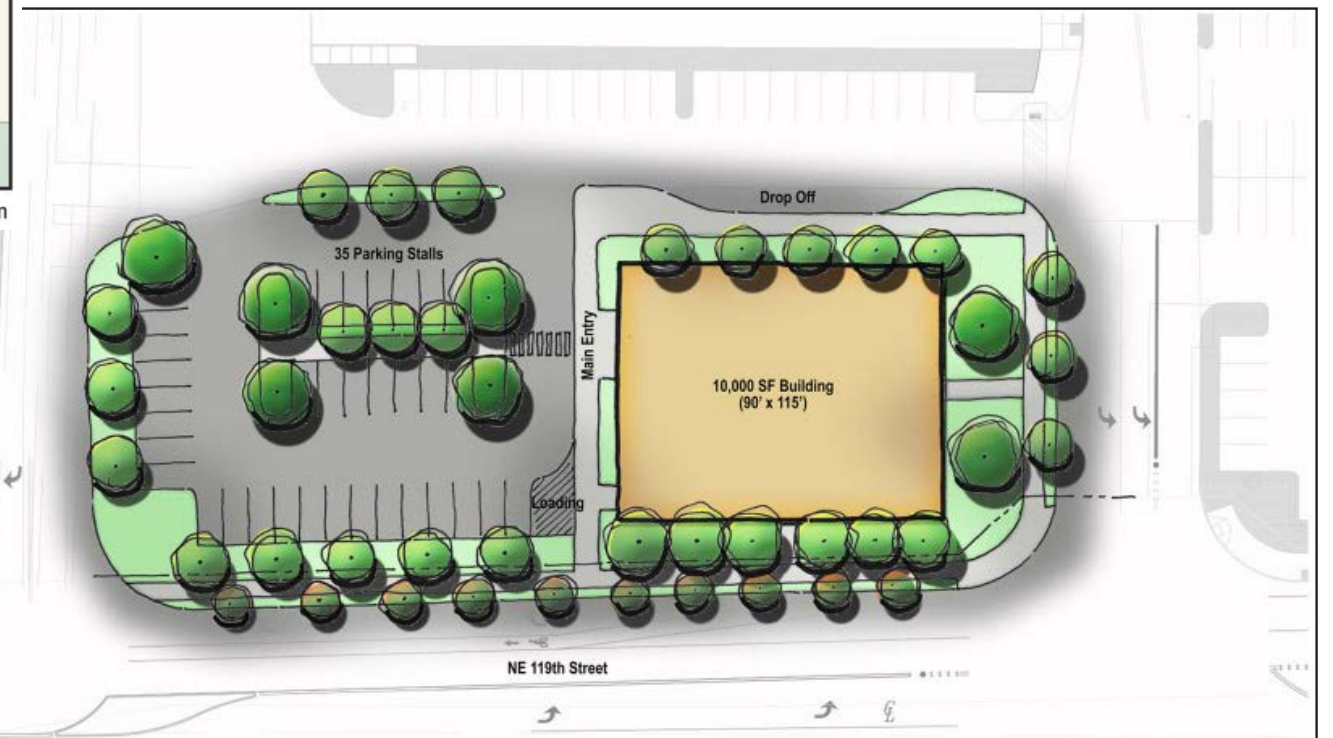
The nonprofit foundation will sell the land to the Fort Vancouver Regional Library District at the same \$200,000 price.

The projected service area between east Vancouver and Battle Ground includes two ZIP codes with a combined 2017 population of about 95,000: That's a fifth of Clark County's total population.

About 25 percent of the residents in those ZIP codes (98662-Five Corners and 98682-Orchards) used library cards in the last year. In all the other Vancouver metro ZIP codes, 33 percent of the 234,000 residents used a library card.

The Bowyer Marketplace development is roughly midway between the Battle Ground Community Library and The Mall Library Connection, which are about 10 miles apart.

At 9,000 square feet, it won't be as big as most branches that now serve library patrons in that part of the county. (Cascade Park is 24,175 square feet; Battle Ground is 14,356 square feet; The Mall Library Connection is 3,575 square feet.)



*Concept of a future library at Brush Prairie. (Fort Vancouver Regional Library District/Berger/ABAM)*

Library officials will focus on particular needs during the design phase, Shelley said.

"We're so close to the high school that we're thinking about collaborating on after-hours space" in the library for Prairie students, she said. "Maybe there will be more youth space because of the number of young families in the area."

A funding plan for the project has not been determined. It's also too early to speculate on other aspects of the project, including the library's eventual name and projected opening date.

The Three Creeks Community Library got its start in 1997 when Fred Meyer Inc. agreed to sell a piece of property at its Salmon Creek retail center at cost. The Three Creeks library opened on Jan. 12, 2002. But that isn't an accurate predictor for the pace of the Brush Prairie branch.

"We have three other projects in the hopper," Shelley noted. Friends of the Library groups in Washougal, Woodland and Ridgefield are working to get new facilities in their communities, and the Brush Prairie project won't jump ahead of them, Shelley said.