



HYAS POINT

NOW PRE-LEASING
RETAIL/OFFICE/RESTAURANT SPACE



900 Washington Street, Suite 850 • Vancouver, WA 98660
(360) 750-5595 • fax (360) 750-5594 • www.fg-cre.com

CONTACT

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Meet me at the Riverfront.

Live, dine, and gather on the **Columbia River**.

Hyas Point will deliver vibrant energy and moments for peaceful quietude with a brand-new, community-centric waterfront destination.

AVAILABLE SPACE

KLIPSAN: Retail 17,456 Sq Ft

SITKA: Retail 10,370 Sq Ft

SITKA: Office 13,519 Sq Ft

BROADROCK: Retail 17,612 Sq Ft

CASCARA: Retail 12,551 Sq Ft



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CASCARA

Available Space
Retail 12,551 Sq Ft





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BROAD ROCK

Available Space
Retail 17,612 Sq Ft





HYAS POINT

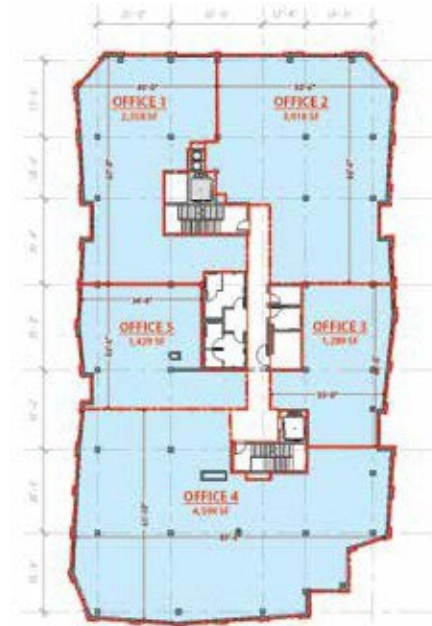
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SITKA

Available Space

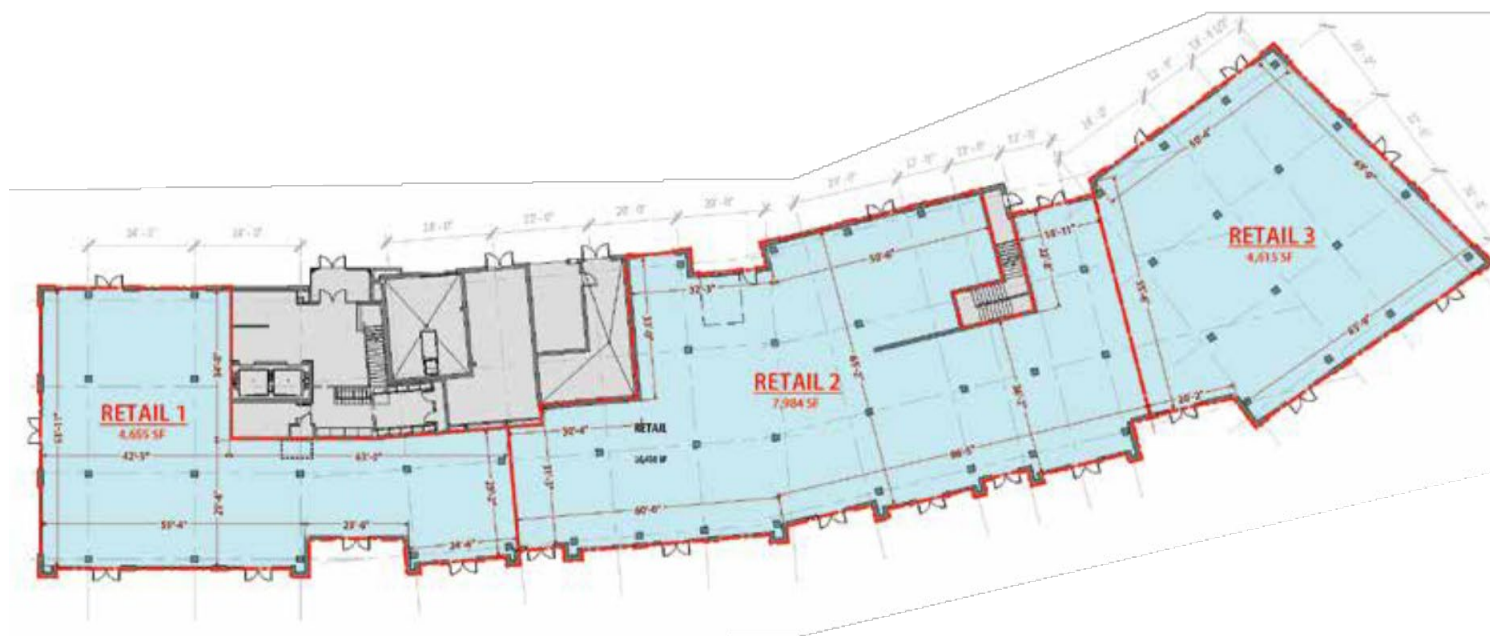
Retail 10,370 Sq Ft | Office 13,519 Sq Ft





Available Space

Retail 17,456 Sq Ft





HYAS POINT FUTURE PHASE



RESTAURANT SPACE

RESTAURANT A	5,200 Sq Ft
RESTAURANT B	5,500 Sq Ft
RESTAURANT C	1,800 Sq Ft



HYAS POINT LOCATION

FROM HYAS POINT

- To Portland Airport 13.1 Miles
- To Downtown Portland 22.3 Miles
- To PeaceHealth Southwest Medical Center 12.3 Miles
- To Legacy Salmon Creek Medical Center 19 Miles
- To Downtown Vancouver 19.8 Miles
- To Nearby Columbia River Gorge National Scenic Area





HYAS POINT DEMOGRAPHICS

CLARK COUNTY 2024/2025 DEMOGRAPHICS

POPULATION

2024 Population	542,400
Annual Growth 2024–2033	1.26% (1 year) 12.8% (10 year)

APARTMENT COUNT

Total unit count is 276:

Cascara: 49 units

Broadrock: 95 units

Sitka: 40 units

Klipsan: 92 units

INCOME

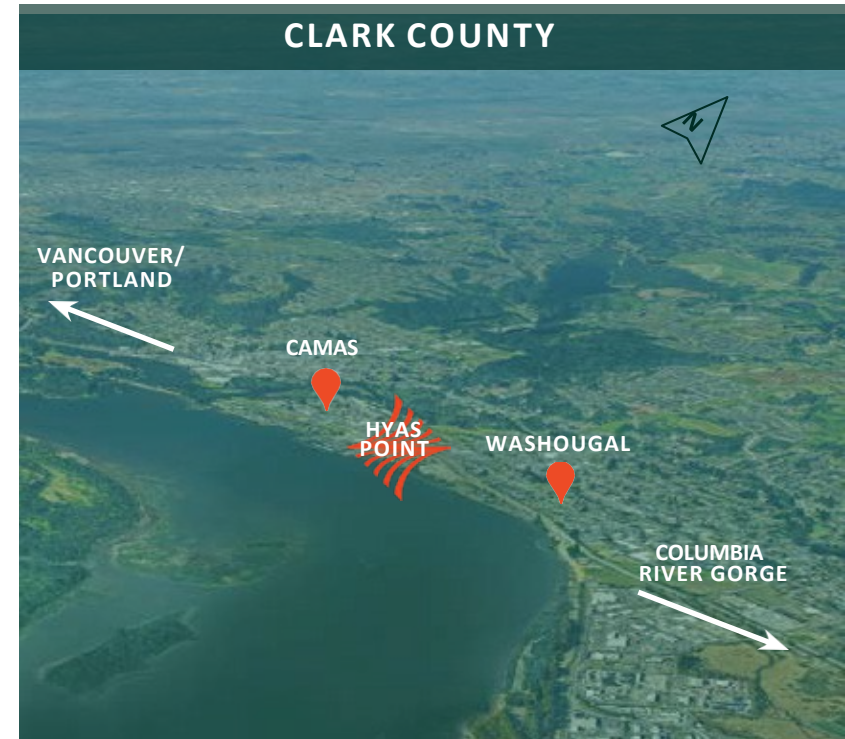
Average Household Income	\$120,560
Median Household Income	\$94,948

DAYTIME EMPLOYMENT

Total	236,549
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TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR
Lewis and Clark Hwy	2nd St W	23,246	2025
Lewis and Clark Hwy	2nd St E	19,917	2025
2nd St	C St N	4,356	2025
C St	3rd St E	6,197	2025





HYAS POINT DETAILS



LEASE HIGHLIGHTS

- \$40.00 SF/ NNN
- 1,000 – 10,000 SF Available
- 2027 Estimated Delivery
- Retail /Office /Restaurant Space Available
- Ample On Site Parking
- Great Visibility Off SR-14

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