

RETAIL PROPERTY FOR LEASE

# Evergreen Marketplace

3307 EVERGREEN WAY / WASHOUGAL, WA 98671



Convenient shopping center anchored  
by Safeway

## CONTACT

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Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com





Located in a high growth area in Washougal, Washington

#### AVAILABLE SPACES

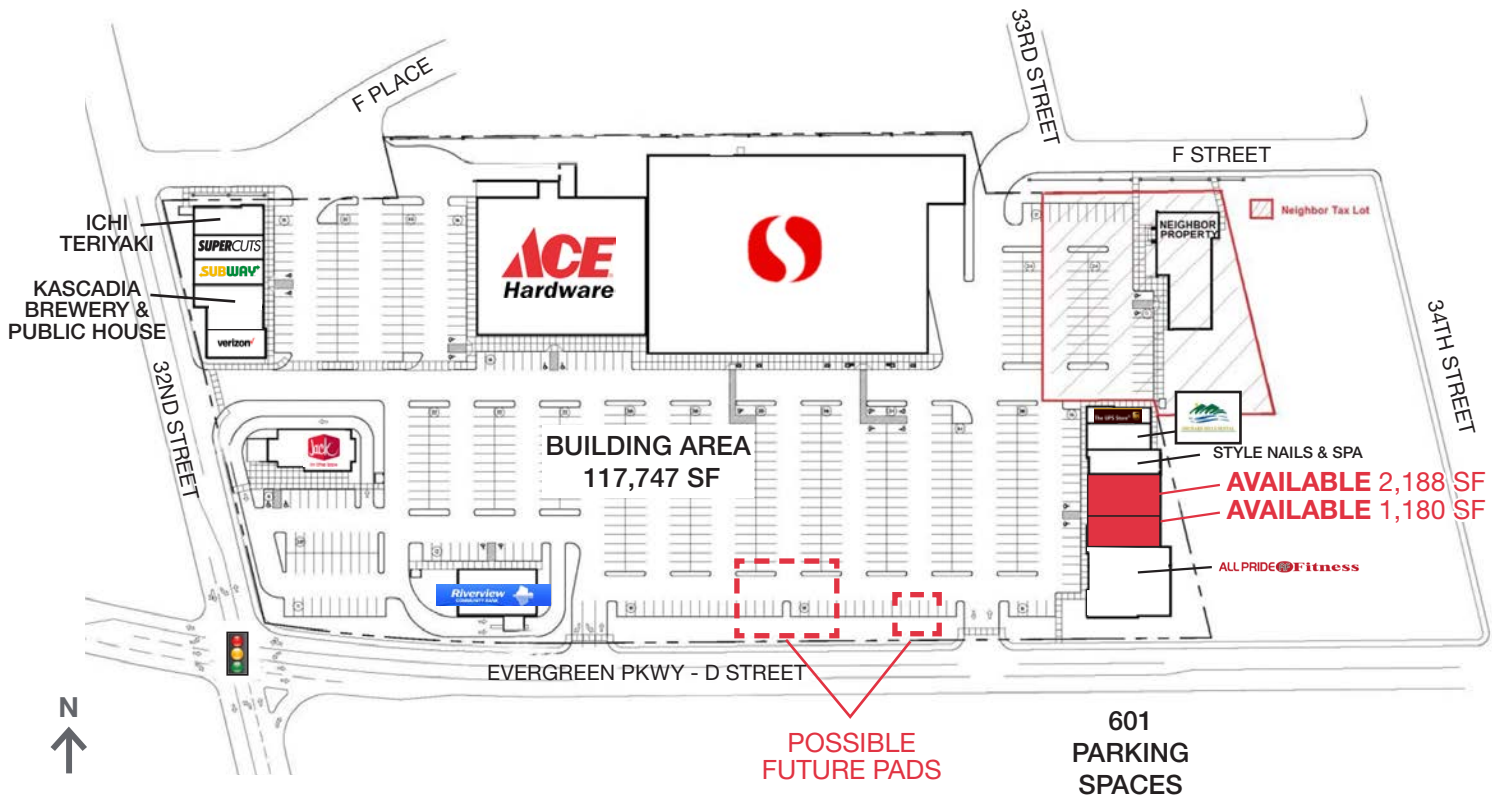
- #703  
1,180 SF @ Negotiable
- #704  
2,188 SF @ Negotiable

#### POSSIBLE FUTURE PADS AVAILABLE

- Signalized intersection
- 118,000 SF shopping center
- Co-tenants include: Safeway, Subway and The UPS Store
- Only national grocery anchored center in the market
- Located in high growth area – projected annual household increase of 1.8% within 1 mile



# Site plan



SQ FT	ADDRESS	DBA
55,622	3307 Evergreen Way, Bldg 5	Safeway
23,180	3307 Evergreen Way, Bldg 4	Ace Hardware
3,228	3307 Evergreen Way, #100	Riverview Community Bank
3,000	3307 Evergreen Way, #201	Jack in the Box
1,991	3307 Evergreen Way, #301A	Kascadia Brewery & Public House
1,600	3307 Evergreen Way, #301B	Verizon
1,355	3307 Evergreen Way, #301D	Kascadia Brewery & Public House
1,360	3307 Evergreen Way, #302	Subway
1,360	3307 Evergreen Way, #303	Supercuts
1,800	3307 Evergreen Way, #304	Ichi Teriyaki
6,782	3307 Evergreen Way, #701-#702	All Pride Fitness
1,180	3307 Evergreen Way, #703	VACANT
2,188	3307 Evergreen Way, #704	VACANT
1,440	3307 Evergreen Way, #705	Style Nails & Spa
1,740	3307 Evergreen Way, #706	Orchard Hills Dental
1,395	3307 Evergreen Way, #707	The UPS Store

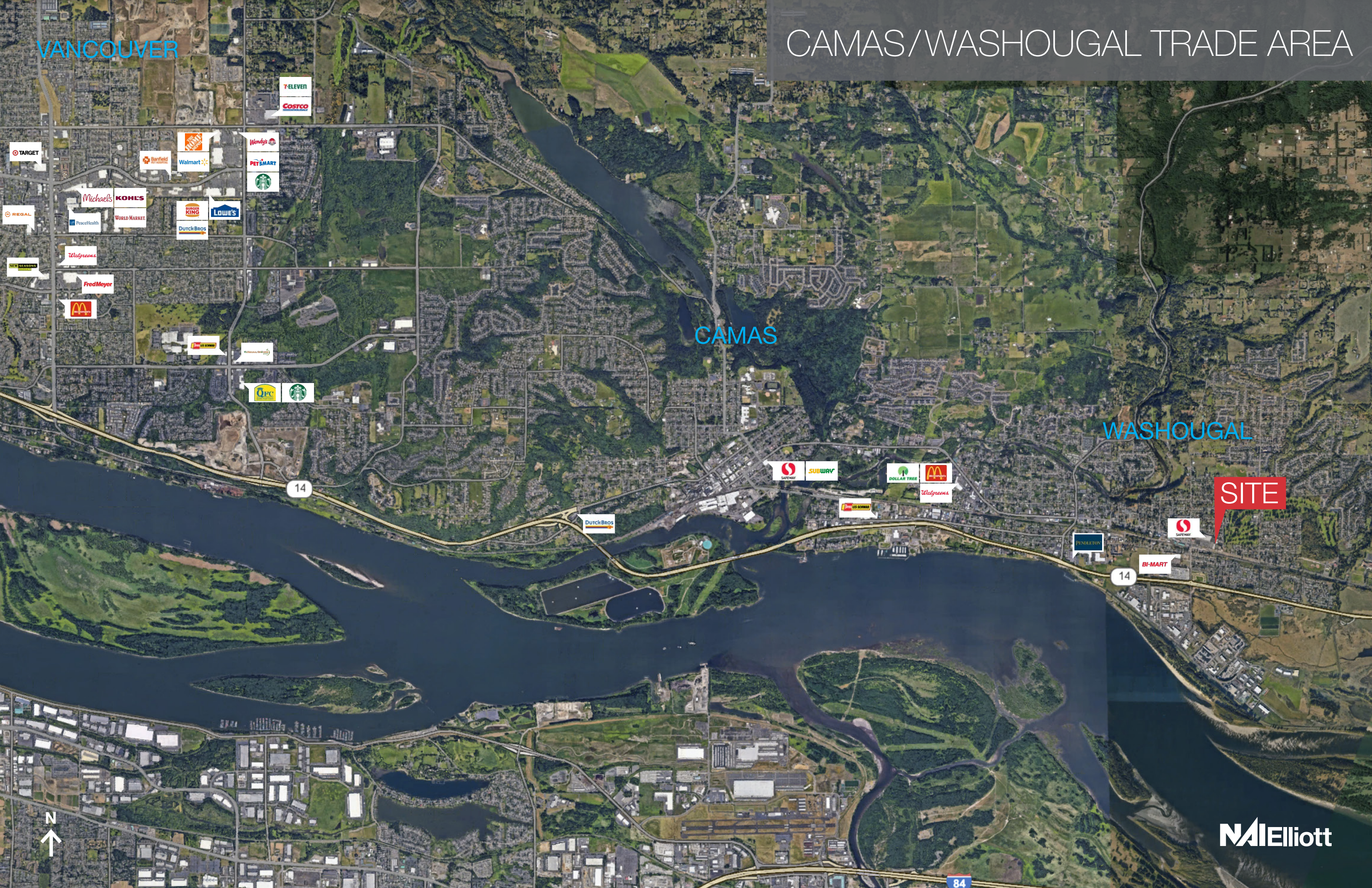
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VANCOUVER

# CAMAS/WASHOUGAL TRADE AREA



CAMAS

WASHOUGAL

SITE

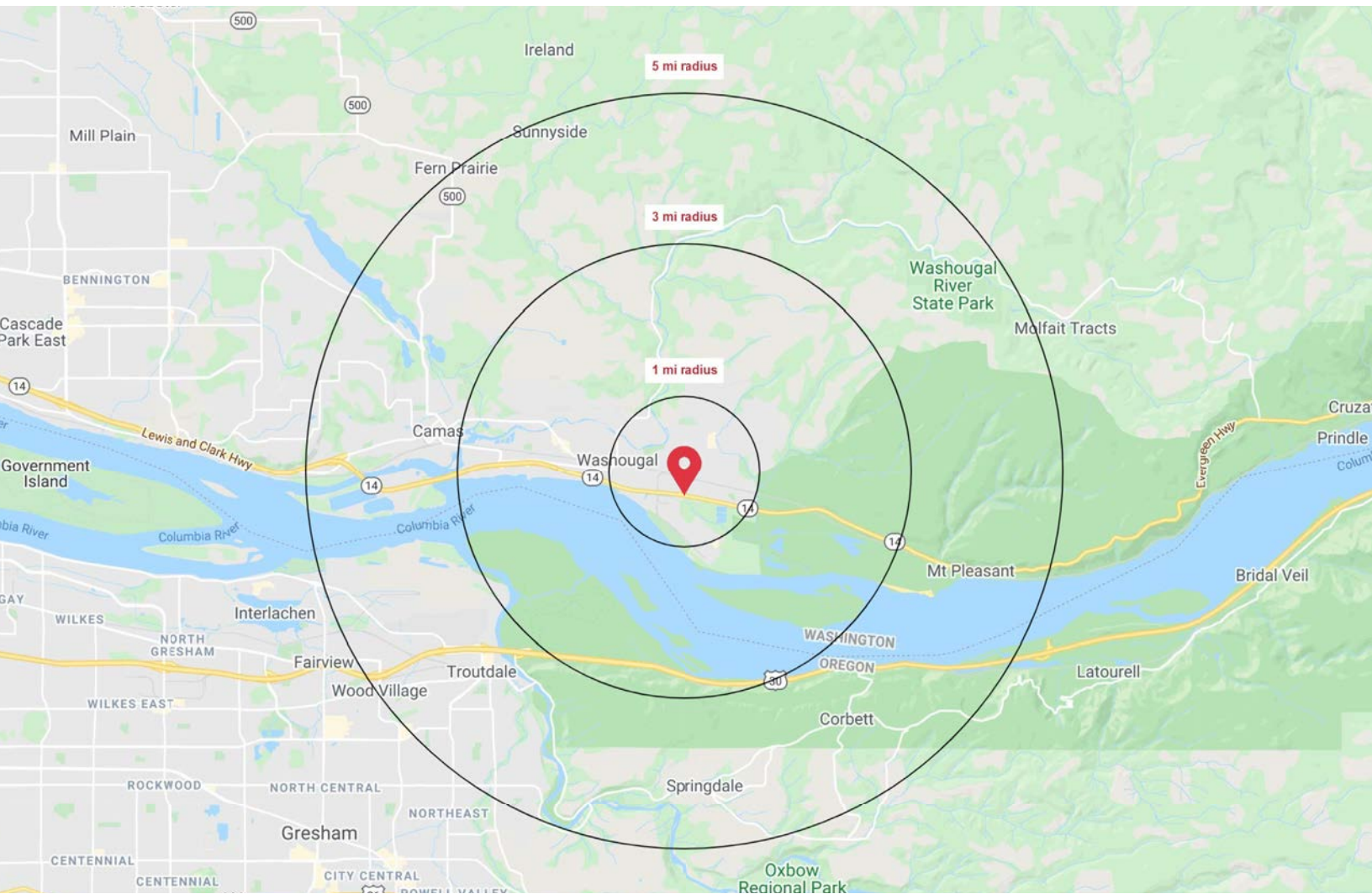
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84



# Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	7,908	22,351	54,962
Projected Total Population 2028	8,598	24,150	57,503
Average HH Income	\$122,860	\$131,109	\$132,050
Median Home Value	\$409,808	\$465,830	\$467,118
Estimated Total Households	2,920	8,306	20,177
Daytime Demographics 16+	4,733	11,369	29,099
Some College or Higher	3,416	10,516	26,438

Source: Regis – SitesUSA (2023)

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# Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112  
 Demographic Source: Applied Geographic Solutions 4/2023,  
 TIGER Geography - RFULL9

3307 Evergreen Way Washougal, WA 98671	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	7,908	22,351	54,962
2028 Projected Population	8,598	24,150	57,503
2020 Census Population	7,578	21,529	53,808
2010 Census Population	6,488	18,080	46,780
Projected Annual Growth 2023 to 2028	1.7%	1.6%	0.9%
Historical Annual Growth 2010 to 2023	1.7%	1.8%	1.3%
<b>Households</b>			
2023 Estimated Households	2,920	8,306	20,177
2028 Projected Households	3,321	9,387	21,877
2020 Census Households	2,771	7,915	19,547
2010 Census Households	2,404	6,740	17,139
Projected Annual Growth 2023 to 2028	2.7%	2.6%	1.7%
Historical Annual Growth 2010 to 2023	1.7%	1.8%	1.4%
<b>Age</b>			
2023 Est. Population Under 10 Years	12.2%	11.8%	11.5%
2023 Est. Population 10 to 19 Years	13.5%	12.9%	13.4%
2023 Est. Population 20 to 29 Years	11.3%	11.5%	10.9%
2023 Est. Population 30 to 44 Years	20.9%	21.0%	21.9%
2023 Est. Population 45 to 59 Years	20.3%	20.5%	21.2%
2023 Est. Population 60 to 74 Years	16.2%	16.6%	16.1%
2023 Est. Population 75 Years or Over	5.7%	5.7%	5.1%
2023 Est. Median Age	38.2	38.8	39.1
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	50.2%	50.5%	50.0%
2023 Est. Female Population	49.8%	49.5%	50.0%
2023 Est. Never Married	29.5%	29.1%	28.5%
2023 Est. Now Married	49.5%	49.4%	52.2%
2023 Est. Separated or Divorced	16.6%	16.6%	15.0%
2023 Est. Widowed	4.4%	4.9%	4.3%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	13.8%	18.4%	18.3%
2023 Est. HH Income \$150,000 to \$199,999	10.8%	11.5%	12.5%
2023 Est. HH Income \$100,000 to \$149,999	25.0%	21.0%	19.3%
2023 Est. HH Income \$75,000 to \$99,999	13.9%	13.5%	13.2%
2023 Est. HH Income \$50,000 to \$74,999	14.7%	13.8%	15.2%
2023 Est. HH Income \$35,000 to \$49,999	6.7%	6.6%	7.0%
2023 Est. HH Income \$25,000 to \$34,999	5.1%	4.8%	4.6%
2023 Est. HH Income \$15,000 to \$24,999	4.5%	5.2%	4.7%
2023 Est. HH Income Under \$15,000	5.3%	5.1%	5.2%
2023 Est. Average Household Income	\$122,860	\$131,109	\$132,050
2023 Est. Median Household Income	\$101,001	\$107,801	\$107,218
2023 Est. Per Capita Income	\$45,418	\$48,776	\$48,544
2023 Est. Total Businesses	296	724	2,119
2023 Est. Total Employees	2,336	4,589	13,812

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<b>Race</b>			
2023 Est. White	84.8%	85.2%	81.6%
2023 Est. Black	1.4%	1.3%	1.6%
2023 Est. Asian or Pacific Islander	2.1%	3.0%	5.0%
2023 Est. American Indian or Alaska Native	0.7%	0.6%	0.6%
2023 Est. Other Races	11.0%	10.0%	11.1%
<b>Hispanic</b>			
2023 Est. Hispanic Population	739	1,700	5,257
2023 Est. Hispanic Population	9.3%	7.6%	9.6%
2028 Proj. Hispanic Population	9.3%	7.6%	9.4%
2020 Hispanic Population	11.1%	9.2%	11.0%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	5,463	15,633	38,546
2023 Est. Elementary (Grade Level 0 to 8)	2.7%	1.7%	2.3%
2023 Est. Some High School (Grade Level 9 to 11)	4.7%	4.7%	4.2%
2023 Est. High School Graduate	30.1%	26.3%	24.9%
2023 Est. Some College	23.9%	23.2%	22.4%
2023 Est. Associate Degree Only	11.2%	11.8%	11.4%
2023 Est. Bachelor Degree Only	17.6%	18.9%	21.3%
2023 Est. Graduate Degree	9.7%	13.4%	13.5%
<b>Housing</b>			
2023 Est. Total Housing Units	3,003	8,659	21,111
2023 Est. Owner-Occupied	68.3%	71.0%	71.3%
2023 Est. Renter-Occupied	29.0%	24.9%	24.3%
2023 Est. Vacant Housing	2.8%	4.1%	4.4%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	15.0%	16.4%	14.2%
2023 Homes Built 2000 to 2009	19.8%	23.8%	17.1%
2023 Homes Built 1990 to 1999	21.7%	19.1%	20.3%
2023 Homes Built 1980 to 1989	8.1%	6.3%	10.3%
2023 Homes Built 1970 to 1979	14.1%	11.9%	14.7%
2023 Homes Built 1960 to 1969	4.7%	4.0%	4.7%
2023 Homes Built 1950 to 1959	4.8%	3.7%	4.3%
2023 Homes Built Before 1949	9.1%	10.6%	10.0%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	2.4%	5.6%	4.5%
2023 Home Value \$500,000 to \$999,999	26.9%	35.1%	35.5%
2023 Home Value \$400,000 to \$499,999	24.6%	25.5%	24.9%
2023 Home Value \$300,000 to \$399,999	28.2%	21.0%	22.9%
2023 Home Value \$200,000 to \$299,999	7.9%	5.6%	5.2%
2023 Home Value \$150,000 to \$199,999	1.9%	1.3%	0.8%
2023 Home Value \$100,000 to \$149,999	0.6%	0.8%	0.6%
2023 Home Value \$50,000 to \$99,999	1.3%	1.2%	2.0%
2023 Home Value \$25,000 to \$49,999	1.7%	1.2%	1.3%
2023 Home Value Under \$25,000	4.5%	2.8%	2.4%
2023 Median Home Value	\$409,808	\$465,830	\$467,118
2023 Median Rent	\$1,208	\$1,288	\$1,289

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<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	6,290	17,931	44,059
2023 Est. Civilian Employed	61.9%	62.1%	65.2%
2023 Est. Civilian Unemployed	4.4%	4.8%	3.0%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	33.7%	33.0%	31.6%
2023 Labor Force Males	49.8%	50.3%	49.8%
2023 Labor Force Females	50.2%	49.7%	50.2%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	3,893	11,137	28,741
2023 Mgmt, Business, & Financial Operations	18.7%	18.0%	17.1%
2023 Professional, Related	24.1%	25.6%	25.6%
2023 Service	18.4%	16.7%	15.8%
2023 Sales, Office	23.4%	21.5%	20.3%
2023 Farming, Fishing, Forestry	0.6%	0.4%	0.3%
2023 Construction, Extraction, Maintenance	4.9%	5.6%	7.1%
2023 Production, Transport, Material Moving	9.9%	12.1%	13.7%
2023 White Collar Workers	66.2%	65.2%	63.1%
2023 Blue Collar Workers	33.8%	34.8%	36.9%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	68.1%	67.4%	62.3%
2023 Drive to Work in Carpool	3.6%	3.0%	5.1%
2023 Travel to Work by Public Transportation	0.5%	0.3%	1.0%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	2.3%	1.7%	2.1%
2023 Other Means	0.6%	2.6%	1.8%
2023 Work at Home	24.9%	24.9%	27.6%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	26.7%	25.6%	26.3%
2023 Travel to Work in 15 to 29 Minutes	29.8%	36.4%	36.4%
2023 Travel to Work in 30 to 59 Minutes	38.7%	33.3%	31.0%
2023 Travel to Work in 60 Minutes or More	4.7%	4.7%	6.4%
2023 Average Travel Time to Work	26.1	24.4	23.1
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$239.05 M	\$710.86 M	\$1.73 B
2023 Est. Apparel	\$8.54 M	\$25.52 M	\$62.21 M
2023 Est. Contributions, Gifts	\$14.51 M	\$43.96 M	\$106.66 M
2023 Est. Education, Reading	\$8.35 M	\$25.57 M	\$62.54 M
2023 Est. Entertainment	\$13.84 M	\$41.35 M	\$100.71 M
2023 Est. Food, Beverages, Tobacco	\$36.06 M	\$106.64 M	\$259.32 M
2023 Est. Furnishings, Equipment	\$8.59 M	\$25.59 M	\$62.28 M
2023 Est. Health Care, Insurance	\$21.51 M	\$63.62 M	\$154.38 M
2023 Est. Household Operations, Shelter, Utilities	\$76.34 M	\$226.87 M	\$552.05 M
2023 Est. Miscellaneous Expenses	\$4.54 M	\$13.53 M	\$32.92 M
2023 Est. Personal Care	\$3.22 M	\$9.54 M	\$23.18 M
2023 Est. Transportation	\$43.54 M	\$128.68 M	\$313.07 M

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