

Hyas Point

WASHOUGAL, WA 98671



NOW PRE-LEASING RETAIL / OFFICE / RESTAURANT SPACE

CONTACT

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HYAS POINT



NAI Elliott



Property snapshot

Hyas Point is a transformative mixed-use waterfront development along the Columbia River in Washougal, Washington. Designed as a vibrant, community-centric destination, the project integrates retail, restaurant, and office uses within a walkable riverfront setting featuring public plazas, gathering spaces, and riverwalk access.

With excellent visibility from SR-14, ample on-site parking, and flexible ground-floor spaces planned for delivery in Fall 2026, Hyas Point offers retailers a rare opportunity to anchor in one of East Clark County's most anticipated lifestyle destinations, serving Washougal, Camas, and the surrounding region.

TRAFFIC COUNTS

- Lewis & Clark Hwy / 2nd St W - 23,246 ADT (2025)
- Lewis & Clark Hwy / 2nd St E - 19,917 ADT (2025)

HIGHLIGHTS

- 1,000 - 10,000 SF Available
- Planned delivery Fall 2026
- Retail/Office/Restaurant space available
- Ample on-site parking
- Great visibility off SR-14

Site plan

AVAILABILITY

Klipsan

Bldg A
Retail - 17,456 SF
Apartments - 92 units

Sitka

Building B
Retail - 10,370 SF
Office - 13,519 SF
Apartments - 40 units

Broadrock

Building C
Retail - 17,612 SF
Apartments - 95 units

Cascara

Building D
Retail - 12,551 SF
Apartments - 49 units



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AVAILABILITY

Building A

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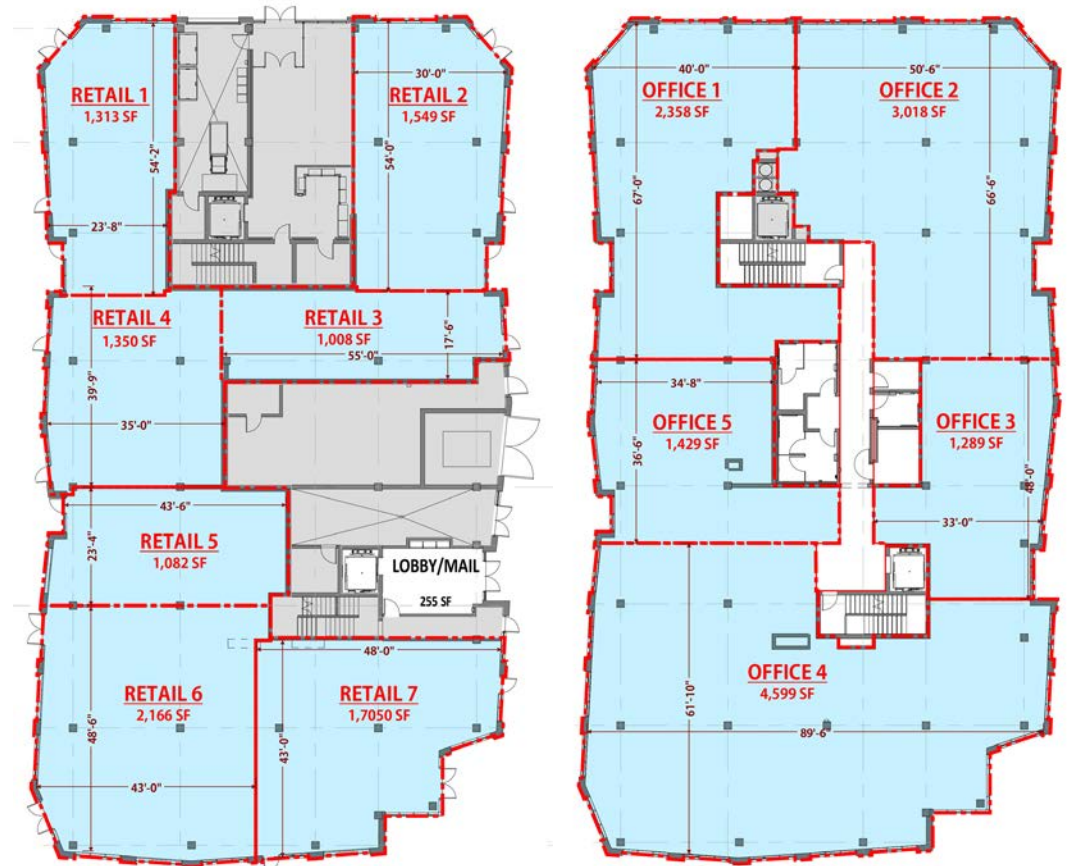
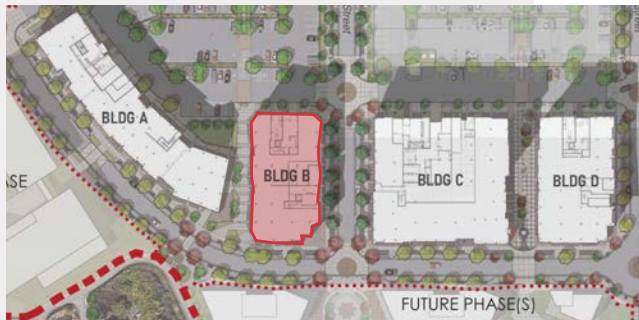
AVAILABILITY

Building B

Retail - 10,370 SF

Office - 13,519 SF

Apartments - 40 units



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AVAILABILITY

Building C

Retail - 17,612 SF

Apartments - 95 units



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HYAS POINT



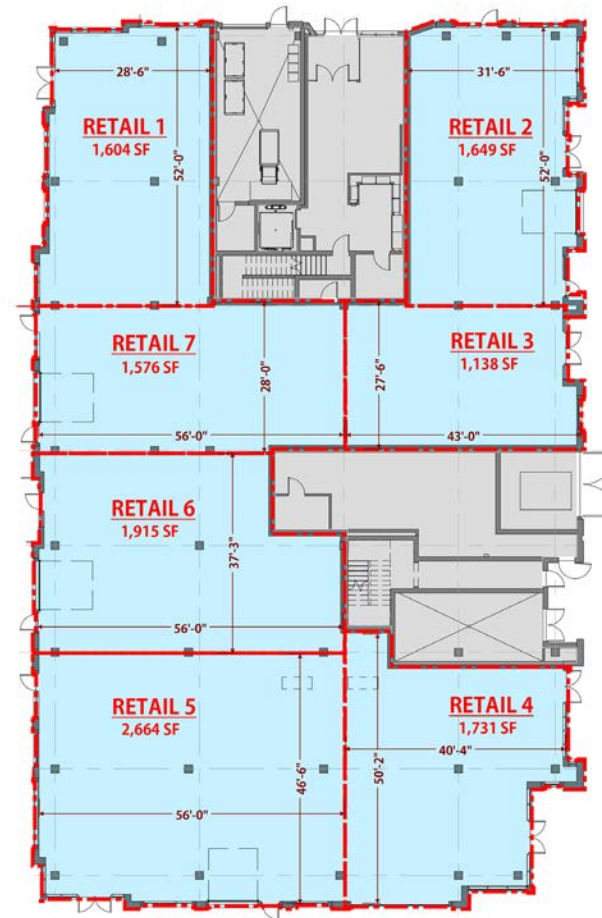
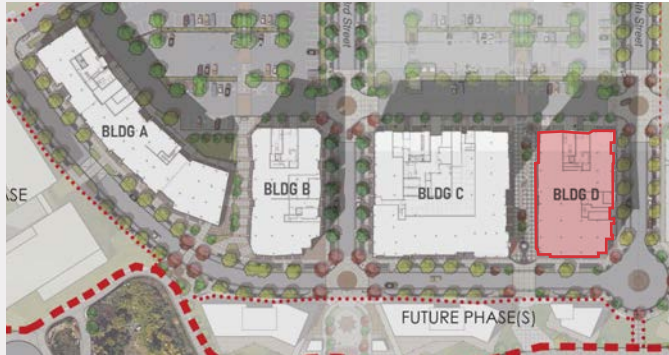
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AVAILABILITY

Building D

Retail - 12,551 SF

Apartments - 49 units



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Future phase



AVAILABILITY

Restaurant A

5,200 SF

Restaurant B

5,500 SF

Restaurant C

1,800 SF



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Renderings



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Renderings





13.1 MILES
PORTLAND AIRPORT

22.3 MILES
TO DOWNTOWN PORTLAND

12.3 MILES
TO PEACEHEALTH SOUTHWEST
MEDICAL CENTER

19 MILES
TO LEGACY SALMON CREEK

19.8 MILES
TO DOWNTOWN VANCOUVER



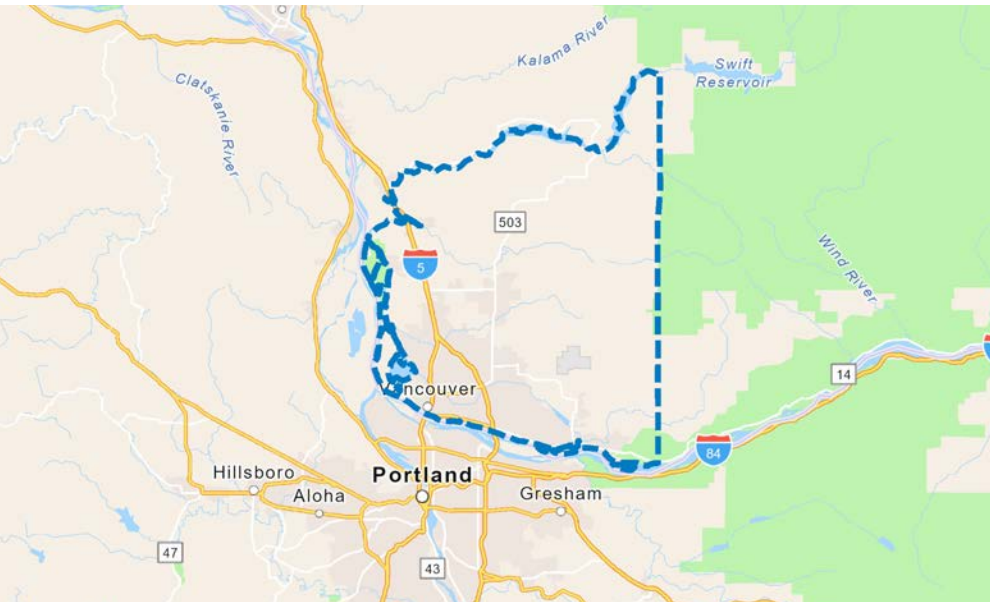
SITE

COLUMBIA
RIVER GORGE
→

←
DOWNTOWN
PORTLAND



Clark County Demographics



POPULATION

2024 Population: 542,400

Annual Growth 2024-2033: 1.26 % (1 yr) / 12.8% (10 Yr)

APARTMENT COUNT

Total Unit Count: 276

Cascara: 49 Units

Broadrock: 95 Units

Sitka: 40 Units

Klipsan: 92 Units

INCOME

Average Household Income: \$120,560

Median Household Income : \$94,948

DAYTIME EMPLOYMENT

Total: 236,549

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