

# FOR LEASE

HISTORIC DOWNTOWN CAMAS

236 NE 4<sup>th</sup> Avenue | Camas, WA 98607

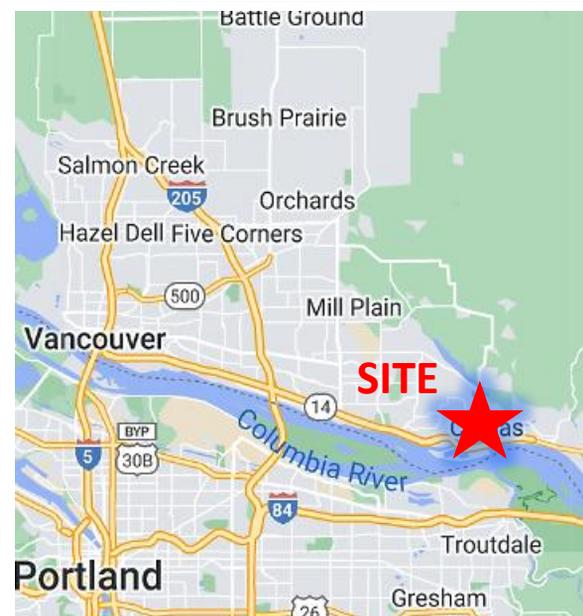


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Looking for a unique spot to launch your business or share a creative workspace? We've got nearly 5,000 SF of prime space with two convenient access points: off 4th Street next to Mesa and elevator access from the Birch Street entrance. Available May, 2026.
  - ◆ Market or specialty shop
  - ◆ Whiskey room or basement bar
  - ◆ Wine club & storage
  - ◆ Creative/shared art space
  - ◆ Bazaar or unique retail space
- We're searching for passionate entrepreneurs and creatives ready to build something extraordinary. Let your creativity flow in this vibrant location!
- \$2,750/month gross



### FOR MORE INFORMATION:

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360.597.0568 | aroselli@fg-cre.com

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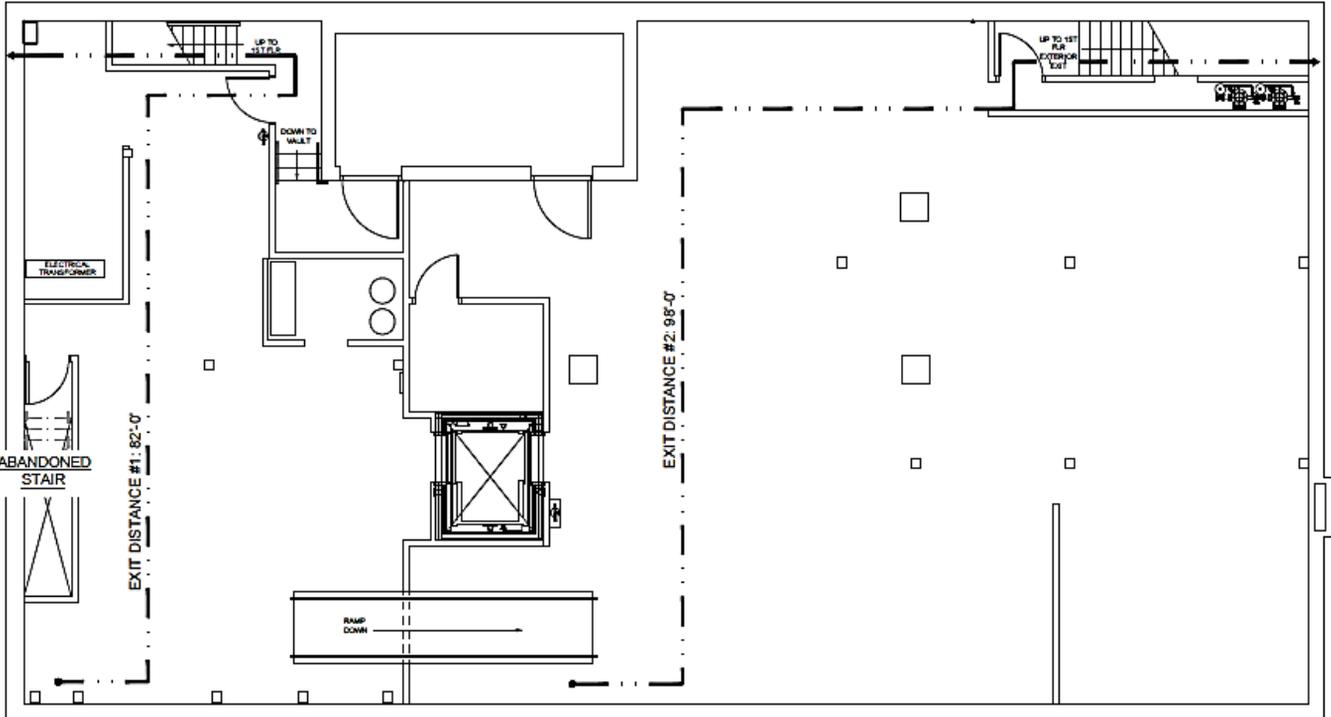
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## Basement: 4,350 SF, \$2,750/month gross

- Fully sprinklered
- Two exits available from all areas in the basement
- Fully accessible with ramp and elevator access



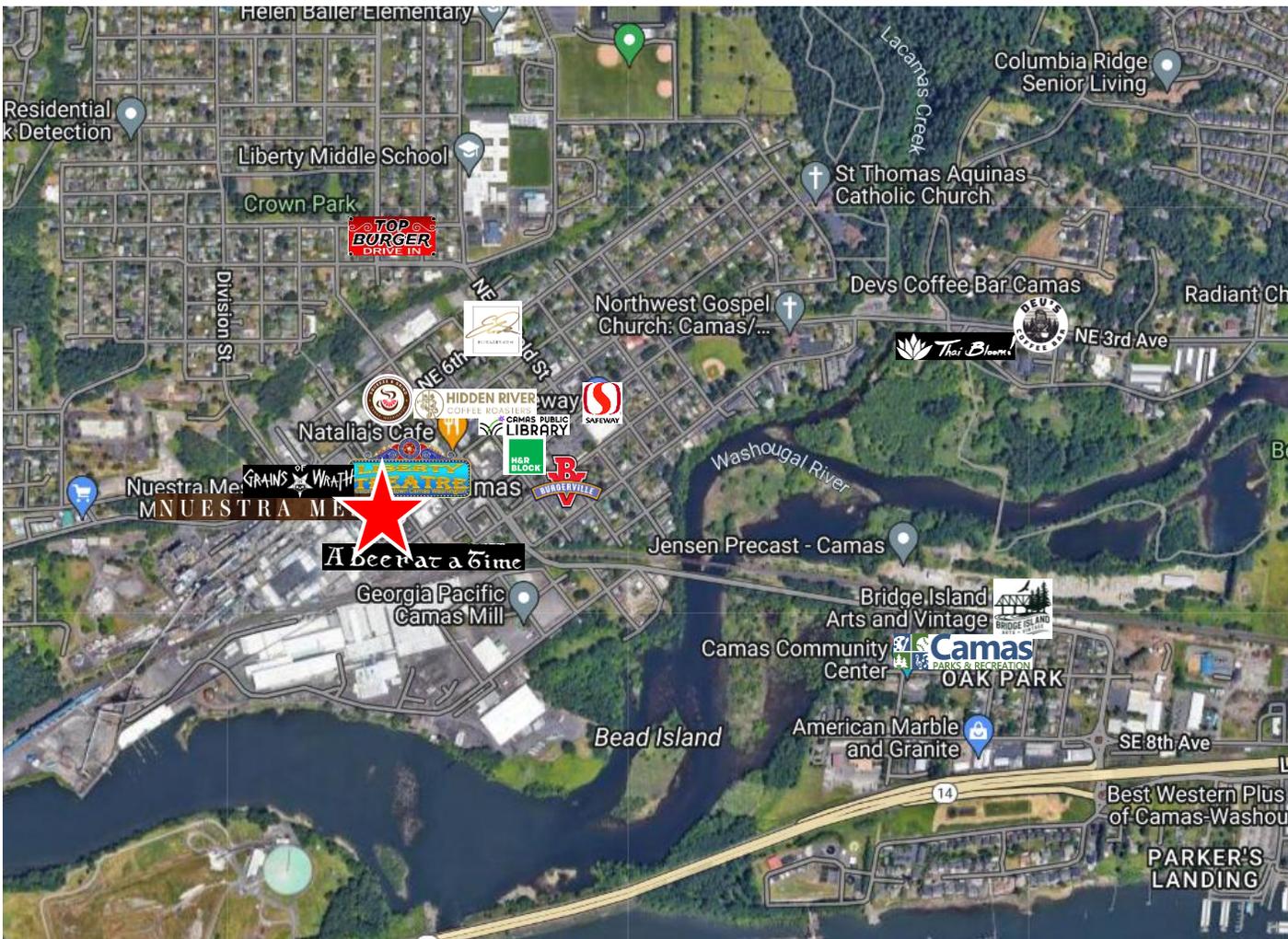
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## 2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	6,078	36,141	111,579
2029 Est. Population	6,554	39,013	116,313
Est. Average Household Income	\$110,811	\$135,469	\$115,603
Est. Total Businesses	398	1,128	4,595
Est. Total Employees	2,813	12,595	49,023

## Traffic Counts

NE 3<sup>rd</sup> Ave @ NE Cedar St SW – 8,947  
NE 6<sup>th</sup> Ave @ NE Adams St NE – 13,893  
NE Adams St @ NE 5<sup>th</sup> Ave SE – 8,918

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.