

FOR LEASE

THE LIVINGSTON | 4,458 SF OF RETAIL SPACE

404 NE 6th Avenue | Camas, WA 98607



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

Grand Opening Fall 2025



PROPERTY HIGHLIGHTS

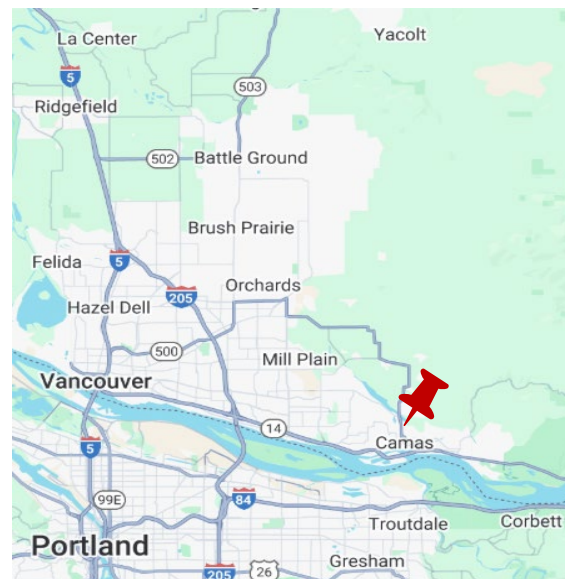
Bring your brand to life at The Livingston, where prime retail space meets the energy of downtown Camas! Located at 404 NE 6th Avenue, this vibrant mixed-use development features 4,458 sq. ft. of beautifully designed ground-floor retail space in one of the city's most walkable and thriving neighborhoods. With high visibility, steady foot traffic, and a welcoming community vibe, The Livingston is the perfect place to grow your business and connect with the heart of Camas.

- Pre-Leasing Ground Floor Retail
 - Suite 1: 1,496 SF
 - Suite 2: 1,454 SF
 - Suite 3: 1,508 SF } can be combined
- Call for rates
- TI Allowance: Negotiable

FOR MORE INFORMATION:

Scott Higgins

360.597.0577 | shiggins@fg-cre.com



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Discover the Heart of Camas

Tucked just 15 minutes from the Portland airport, at the gateway to the stunning Columbia River Gorge, downtown Camas is a delightful blend of charm and character. Stroll along inviting, tree-lined streets where unique boutiques, cozy cafés, art galleries, and lively pubs invite you to linger. Catch a classic or indie film at the iconic Liberty Theatre, then unwind with a hike or bike ride around scenic Lacamas Lake. Wrap up your day with a relaxing stay at the beautifully updated Camas Hotel. With its warm community feel and one-of-a-kind local flavor, Camas offers a small-town experience that's anything but ordinary.

4,458 SF Retail Space

Suites 2 & 3 can be combined

Suite 1: 1,496 SF

Suite 2: 1,454 SF

Suite 3: 1,508 SF



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2024 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	6,415	37,150	108,834
2029 Projected Population	6,859	39,960	113,302
Est. Average Household Income	\$113,993	\$136,217	\$118,732
Est. Total Businesses	399	1,096	4,650
Est. Total Employees	2,766	9,963	43,312

Street

Cross Street

Traffic

NE Dallas St	NE 4th Ave NW	5,418
NE Adams St	NE 5th Ave SE	8,918
NE 6th Ave	NE Adams St NE	13,893
NE 3rd Ave	NE Cedar St SW	8,947

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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.