

4101 SE 192ND AVE. #101
VANCOUVER, WA 98683

FOR LEASE



**MAJ COMMERCIAL
REAL ESTATE**



WYATT FRANTA

✉ Wyatt@MAJCRE.com

☎ 360.823.5117

MAJ COMMERCIAL REAL ESTATE

✉ Info@MAJCRE.com

🏠 300 W. 15th St #201
Vancouver, WA 98660

DISCLAIMER

4101 SE 192nd Ave. #101

This Offering Memorandum has been prepared solely for informational purposes to assist prospective purchasers and/or leasees in evaluating the subject property ("Property"). The information contained herein has been compiled from sources believed to be reliable, but no representation or warranty, express or implied, is made as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to prospective purchasers and/or leasees in the course of their evaluation of the Property.

All financial projections, estimates, and statements of expected performance are based on assumptions and interpretations subject to change, and actual results may vary. Any projections, opinions, or assumptions contained in this Offering Memorandum are for illustrative purposes only and do not represent current or future performance of the Property. Prospective purchasers and/or leasees should conduct their own independent investigations and rely solely on those investigations.

This Offering Memorandum is not an offer to sell or a solicitation of an offer to buy any security, nor does it constitute a recommendation to purchase nor lease the Property. The Property may be withdrawn from the market at any time without notice and the Landlord may reject all offers and accept any offer without regard to the relative price and terms of any other offer. Prospective purchasers and/or leasees are advised to consult their tax, legal, and financial advisors regarding the risks and merits of any potential investment in the Property.

By accepting this Offering Memorandum you agree to release MAJ Commercial Real Estate and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase/ownership, or lease of the subject property.



**MAJ COMMERCIAL
REAL ESTATE**

WYATT FRANTA

✉ Wyatt@MAJCRE.com

☎ 360.823.5117

MAJ COMMERCIAL REAL ESTATE

✉ Info@MAJCRE.com ☎ 360.699.4494

🏠 300 W. 15th St #201 Vancouver, WA 98660

4101 SE 192nd Ave. #101
Vancouver, WA 98683

SITE DETAILS:

- 3,363+/- SqFt
- \$32.00/SqFt + \$9.50 est. NNNs
- Reception, 10 private offices, 2 breakrooms, fenced play area
- 30 on-site parking stalls

Nearby Businesses:

- QFC
- Starbucks
- Domino's
- Columbia Credit
- Papa Murphy's
- UPS
- Natural Grocers
- Wells Fargo
- Legacy Health
- Red Maple Vet
- Les Schwab
- Walgreen's

TRAFFIC COUNTS

SE 192nd Ave - 18,000 VPD ('22)
SE 34th St. - 20,000 VPD ('22)
SE Lewis & Clark Hwy - 63,000 VPD ('22)



 SE 34TH ST. 20,000 +/- VPD



 SE 192ND AVE. 18,000 +/- VPD



 SE LEWIS & CLARK HWY 63,000 +/- VPD



 SE 192ND AVE. 18,000 +/- VPD



SUITE



COSTCO
WHOLESALE

THE HOME DEPOT

ROSS
DRESS FOR LESS
Michael's
TRADER JOE'S

SE 1ST ST

NW LAKE RD

TARGET

Walmart
Save money. Live better.

MILL PLAIN BLVD

SE 136TH AVE

SAFeway

REGAL

KOHL'S

LOWE'S

SE 15TH ST

SE MCGILLVRAY BLVD

SE 192ND AVE

NW 38TH AVE

Fred Meyer

The VIC
Vanover Innovation Center

14

WELLS FARGO
Tires LES SCHWAB

NATURAL GROCERS
Bank of America

LEWIS AND CLARK HWY

SE 164TH AVE

NW PACIFIC RIM BLVD

QFC
Quality Food Centers

STARBUCKS

COLUMBIA GREEN BUILDINGS

DOTCOM VAPOR

PAPA MURPHY'S
THAT'S MY MURPHY'S PIZZA

ROOTS
RESTAURANT & BAR

mapel
boutique

Sea Mar
Community Health Centers
Clínica de la Comunidad

SUBJECT PROPERTY
Domino's

NW 16TH AVE

COLUMBIA RIVER

14

STATE 205

ABOUT CAMAS

4101 SE 192nd Ave. #101

- Camas, Washington, is a city located in Clark County, WA near the Columbia River in the southwestern part of the state. It sits about 20 miles east of Vancouver, WA, and across the river from Portland, Oregon, making it part of the Portland metropolitan area.
- The city is known for its welcoming atmosphere, good schools, and family-friendly environment. It is a popular choice for families and professionals looking to live near Portland but in a quieter, more suburban setting. Camas is also home to many parks and green spaces, adding to its reputation as a community that values outdoor living.
- Camas has experienced significant growth, with new residential developments and a growing population. It has become a sought-after place to live due to its blend of small-town charm and proximity to the larger urban centers.
- The city has a diversified economy, with tech and other industries finding a foothold. The city is home to several technology companies and office parks, making it a regional hub for professional jobs.
- Washington State ranked #1 in the United States for the "Quality Of Life" index according to USNews.com.



RIVERSTONE MARKETPLACE

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2024 Population	8,976	62,929	190,258
Median Age	43.4	42	40.2
Avg. HH Income	\$123,524	\$119,712	\$103,396
Daytime Employees	5,253	23,441	77,647