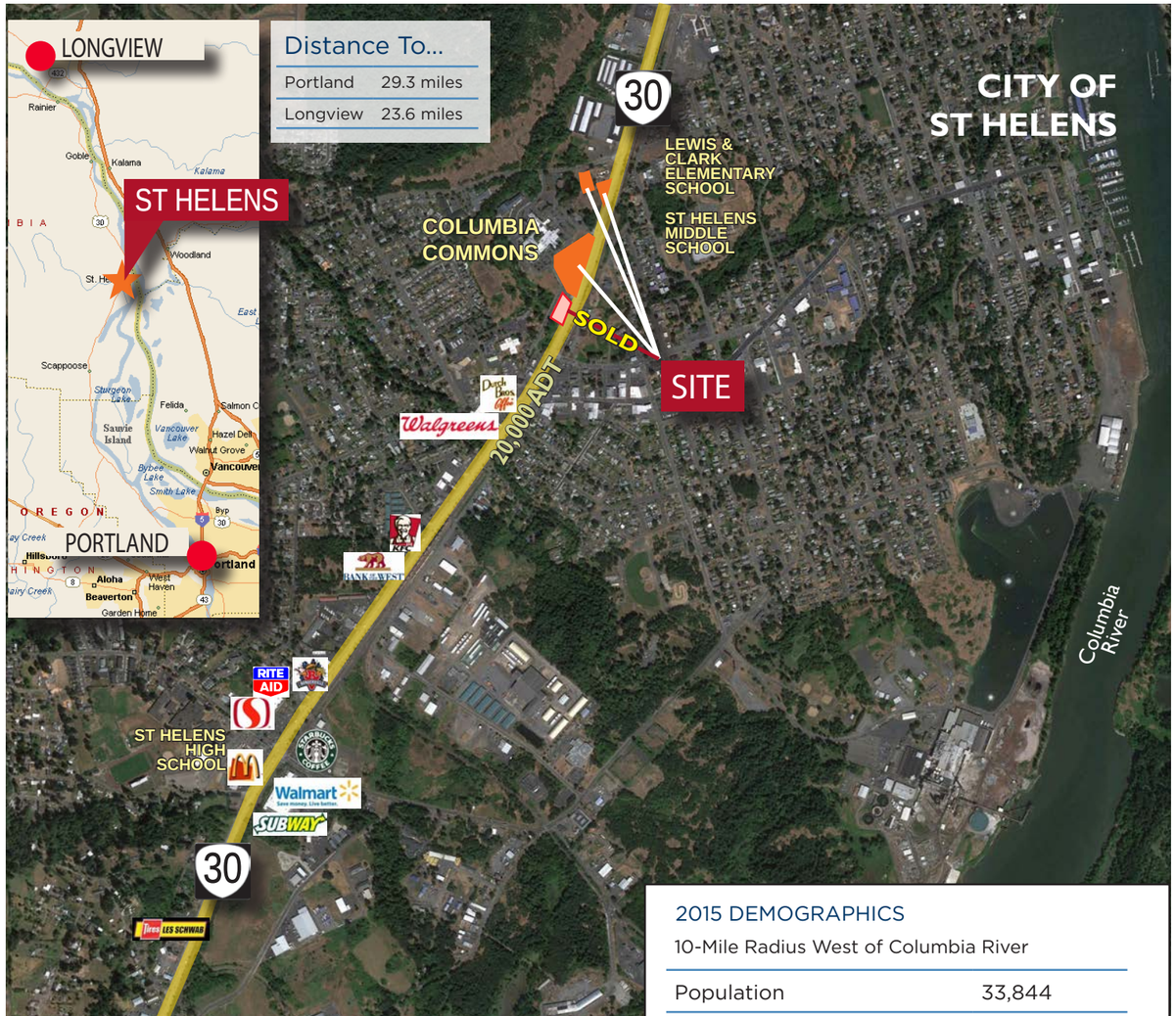
Highway Commercial Pads

Hwy 30 & Howard St, St Helens, OR 97051

Location



2015 DEMOGRAPHICS

10-Mile Radius West of Columbia River

Population	33,844
Average HH Income	$67,813
Owner Occupied Homes	75.35%
Avg Commute Time	21.74 min.

Brad Carnese
Director
+1 503 279 1750
brad.carnese@cushwake.com

Anne Hecht
Director
+1 503 279 1728
anne.hecht@cushwake.com

200 SW Market St, Suite 200
Portland, Oregon 97201
main +1 503 279 1700
fax +1 503 279 1790
cushmanwakefield.com

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CUSHMAN & WAKEFIELD

FOR SALE | COMMERCIAL LAND

Highway Commercial Pads

Hwy 30 & Howard St, St Helens, OR 97051

Offering Price: $10.00 - $12.00 PSF
Subject to Lot Size and Location

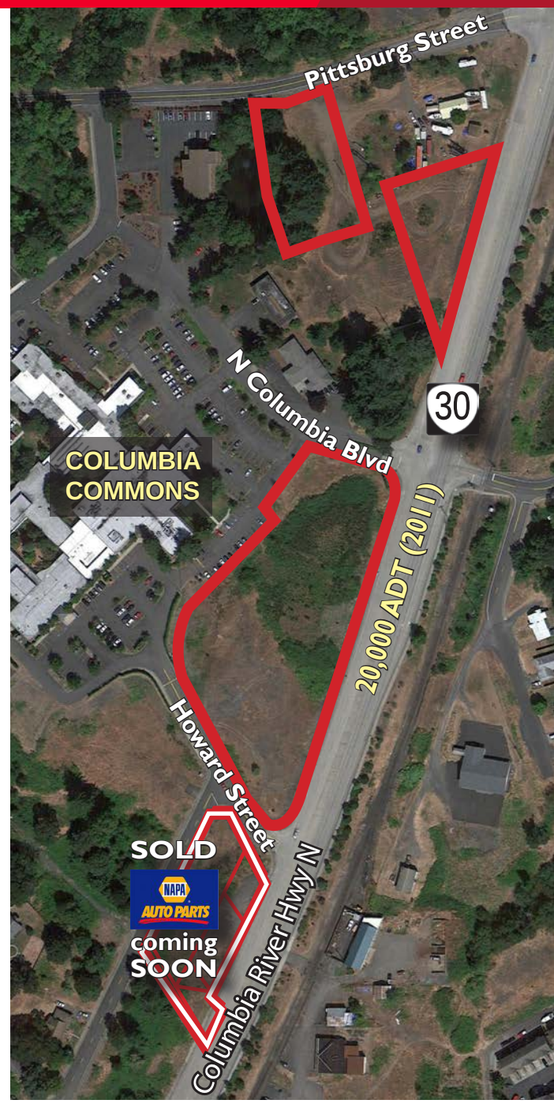
Features

- Ready-to-build pads
- Scalable size
- Clear neighborhood destination for various professional and commercial uses
- Strong ingress / egress
- Significant in-place engineering / site work

Prime Location

This property includes ±1,350 linear feet of frontage on the Columbia River Highway, OR-30, which is the main thoroughfare from Portland to Astoria running directly through St. Helens. Daily Traffic Counts average ±20,000. Adjacent to the site is the busy Columbia Commons Business Center.

Adjacent to the entrance to Columbia Commons



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Highway Commercial Pads

Columbia River Hwy N (Hwy 30) & Howard Street, St Helens, OR 97051

CUSHMAN & WAKEFIELD

Commercial Pads Available

SITE 1:

Size:	±0.96 Acres - 42,[illegible]
Tax Lots:	[illegible]
Zoning:	[illegible]

SOLD

NAPA AUTO PARTS coming SOON

SITE 2:

Size:	3.31 Acres - 144,184 SF
Tax Lots:	3600
Zoning:	HC - Highway Commercial (City of St Helens)

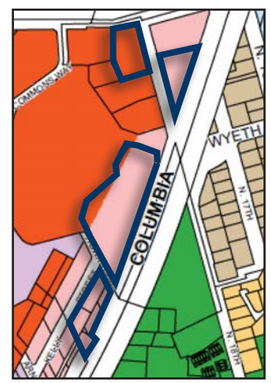
SITE 3:

Size:	1.67 Total Acres a. 0.77 Acres - 33,541 SF b. 0.90 Acres - 39,204 SF
Tax Lots:	1900, 3100
Zoning:	HC - Highway Commercial (1900) GC - General Commercial (3100) (City of St Helens)

Zoning

Highway Commercial (HC) and General Commercial (GC) include* but are not limited to the following uses:

- Office
- Medical
- Gas stations
- Car Wash
- Nursery / Produce Stand
- Restaurants including drive-through and carry-out
- Financial Institutions including drive-up
- Shopping Plaza / Center
- Hotels / Motels
- Theaters



Highway Commercial

General Commercial

* Contact brokers with questions about specific uses.

Conceptual Site Plans

Neighbors

COLUMBIA COMMONS is a 103,000 SF professional garden office setting with a strong tenant mix including medical, governmental, financial and retail. Current tenants include Legacy Medical Clinic and Urgent Care, and the Department of Motor Vehicles.

LEWIS & CLARK ELEMENTARY SCHOOL and ST HELENS MIDDLE SCHOOL are located just across the highway with a total of ±1,250 students.

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