



FOR LEASE



1887 MAIN STREET

Retail Space Available

473 SF - 1,489 SF (3 Suites can be combined)

1887 Main Street, Washougal, WA 98671

- Designed to give Tenants modern amenities such as secured access and efficient HVAC and LED lighting with an exterior facade to blend in with historic downtown Washougal
- Easy access to the recreation hub of the Columbia River Gorge, nearby waterfront, and all the amenities that give Washougal a great work-life balance

WILLIAM AMORIN

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PROPERTY SUMMARY

FOR LEASE



SITE

PROPERTY DETAILS

Address	1887 Main Street, Washougal, WA 98671
Available Space	473 - 1,489 SF
Built	2012
Building Class	B
Use Type	Retail
Parking	Surface, 2:1,000 parking ratio
Extra Features	LEED Gold Certified Design

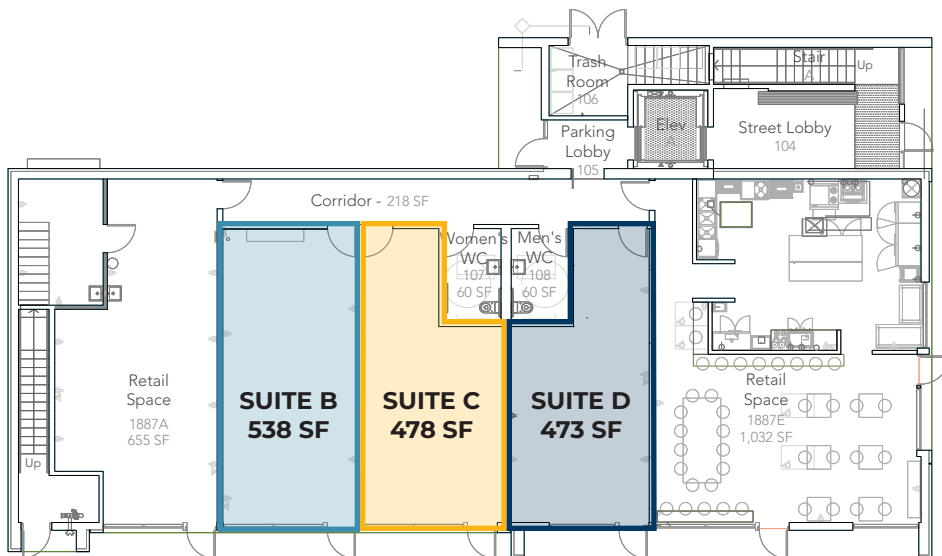
SUITE	SIZE	USE TYPE	RATE
Suite B	538 SF	Retail	\$1,550/mo MG
Suite C	478 SF	Retail	\$1,425/mo MG
Suite D	473 SF	Retail	\$1,425/mo MG
Combined	Negotiable	Retail	Call Broker

Location Features

- Located in Downtown Washougal, Washington
- Street Frontage Available
- Waterfront Pathway

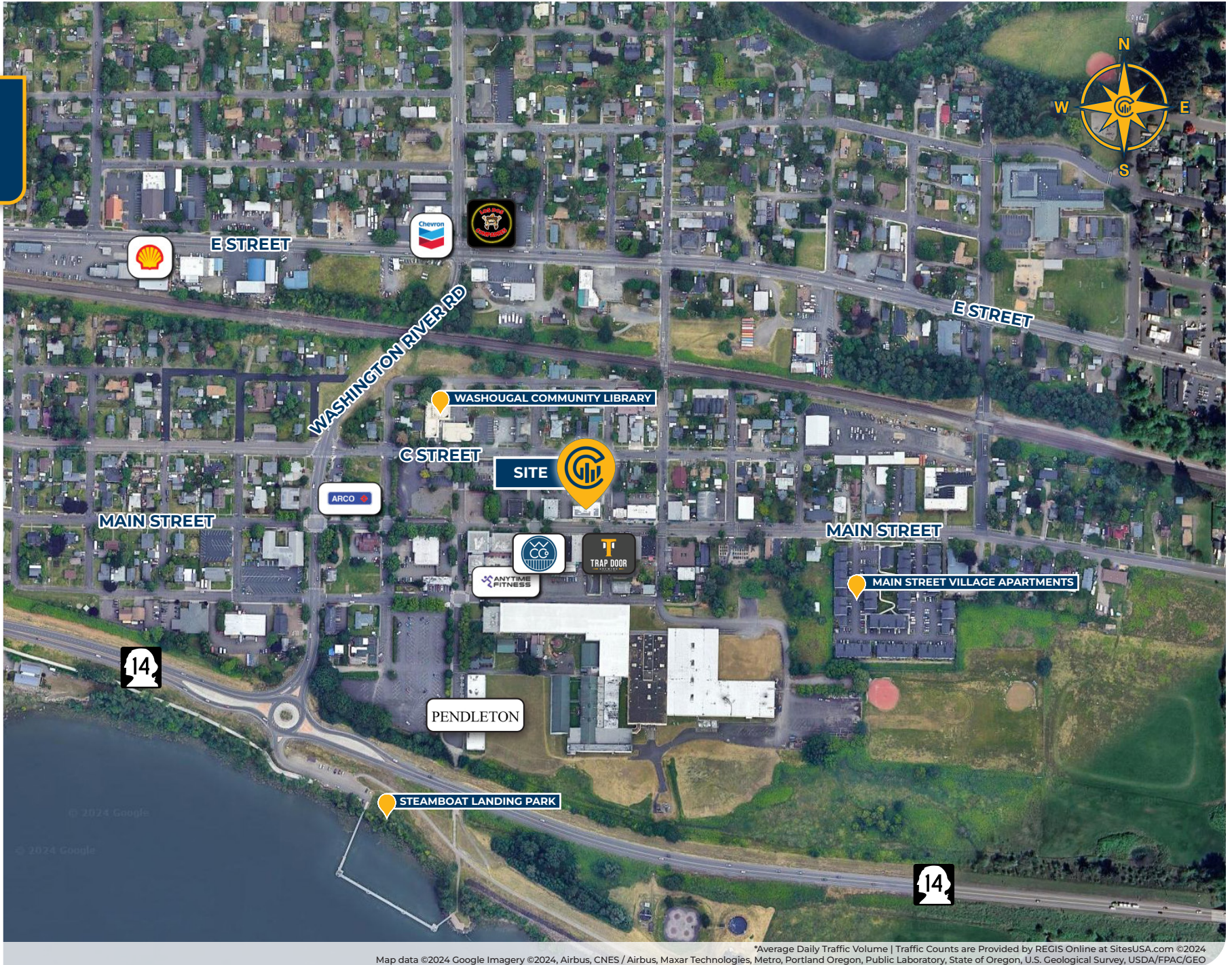
Nearby Highlights

- Asaka Sushi Bar & Cocktail Lounge
- Evergreen Marketplace
- Forest Moon Yoga
- Danglicious
- Los Dos Compadres II
- Miere Catering
- Parker's Landing
- Pendleton
- Smeads Pub
- Steamboat Landing Park
- Trap Door Brewing
- Washougal Coffee Co
- Washougal Community Library





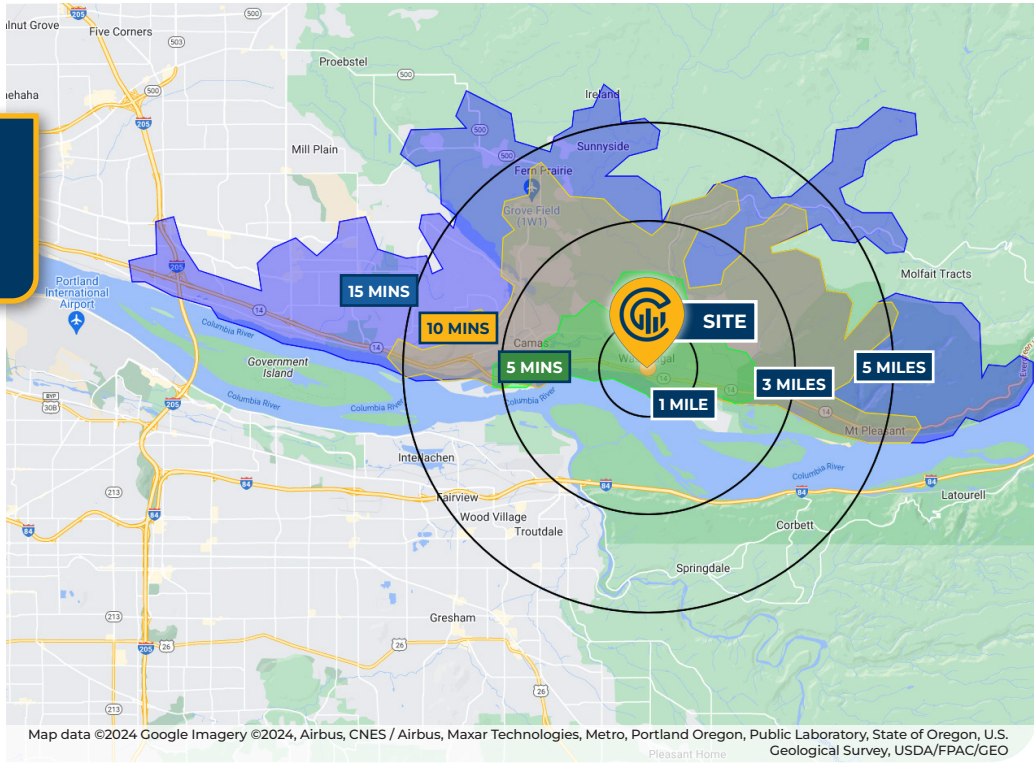
LOCAL AERIAL MAP



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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	6,951	24,963	73,444
2029 Projected Population	6,969	25,111	73,300
2020 Census Population	7,134	25,117	74,489
2010 Census Population	6,261	20,623	64,872
Projected Annual Growth 2024 to 2029	-	0.1%	-
Historical Annual Growth 2010 to 2024	0.8%	1.5%	0.9%
Households & Income			
2024 Estimated Households	2,800	9,468	26,753
2024 Est. Average HH Income	\$101,350	\$140,615	\$141,164
2024 Est. Median HH Income	\$89,650	\$109,195	\$111,297
2024 Est. Per Capita Income	\$40,829	\$53,423	\$51,513
Businesses			
2024 Est. Total Businesses	362	1,122	2,702
2024 Est. Total Employees	2,280	7,642	19,496
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			



65

Walk Score®
"Somewhat Walkable"



56

Bike Score®
"Some Bike Infrastructure"

Ratings provided by www.walkscore.com/

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