



..... AVAILABLE FOR LEASE

FORMER MINUTEMAN PRESS BUILDING

302 NE 6th Ave, Camas, WA 98607

Marcus & Millichap

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302 NE 6TH AVE

EXCLUSIVELY
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Marcus & Millichap

OFFERING SUMMARY

302 NE 6TH AVE



LEASE RATES
\$20 - \$28 NNN



LEASE TERM
3 - 5 Years



LEASABLE AREA
1,322 SF - 5,000 SF

LEASE INFO (SUITE A):

Lease Rate:	\$28 NNN
Leasable Area:	1,322 SF
Monthly Rent:	\$3,085 + NNNs
NNN Estimate:	\$265 per month

LEASE INFO (SUITE B):

Lease Rate:	\$20 NNN
Leasable Area:	3,678 SF
Monthly Rent:	\$6,130 + NNNs
NNN Estimate:	\$735 per month



FORMER MINUTEMAN PRESS BUILDING

FLOOR PLANS









Minuteman Press of Galesburg

302

CUSTOM APPAREL SIGNS & BANNERS

CREATIVE DESIGN DIGITAL PRINTING PROMOTIONAL PRODUCTS DIRECT MAIL

DIGITAL PRINTING PROMOTIONAL PRODUCTS

DO NOT ENTER





MP Minuteman
Press OF CAMAS
WE DESIGN, PRINT & PROMOTE... YOU!
360-834-4662

Pike art
GALLERY

CUSTOM
APPAREL

SIGNS &
BANNERS

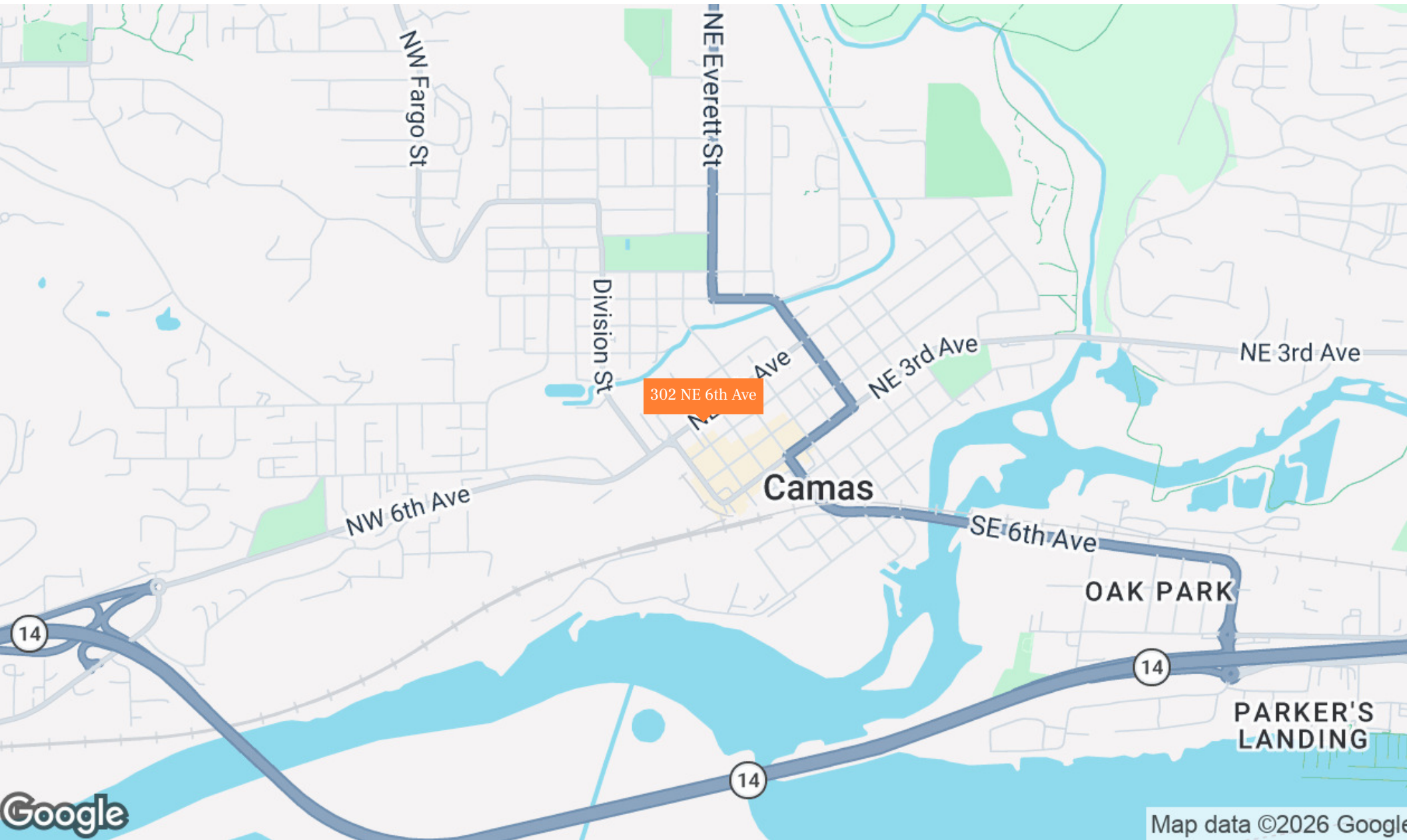
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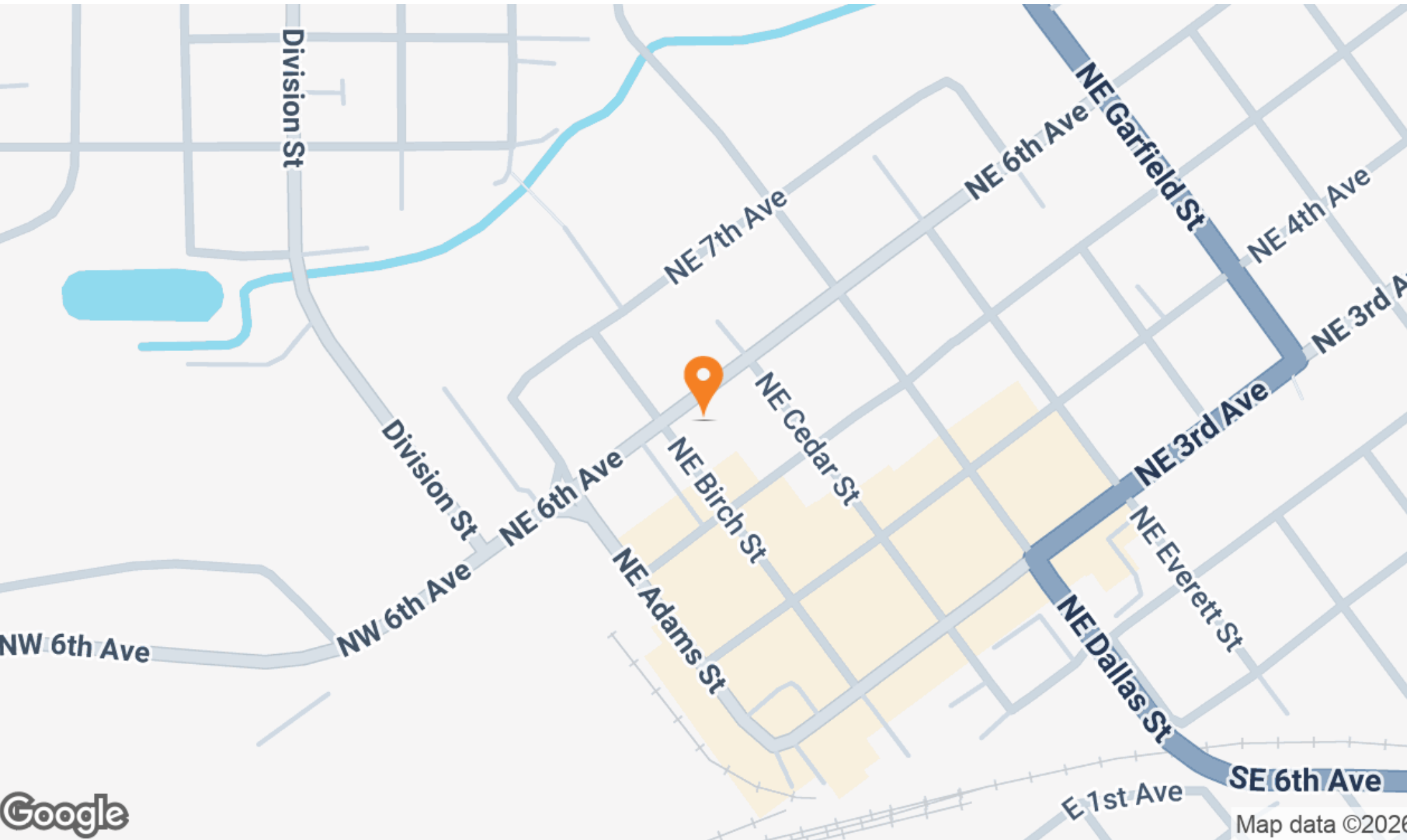
DOWNTOWN CAMAS RETAIL BUILDING

REGIONAL MAP



DOWNTOWN CAMAS RETAIL BUILDING

LOCAL MAP



DOWNTOWN CAMAS RETAIL BUILDING

MARKET OVERVIEW

VANCOUVER, WA

The Vancouver market is part of the Portland-Vancouver metro and encompasses all of Clark County, Washington. Located across the Columbia River, the city itself is nine miles from downtown Portland. The local economy is characterized by the attractive tax environment. The state of Washington levies no individual or corporate income taxes, and the state of Oregon has no sales tax, which elevates Vancouver's retail sector. Meanwhile, rigid development laws help other types of real estate thrive.

ECONOMY

- The local economy is largely driven by nearby Portland, as many Vancouver residents choose to live here for its comparatively affordable housing while commuting for employment opportunities.
- Despite a median household income above the United States median, affordability complications hold the metro's homeownership rate below the national level.
- Interstates 5 and 205 connect Clark County with major markets in the Pacific Northwest and beyond. In addition to Portland International Airport, Pearson Field in downtown Vancouver provides air service, while BNSF operates a rail facility in the metro.

QUICK FACTS



POPULATION
530K
Growth 2024-2029*
5.6%



HOUSEHOLDS
204K
Growth 2024-2029*
6.1%

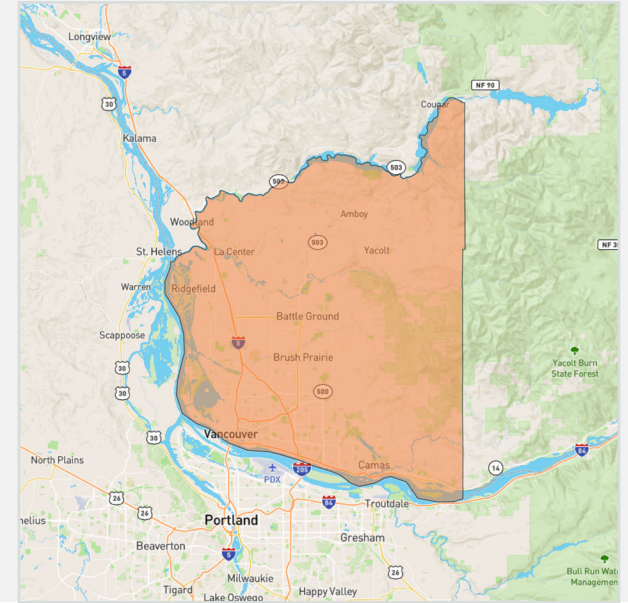


MEDIAN AGE
39.0
U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME
\$98,900
U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



HEALTH CARE

PeaceHealth, Southwest Medical Center and Legacy Salmon Creek Medical Center contribute to a significant health care sector.



TRANSIT OPTIONS

The metro has interstate, rail and airport access, providing multimodal transportation options and access to the rest of the Pacific Northwest.



HIGHER EDUCATION

Combined enrollment at Washington State University Vancouver and Clark College exceeds 10,000, providing the metro with a steady supply of college-educated workers.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DOWNTOWN CAMAS RETAIL BUILDING

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	6,499	38,471	116,752
2025 Estimate			
Total Population	6,231	36,562	112,856
2020 Census			
Total Population	6,058	34,715	110,871
2010 Census			
Total Population	5,282	27,997	95,953
Daytime Population			
2025 Estimate	5,916	31,673	121,538
HOUSEHOLDS			
2030 Projection			
Total Households	2,575	14,190	45,832
2025 Estimate			
Total Households	2,456	13,470	44,144
Average (Mean) Household Size	2.6	2.7	2.6
2010 Census			
Total Households	2,230	12,091	40,920
2010 Census			
Total Households	1,954	9,953	35,285
Occupied Units			
2030 Projection	2,690	14,791	47,699
2025 Estimate	2,565	14,034	45,928
HOUSEHOLDS BY INCOME			
2025 Estimate			
\$150,000 or More	34.5%	41.0%	29.5%
\$100,000-\$149,999	19.2%	21.9%	21.8%
\$75,000-\$99,999	10.8%	10.2%	13.6%
\$50,000-\$74,999	15.0%	11.1%	14.1%
\$35,000-\$49,999	5.1%	4.9%	8.0%
Under \$35,000	15.4%	10.9%	13.0%
Average Household Income	\$141,890	\$161,961	\$133,267
Median Household Income	\$115,481	\$135,090	\$111,122
Per Capita Income	\$54,023	\$58,739	\$51,112

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$85,948	\$91,724	\$88,882
Consumer Expenditure Top 10 Categories			
Housing	\$30,359	\$32,262	\$31,346
Transportation	\$15,311	\$16,021	\$16,653
Personal Insurance and Pensions	\$12,528	\$13,707	\$12,840
Food	\$11,777	\$12,435	\$11,945
Entertainment	\$4,033	\$4,283	\$4,009
Cash Contributions	\$3,432	\$3,787	\$3,670
Apparel	\$2,138	\$2,258	\$2,242
Education	\$1,512	\$1,704	\$1,563
Personal Care Products and Services	\$1,007	\$1,053	\$1,042
Alcoholic Beverages	\$808	\$843	\$876
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	6,231	36,562	112,856
Under 20	26.6%	27.7%	25.0%
20 to 34 Years	16.4%	15.0%	17.6%
35 to 39 Years	7.3%	7.0%	6.8%
40 to 49 Years	15.4%	16.1%	14.7%
50 to 64 Years	18.6%	19.4%	19.5%
Age 65+	15.7%	14.8%	16.3%
Median Age	39.0	40.0	40.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	4,286	24,710	78,491
Elementary (0-8)	1.5%	1.1%	2.8%
Some High School (9-11)	4.4%	4.0%	4.8%
High School Graduate (12)	21.9%	20.4%	22.8%
Some College (13-15)	22.4%	19.4%	22.7%
Associate Degree Only	7.8%	9.2%	9.9%
Bachelor's Degree Only	24.1%	26.5%	22.8%
Graduate Degree	17.9%	19.4%	14.3%

DOWNTOWN CAMAS RETAIL BUILDING

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 112,856. The population has changed by 17.62 percent since 2010. It is estimated that the population in your area will be 116,752 five years from now, which represents a change of 3.5 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,433 people per square mile.



HOUSEHOLDS

There are currently 44,144 households in your selected geography. The number of households has changed by 25.11 percent since 2010. It is estimated that the number of households in your area will be 45,832 five years from now, which represents a change of 3.8 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2025, the median household income for your selected geography is \$111,122, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 75.97 percent since 2010. It is estimated that the median household income in your area will be \$129,070 five years from now, which represents a change of 16.2 percent from the current year.

The current year per capita income in your area is \$51,112, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$133,267, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 57,239 people in your selected area were employed. The 2010 Census revealed that 62.5 percent of employees are in white-collar occupations in this geography, and 20.7 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSING

The median housing value in your area was \$499,630 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 24,029.00 owner-occupied housing units and 11,254.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 35.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.8 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 30.6 percent in the selected area compared with the 19.6 percent in the U.S.

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