

FOR SALE

1826 E. St | Washougal, WA 98671



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Mixed use commercial master plan
- Available Lots:
 - 1: **SOLD**
 - 2: 39,100 SF +/-
 - 3: 8,150 SF +/-
 - 4: 6,829 SF +/-
- Zoning: Community Commercial [Washougal Zoning Codes](#)
- Pricing: Call broker for details



FOR MORE INFORMATION:

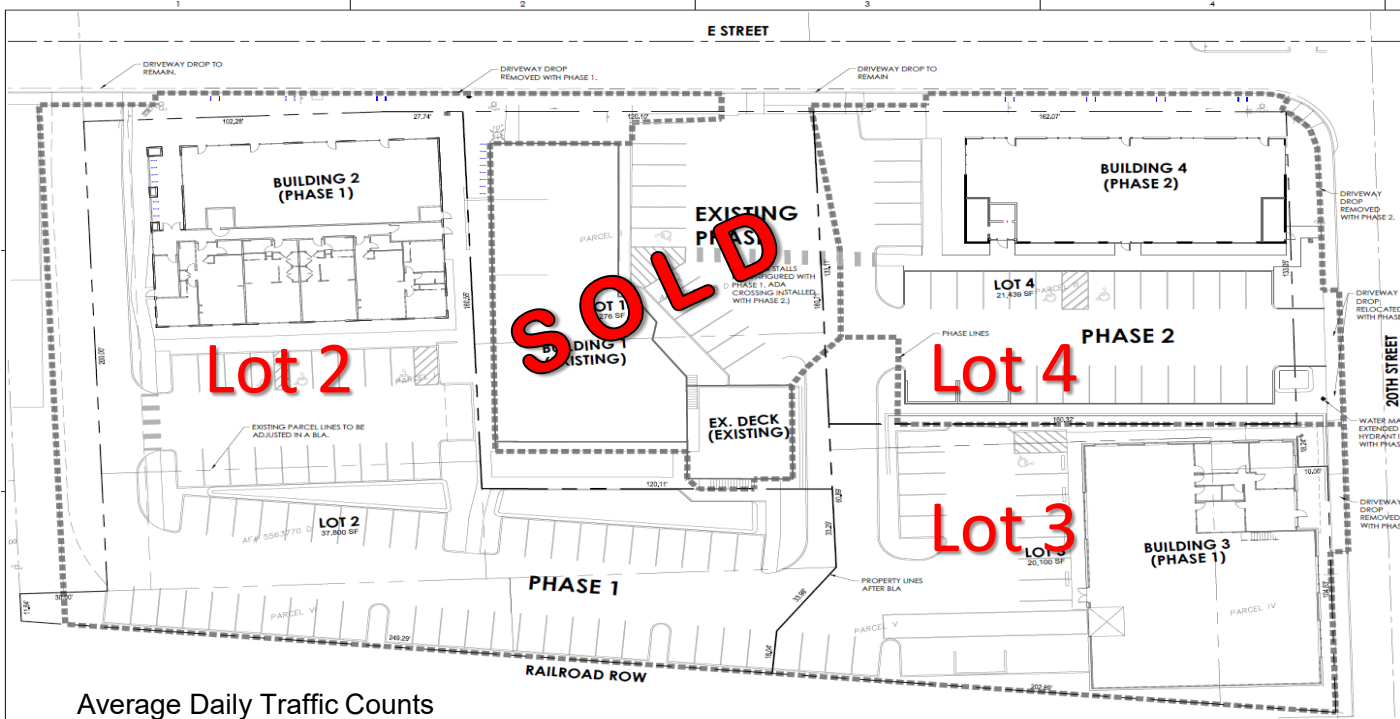
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Average Daily Traffic Counts

E St @ 17th St E – 11,645

17th St @ E St N – 10,763

Lewis and Clark Hwy @ 15th St. NW – 20,066

Lewis and Clark HWY @ 15th ST W – 19,084



2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	7,674	26,379	71,753
2029 Projected Population	8,248	28,443	74,834
Est. Average Household Income	\$91,140	\$119,343	\$122,001
Est. Total Businesses	424	1,039	2,180
Est. Total Employees	2,866	7,936	21,817

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.