

FOR LEASE

DOWNTOWN CAMAS COMMERCIAL

236 NE 4th Avenue | Camas, WA 98607



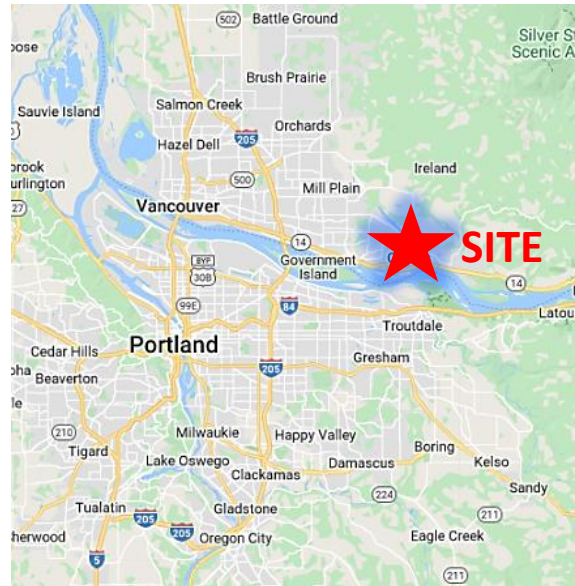
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Downtown Camas is known for its beautiful tree-lined streets, unique boutiques and eateries and small town charm. Established in 1883 as a mill town, it has been revitalized to include fine shopping, art galleries, dining and services while still maintaining its historic feel.
- Availabilities:
 - Basement space - 4,350 SF, \$2,500/month gross
 - Second floor – Executive Suites:

Suite	Rate
201	\$850/mo
207	\$650/mo



FOR MORE INFORMATION:

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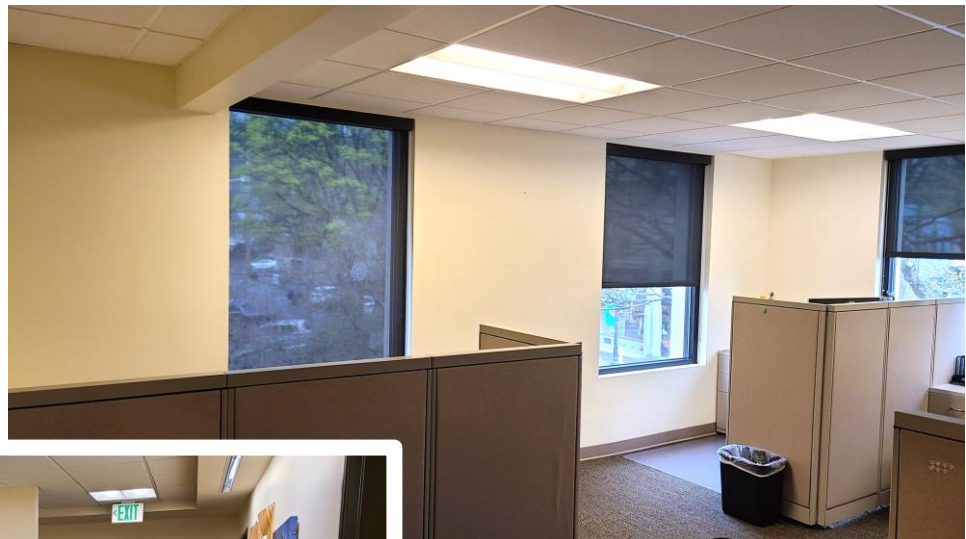
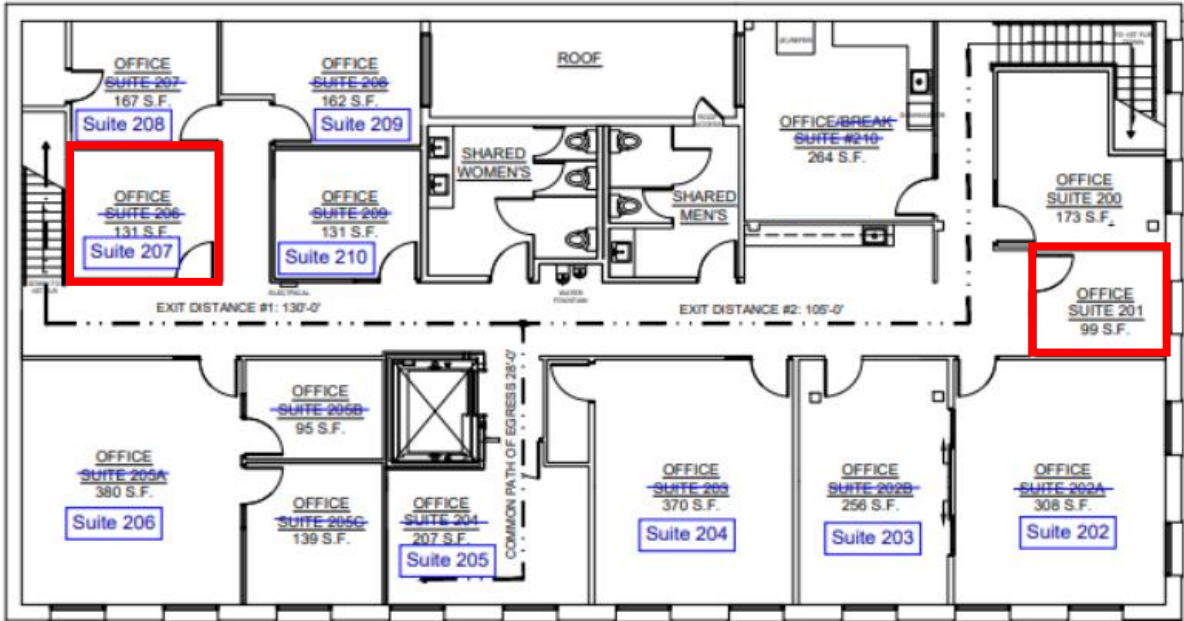
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Second Floor Executive Suites



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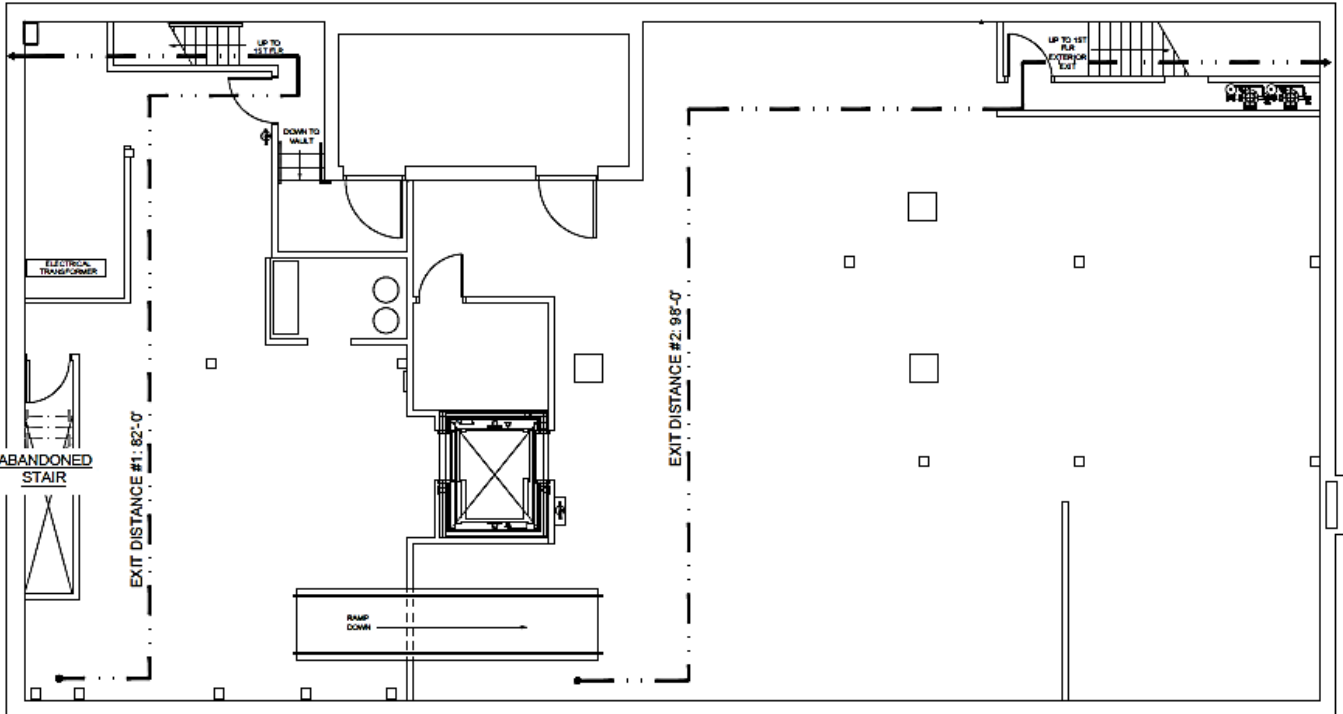
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Basement: 4,350 SF, \$2,500/month gross

- Fully sprinklered
- Two exits available from all areas in the basement
- Fully accessible with ramp and elevator access



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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	6,185	35,484	115,027
Est. Average Household Income	\$110,186	\$130,687	\$110,273
Est. Total Businesses	352	1,014	4,130
Est. Total Employees	3,065	12,290	48,758

Traffic Counts

NE 3rd Ave @ NE Cedar St SW – 8,947
NE 6th Ave @ NE Adams St NE – 13,893
NE Adams St @ NE 5th Ave SE – 8,918

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.