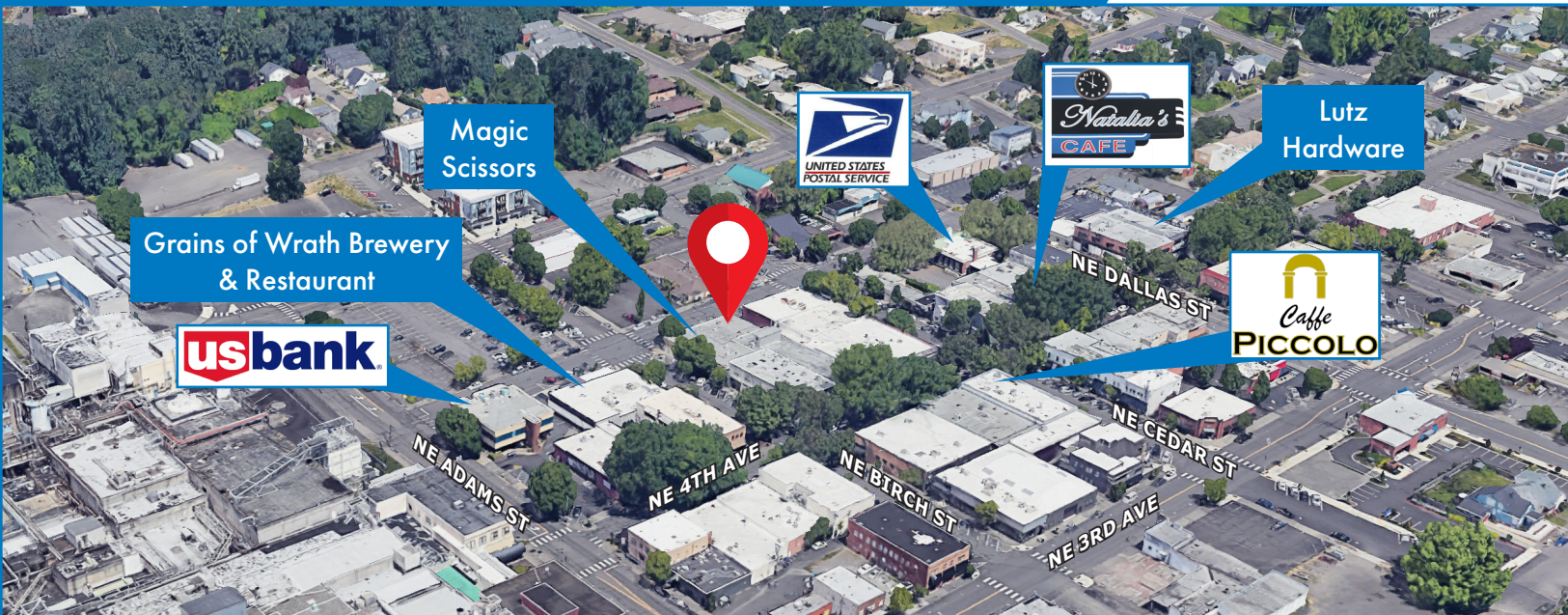


# HISTORIC DOWNTOWN CAMAS

318 NE 5th Ave | Camas, WA 98607

FOR LEASE



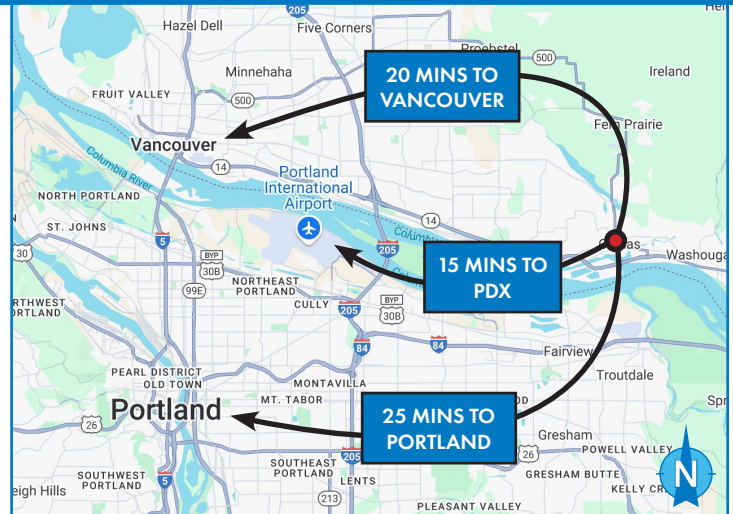
## OFFICE, RETAIL, MEDICAL SPACE FOR LEASE

### DETAILS

- Size: ± 1,450 SF
- Lease rate: \$24.83/SF/YR, Modified Gross  
Call for details

### FEATURES

- Ample street parking
- Large signage available above door
- Located in the heart of historic downtown Camas
- Neighboring tenants include: Grains of Wrath Brewing and Restaurant, Magic Scissors Hair Salon, Wise Move Real Estate, Imperial Cleaners
- ADT security system, 2 door sensors, glass break sensor and siren
- Private offices & reception area
- Call for a tour



### DEMOGRAPHICS

	1 MILE	3 MILES
Population	6,051	35,285
Households	2,266	12,765
Median Age	39.6	40.0
Median Household Income	\$103,621	\$126,336
Daytime Employees	2,508	10,933

04.29.2025

For more information or a property tour, please contact:

**THOMAS MCDOWELL**

503.225.8473

TomM@norris-stevens.com



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

## Norris & Stevens

12503 SE Mill Plain Boulevard • Suite 260

Vancouver, Washington 98684

503.223.3171 • norris-stevens.com

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## WHY DOWNTOWN CAMAS?

Camas, Washington, offers a compelling combination of economic advantages, a high quality of life, and proximity to major metropolitan areas, making it a desirable location for businesses. Its strong local economy, diverse job market, and proximity to both Portland and Vancouver offer numerous benefits for businesses looking to relocate.

Here's why Camas is a good place for businesses:

Economic Advantages:



## STRONG LOCAL ECONOMY

Camas has a diverse economy with a mix of manufacturing, technology, and service industries, according to the Downtown Camas Association.

## PROXIMITY TO MAJOR JOB MARKETS

Camas benefits from its close proximity to the larger Portland and Vancouver job markets, providing a wide pool of talent and opportunities.

## LOWER COST OF LIVING

Compared to some other parts of the Pacific Northwest, Camas offers a relatively lower cost of living, which can be attractive to businesses.

## NO STATE INCOME TAX

Washington State does not have a state income tax, which can be a significant advantage for businesses.

## PROXIMITY AND ACCESSIBILITY

- **Close to Portland International Airport:** Camas is located 15 minutes from Portland International Airport, making it convenient for travel.
- **Easy Access to Highways:** Camas has easy access to major highways, including I-5, I-84, and I-205, making it easy to travel to other parts of the region.

Overall, Camas offers a compelling combination of economic benefits, a high quality of life, and convenient location, making it an attractive place for businesses to locate and grow.

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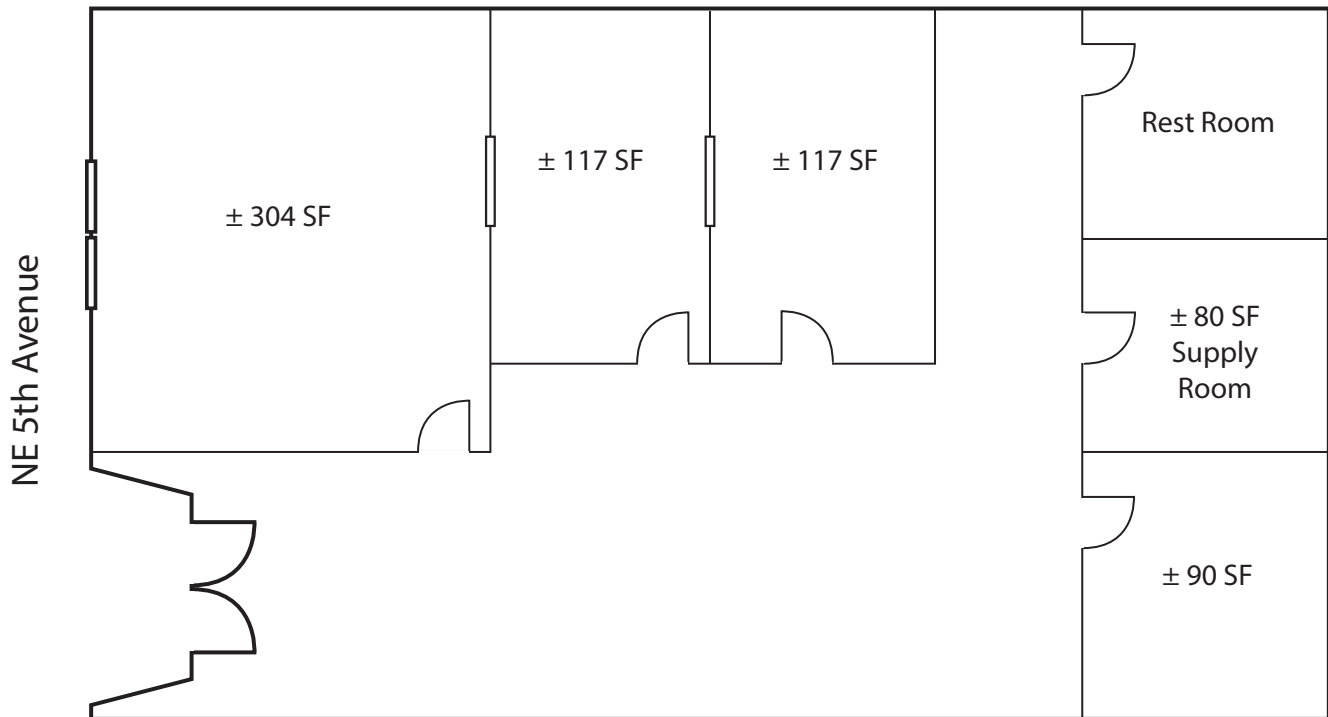
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FLOOR PLAN / MAP



\*Approximate Scale & Room Square Feet



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