

FOR LEASE

RETAIL SPACE AT FELIDA VILLAGE

1,450 SF +/-



PROPERTY ADDRESS

3602 NW 119th ST., Suite 100
Vancouver, WA 98685

SQUARE FEET

1,450 +/- SF

CURRENT USE

Wine Bar, Fully Furnished

LEASE RATE

\$27.00 PSF + NNN
\$39,150 Annually/\$3,262.50 Mo.

LEASE TYPE

NNN (Est. \$6.64 PSF/\$802 Mo.)

TERM

5-Year Minimum (3% Annual
Increases)

ZONING

Mixed Use District (MX)

PROPERTY HIGHLIGHTS

- High Barriers to Entry in Marketplace
- Desirable Felida Location
- Established Mixed Use Center with Complimentary Tenants
- Minimal Competition with Few Retail Developments in Surrounding Area
- Controlled/Lighted Intersection
- Strong Area Demographics
- Outdoor Seating/Patio
- Ideal for Event/Party Space
- Professionally Managed by MAJ Commercial Real Estate
- Turnkey, Fully Furnished
- Easily Converted from Wine Champagne Bar to Coffee, Tea, Smoothie, Wellness bar, or other desired business!

CONTACT

Brandi M. Ho
360.823.5112
brandi@majcre.com
License #77857

EXCLUSIVELY LISTED BY

MAJ Commercial Real Estate
300 West 15th Street, Suite 200
Vancouver, Washington 98660
www.majcre.com



FELIDA VILLAGE



Space: 1,450 +/- SqFt Retail Available to Lease for a turnkey Wine Bar, Formerly Corks and Bubbles. Fully furnished and recently updated space with new lighting, fresh paint, tables and chairs. Kitchen area has refrigeration, sinks, microwave, prep-area, beverage fridges, etc. Current seating accommodates approximately 60.



Center: Co-tenants include Senor Taps Mexican Restaurant, Studio V Hair Salon, Barre3 Fitness Studio, Edward Jones, House of Ponce Interior Design and Residential Apartments. Felida Village is an upscale, mixed use/live work concept development in the highly desirable Felida Neighborhood, located in West Vancouver, Washington. On site parking with additional overflow parking on adjacent site.



Location: Felida is a coveted submarket just north of downtown Vancouver and Portland, Oregon. Located at the lighted intersection of NW 119th Street and NW Lakeshore Ave. Located less than 1/2 mile from Thomas Jefferson Middle School, Felida Community Park and surrounded by residential roof tops.



Demographics & Traffic Counts: Median household income for Felida is \$150,430, which is nearly double that of Vancouver as a whole at \$78,158 (2023 census data). There are approximately 9,526 residents in Felida (2020 Census) with a 2025 projection of 11,922. Located in Clark County, Washington, the fifth most populous County in WA with an approximate population of 527,269. Upwards of 11,117 vehicles per day travel North and South with an additional 4,370 vehicles per day, traveling East/West.

