



FOR LEASE



## 192ND STATION - 1625 SE 192ND AVENUE

### Premium Office Space

± 4,472 SF | \$30.00 psf + NNN

1625 SE 192nd Ave, Camas, WA 98607

- Lighted Intersection on 192nd Avenue
- Easy Access to Hwy-14
- 10 Minutes to Portland

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# PROPERTY SUMMARY



PROPERTY DETAILS	
Address	1625 SE 192nd Ave, Camas, WA 98607
Available Space	± 4,472 SF
Building SF	± 35,503 SF
Use Type	Office - General or Medical
Floor	2nd
Year Built	2019
Zoning	CM2
Parking	Free on-site parking for tenants and their guests
Lease Rate	\$30.00 psf + NNN
Additional Building Features	<ul style="list-style-type: none"> <li>• Welcoming Lobby on 1st &amp; 2nd Floor</li> <li>• 24/7 Access</li> <li>• 1st Gen Space, build what you need</li> </ul>

## Location Features

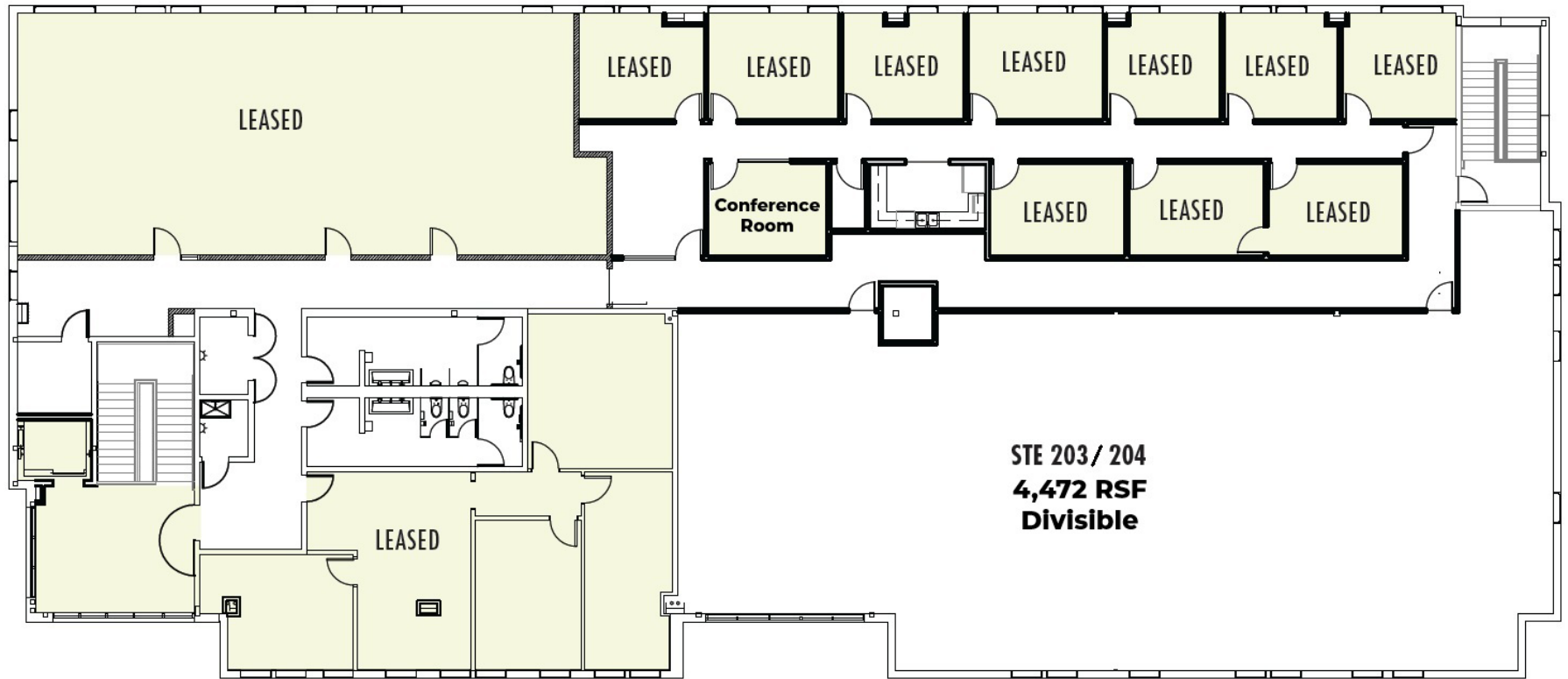
- Located in a well-connected area, offering easy access to business districts, transportation hubs, and amenities
- Frontage on SE 192nd Avenue with monument signage available
- In proximity to Hwy-14
- Other tenants in building: Legacy Health, Edward Jones, BienCare

## Nearby Highlights

- Camas Mio Sushi
- Coast to Coast
- Costco Wholesale
- Crumbl cookies
- Di-Tazza Italian
- Dutch Bros
- Fred Meyer
- Holiday Inn Express
- JB's Taphouse & Grill
- Los Potrillos Mexican
- New Seasons
- Orange Theory Fitness
- Pacific House
- Presso Coffee Co.
- The Home Depot
- Tropical smoothie Cafe
- Walmart
- Wyld Pines



# FLOOR PLAN





# INTERIOR PHOTOS





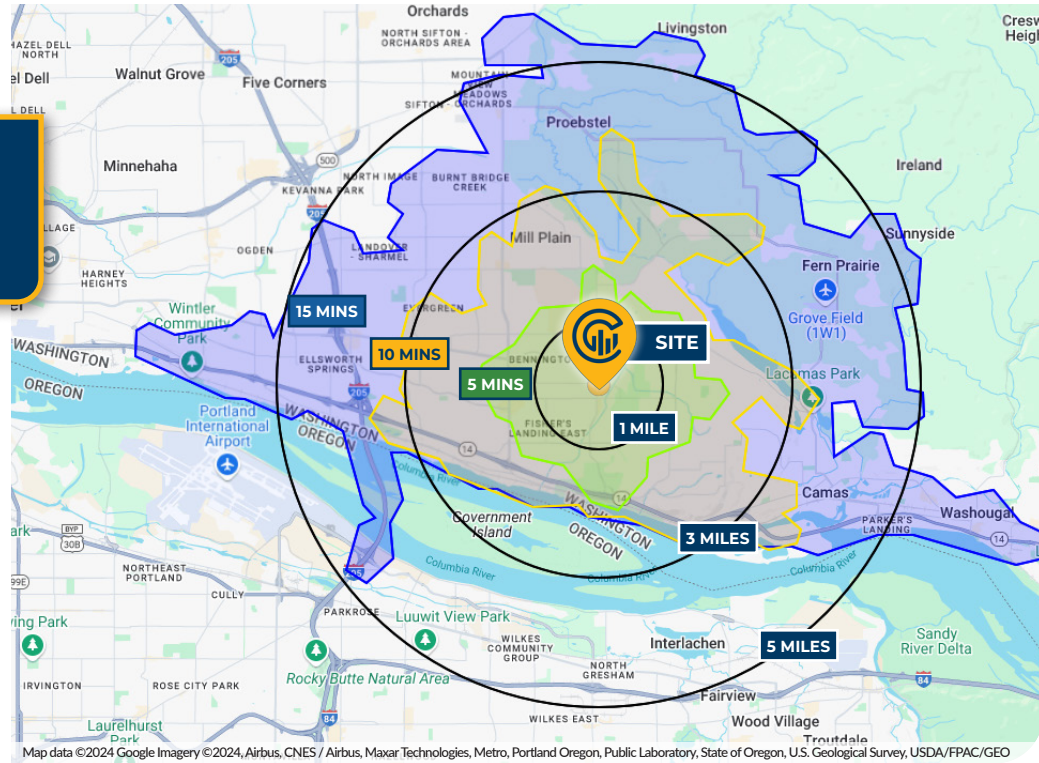
# LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	9,913	76,773	168,312
2029 Projected Population	10,730	80,006	173,714
2020 Census Population	9,549	76,119	164,829
2010 Census Population	7,410	64,610	141,105
Projected Annual Growth 2024 to 2029	1.6%	0.8%	0.6%
Historical Annual Growth 2010 to 2024	2.4%	1.3%	1.4%
Households & Income			
2024 Estimated Households	3,978	29,959	64,977
2024 Est. Average HH Income	\$148,666	\$151,312	\$132,542
2024 Est. Median HH Income	\$107,642	\$109,324	\$99,144
2024 Est. Per Capita Income	\$59,660	\$59,131	\$51,285
Businesses			
2024 Est. Total Businesses	397	2,638	7,001
2024 Est. Total Employees	10,161	24,999	68,455

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,  
TIGER Geography - RS1

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