

RETAIL FOR LEASE

# Former US Bank Drive-thru

401 COLUMBIA RIVER HIGHWAY, CLATSKANIE, OR 97016



Standalone retail space coanchored with Safeway and Hi-School Pharmacy

## CONTACT

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Situated along the Columbia River, this charming town offers a welcoming community

## US BANK BUILDING AVAILABLE

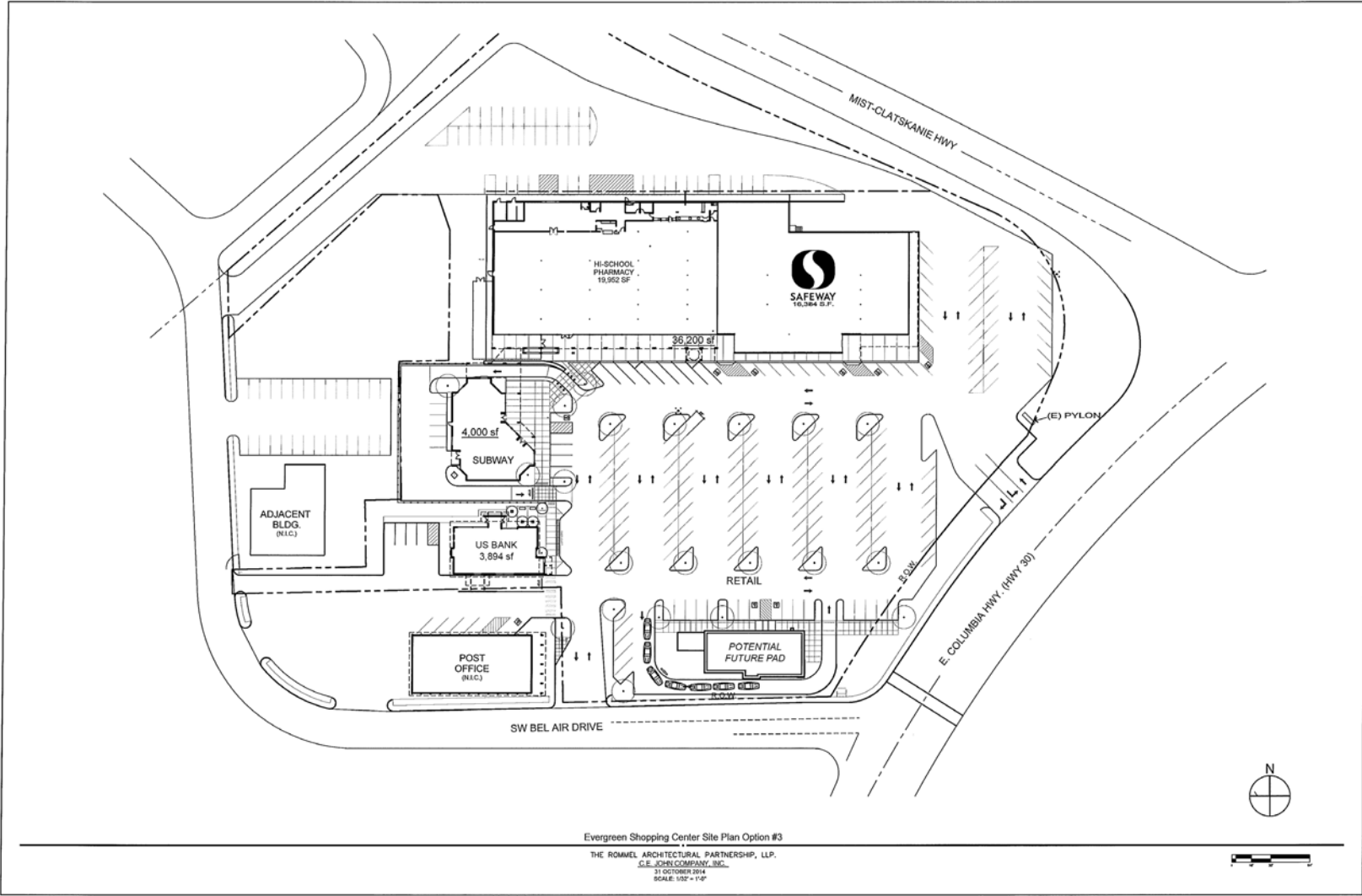
ADDRESS	401 Columbia River Highway, Clatskanie, OR 97016
PRICE/RATE	Negotiable
LEASE TYPE	NNN
BUILDING SIZE	<b>3,894 SF (total)</b>
	2,614 SF (ground floor)
	1,280 (2nd floor) (including 480 SF of unfinished storage)



### This property boasts several highlights, including:

- Easy highway access
- Established cotenants including Hi School Pharmacy, Safeway and Subway
- High visibility
- Standalone pad building
- Drive-thru feature
- Columbia River HWY & SW Belair Dr - 7,806 ADT ('20)

# Site Plan



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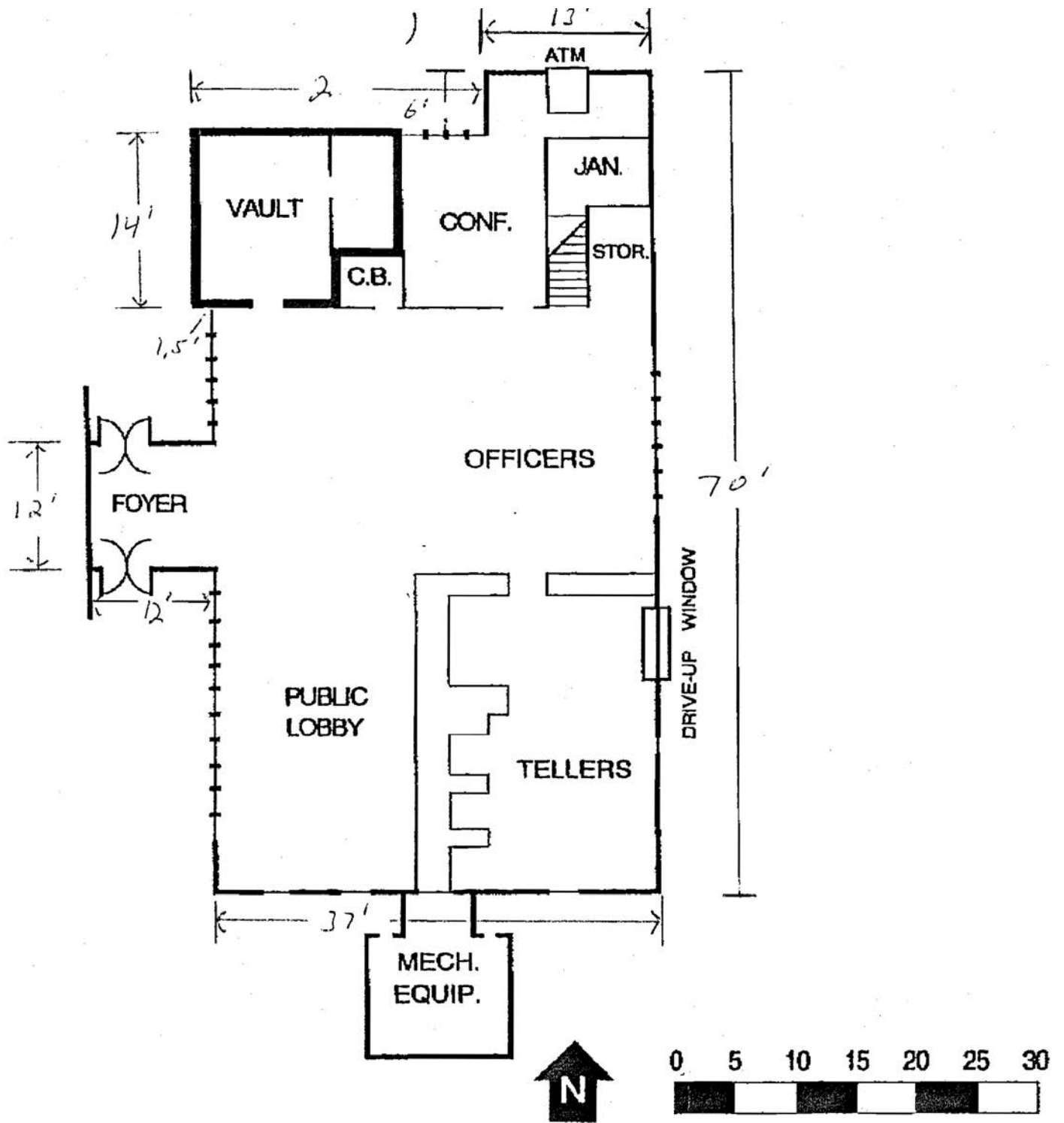
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# Floor Plan



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**NAI Elliott**



# Photos



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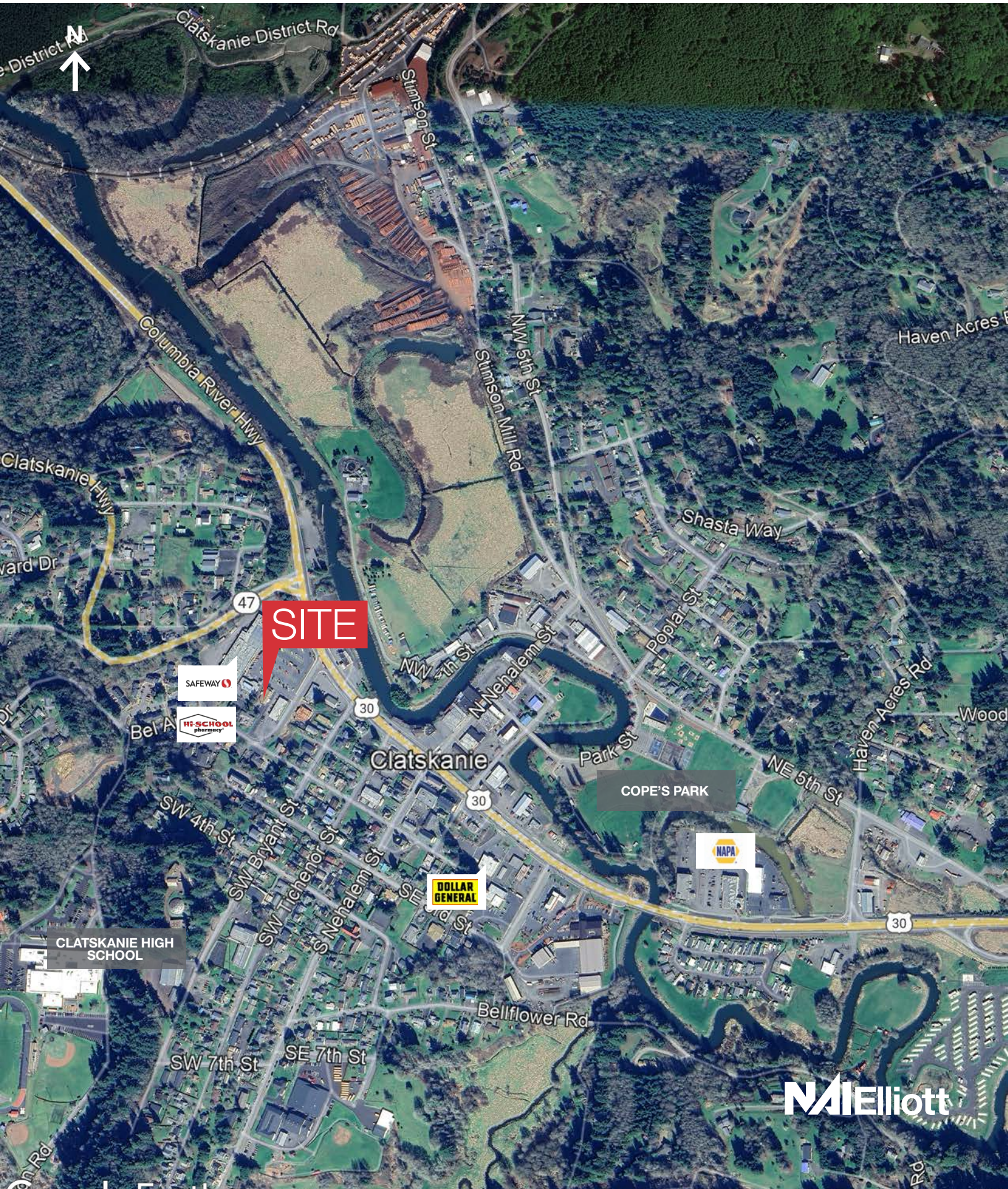
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# Trade Area







**SITE**

