



FOR LEASE OR SALE



## 19101 SE BRADY ROAD

### Commercial Parcel

0.67 Acres (29,011 SF) | \$125,000 + NNN | \$1,750,000

19101 SE Brady Rd, Camas, WA 98607

- 0.67 Acre Commercial Parcel
- Highly visible and located between Hwy-14 and SE 192nd Ave
- Riverview Gateway Mixed Use (RGX) zoning allowing for a wide variety of commercial uses

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# FOR LEASE OR SALE



## PROPERTY SUMMARY



### PROPERTY DETAILS

Address	19101 SE Brady Rd, Camas, WA 98607
Lot Size	0.67 Acres (29,011 SF)
N° of Lots Available	1 Lot
Zoning	Riverview Gateway Mixed Use (RGX)
Condition	Pad Ready
Lease Rate	\$125,000 + NNN Annual Lease Payment
Sale Price	\$1,750,000

**Eleva** is a forthcoming mixed-use development located at the SE 192nd Avenue and Highway 14 interchange in Vancouver, Washington. As part of the Palisades Master Plan, it will feature a combination of commercial office spaces, extended-stay apartment units, and community parks, aiming to create a seamless live-work-play environment.

#### Location Features

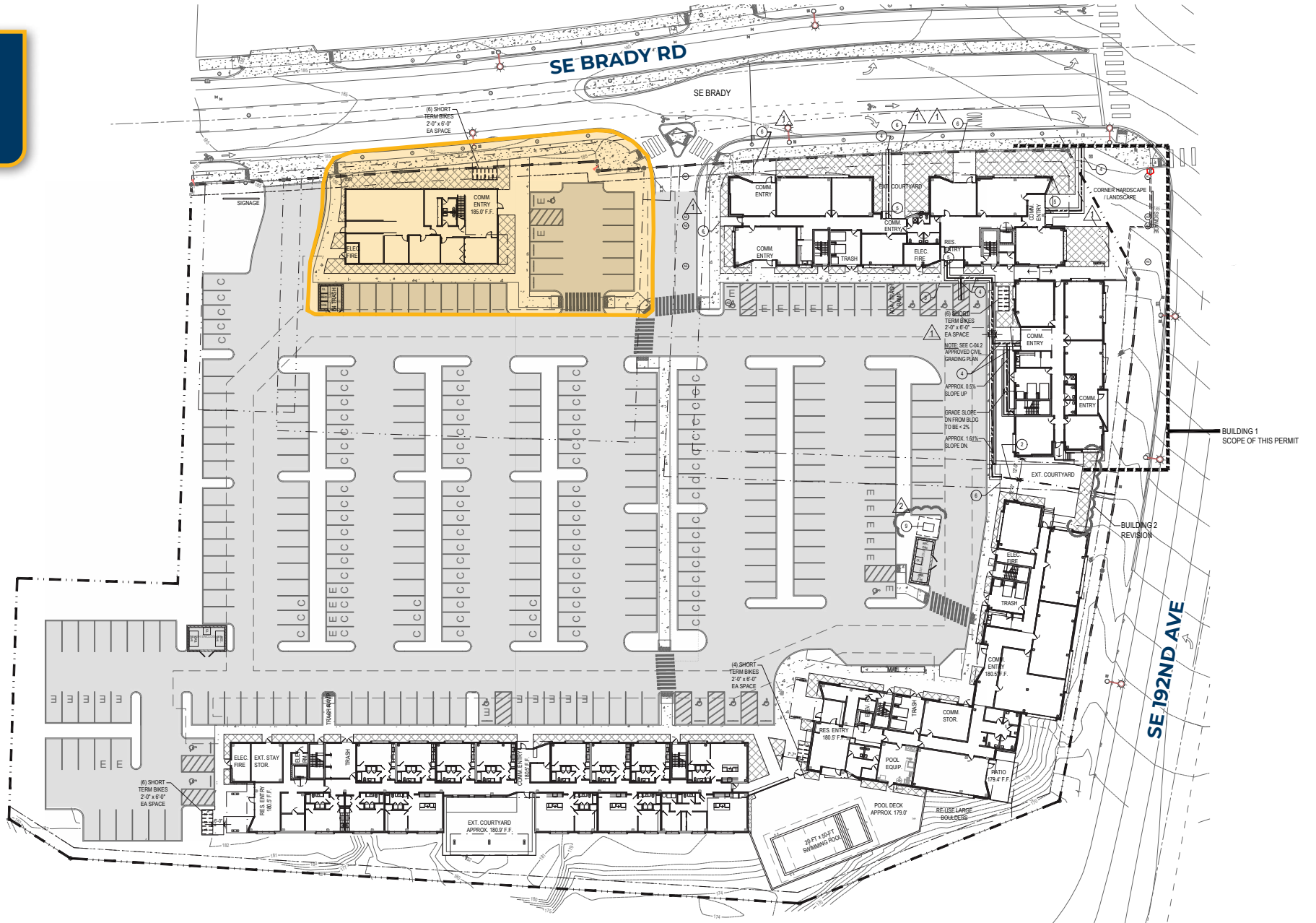
- Situated between Hwy-14 and SE 192nd Ave
- Highly Accessible from SR-14 Exit to West Camas
- Visibility from Signalized Intersection

#### Nearby Highlights

- Banfield HQ
- Black Rock Coffee Bar
- Boulder Ridge
- Columbia Tech Center
- Costco
- DiTazza Coffee
- Dutch Bros Coffee
- Fred Meyer
- Grapes n' Hops
- Killer Burger
- Kohl's
- La Provence
- Michaels
- MOD Pizza
- Natural Grocers
- New Seasons Market
- nLight Global HQ
- Roots Restaurant
- Starbucks
- Target
- Vancouver Clinic
- Vancouver Innovation Center
- Walmart Supercenter
- World Market
- Wyld Pines



# SITE PLAN







# COLUMBIA PALISADES

## COLUMBIA PALISADES OVERVIEW

**The Palisades** is a master-planned mixed-use development where Camas and Vancouver unite. The project will deliver a distinctly Pacific Northwest experience rooted in the concept of placemaking, creating quality spaces that fit the needs and interests of the community where people live, work and play. A mix of retail, condominium, and multi-family residential, senior living and office spaces will create a modern urban environment. Couple that with open space, walkability, parks, and iconic views of the Columbia River and the Columbia River George National Scenic Area. The Palisades, will be a new dynamic center of a rapidly growing community.







# LOCAL AERIAL MAP



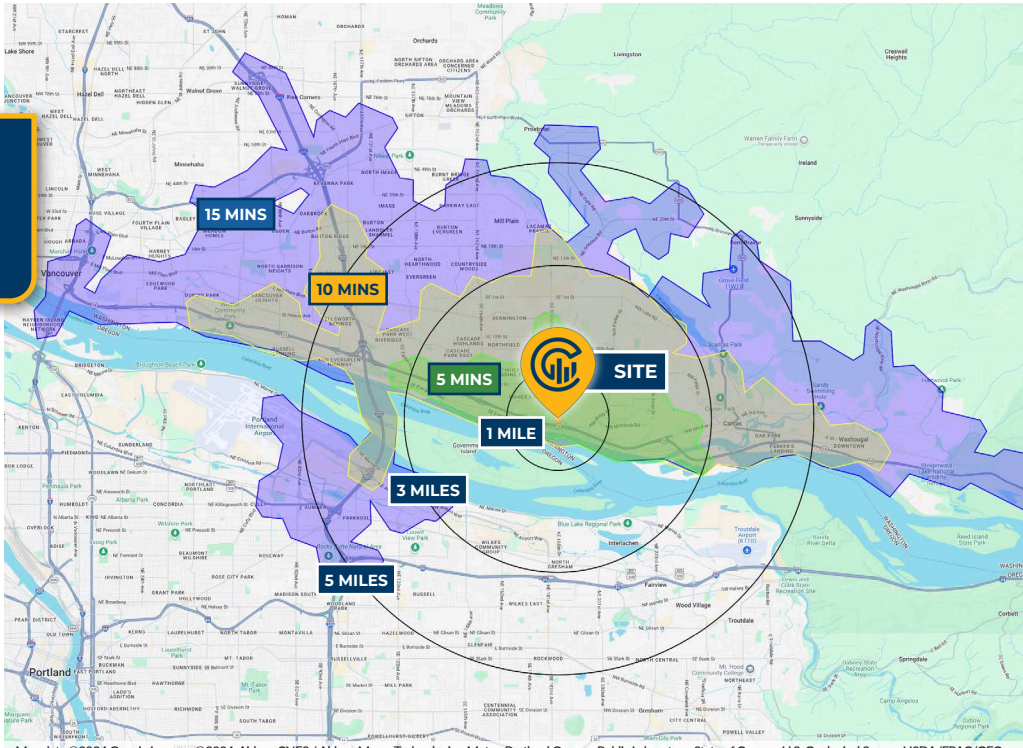
Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024





# DRIVE TIMES & DEMOGRAPHICS



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## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	4,378	55,587	200,533
2029 Projected Population	4,428	57,127	202,193
2020 Census Population	4,586	54,938	201,122
2010 Census Population	4,044	46,356	178,908
Projected Annual Growth 2024 to 2029	0.2%	0.6%	0.2%
Historical Annual Growth 2010 to 2024	0.6%	1.4%	0.9%
<b>Households &amp; Income</b>			
2024 Estimated Households	1,584	21,951	77,076
2024 Est. Average HH Income	\$168,450	\$156,810	\$122,657
2024 Est. Median HH Income	\$127,707	\$113,652	\$91,626
2024 Est. Per Capita Income	\$60,957	\$61,996	\$47,316
<b>Businesses</b>			
2024 Est. Total Businesses	248	2,390	8,839
2024 Est. Total Employees	1,738	29,054	83,031

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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