



Now Leasing in Downtown Vancouver

CAPACITY
COMMERCIAL GROUP

HOLLAND
PARTNER GROUP

CORNER RETAIL SPACE | UPLAND | 808 WASHINGTON ST

www.WORKUPLAND.COM

Welcome to Upland

Conveniently located in the heart of downtown Vancouver, Washington, Upland is a Class-A, mixed-use development. Close to a variety of restaurants, retail, outdoor green spaces, and the new \$1.5B waterfront along the Columbia River, Upland enjoys a walkable urban location in the heart of Clark County's largest city.

Spanning two adjacent towers connected by a beautifully-landscaped 2nd-floor garden terrace, Upland will offer residential apartment units, +/- 36,000 SF of office space and +/- 10,000 SF of ground-floor class A commercial space.

Upland is currently under development and expected to deliver in June of 2022.

To learn more about the building, please visit [WorkUpland.com](https://www.workupland.com).

For leasing details, contact Michelle D. Rozakis at 503.222.1195 or Brittany Bersani at 503.875.8231.

Demographics

1 Mile / 3 Miles

2021 Population

8,570 / 63,180

Avg HH Income

\$71,680 / \$82,070

No. of Businesses

1,850 / 4,460

No. of Employees

15,550 / 51,775

Site Information

- 4,338 SF - Divisible (Suite 2); Contact Broker for Demising Options
- Please Call for Lease Rate
- June 2022 Estimated Space Delivery
- Seeking Retail / Restaurant / Service Users
- Corner Exposure at 8th & Washington
- Visibility from Signalized Intersection
- One Block from Esther Short Park
- Dense Urban Location Surrounded by Retail and Dining Highlights

A Class-A mixed-use development designed with the needs and desires of modern tenants in mind, commercial space at Upland offers everything desirable to top-tier retail and service users.

Located on Washington Street directly between West 8th and 9th streets, the property ideally positions retailers for high-traffic potential and prime visibility.

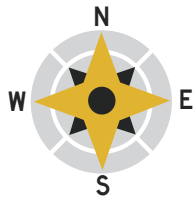
Upland is situated on an entire urban block in the heart of downtown Vancouver, steps to Esther Short Park, the Vancouver Farmers Market, Hilton Vancouver, Regal City Center, City Hall and multiple area retail, dining and cultural highlights. Additionally, access to I-5 and SR-14 is just a few blocks away from the site.

All renderings are conceptual and may not reflect final construction



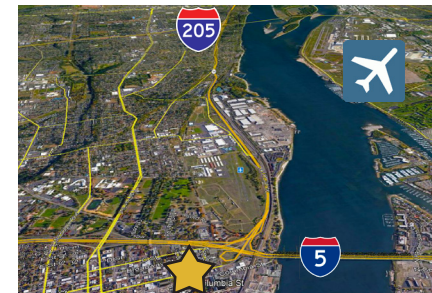
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Landlord makes no representation as to the environmental condition of the property and recommends the tenant's independent investigation.

Downtown Vancouver



Area Highlights

1. Esther Short Park
2. Vancouver Community Library
3. The Waterfront
4. Hilton Vancouver
5. City Hall
6. Vancouver Farmers Market
7. Regal City Center
8. Compass Coffee
9. The Mighty Bowl
10. Thai Orchid
11. The Smokin' Oak
12. Joe Brown's Cafe
13. Starbucks
14. Brickhouse
15. Amaro's Table
16. Elements
17. Nom Nom
18. Brewed Cafe & Pub
19. Six Shooter
20. Little Conejo
21. Pacific House
22. City Sandwich
23. Wellhaven Pet Health
24. Locust Cider
25. Kindred Homestead Supply
26. Wild Fern Boutique
27. Birdhouse Books
28. Divine Consign Furniture



CAPACITY COMMERCIAL GROUP
 805 SW Broadway #600
 Portland OR 97205
www.capacitycommercial.com

PRINCIPAL BROKER
MICHELLE D. ROZAKIS
 503.222.1195
mrozakis@capacitycommercial.com
 Licensed in Oregon

SENIOR ASSOC. BROKER
BRITTANY BERSANI
 503.875.8231
bbersani@capacitycommercial.com
 Licensed in Oregon & Washington

