

315 NE 192nd AVE. STE. 301
CAMAS, WA 98604

FOR LEASE



**MAJ COMMERCIAL
REAL ESTATE**



WYATT FRANTA

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☎ 360.823.5117

MAJ COMMERCIAL REAL ESTATE

✉ Info@MAJCRE.com

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

UNION STATION

315 NE 192nd Ave. #301

Union Station is a premier retail and service destination in Camas, WA located at the crossroads of NE 192nd Avenue and NE 3rd Street, connecting the rapidly growing communities of Camas, East Vancouver, and Washougal. The center features a strong mix of daily-needs retailers, restaurants, and professional services, drawing consistent daily traffic from nearby residential neighborhoods and major employers.

Nearby businesses include Costco, Home Depot, and WalMart. New construction drives the area with Hewlett Packard's 1.5m square foot HQ campus slated to deliver in 2026, Harmony Industrial Park a 324k square foot distribution hub delivered in 2025, and Lacamas Square a brand new retail center completed in 2024.

30,000+/- residential housing units are planned nearby to further the rapid growth within the East Vancouver market.

SUITE DETAILS:

- 3,878+/- SqFt
- \$36.60/SqFt + \$10.50/SqFt est. NNNs
- Turnkey Restaurant w/ additional mezzanine level
- End cap space
- Adjacent to Costco Warehouse | Blackrock Coffee

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COSTCO
WHOLESALE

NE 3RD ST

NE 3RD ST



NE 192ND AVE

NE 192ND AVE

BMO



pure barre

CRAFT OF MAN
barbering co.

Ruby Nails
& SPA

RETAIL THERAPY
Boutique

HARMONY
ADVENTURES AND WELLNESS



SHERWIN
WILLIAMS

3,878 SF
VACANCY/ OPPORTUNITY
FOR LEASE

FLOATWELL
whole body wellness spa

DIRECTORS
Mortgage

CORNER OF
Tastes

PeaceHealth
UNION STATION
PRIMARY CARE CLINIC

rebound
ORTHOPEDICS & NEUROSURGERY
The Region's Best Kept Secret

BLACK ⚡ ROCK
☼ COFFEE BAR
DRIVE-THRU →

CHURCH



**SUBJECT
PROPERTY**

**COSTCO
WHOLESALE**

**ILLAHEE
ELEMENTARY SCHOOL**

**SHAHALA
MIDDLE SCHOOL**

SE 1ST ST

TARGET

**ROSS
DRESS FOR LESS**
Michaels
TRADER JOE'S

SE 1ST ST

Walmart
Save money. Live better.

KOHL'S

MILL PLAIN CROSSING
LOWE'S
**DISCOUNT
TIRE**
KeyBank
FIVE GUYS
SONIC

SE 15TH ST

MILL PLAIN BLVD

REGAL

SAFEWAY

SE 136TH AVE

SE MCGILLIVRAY BLVD

**Holiday Inn
Express
& Suites**
tropical CAFE
SMOOTHIE

NW 38TH AVE

**CANDLEWOOD
SUITES**

Fred Meyer.

The VIC
Vancouver Innovation Center

WELLS FARGO
Tires LES SCHWAB

**NATURAL
GROCERS**
Bank of America

NW PACIFIC RIM BLVD

Sea Mar
Community Health Centers
Clinica de la Comunidad

QFC
Quality Food Centers

STARBUCKS
PAPA MURPHY'S
HAND-THAWED PIZZA

COLUMBIA
RESTAURANT & BAR

**DOTCOM
VAPOR**
mapel
boutique

VANCOUVER CLINIC

NW 16TH AVE

14

14

COLUMBIA RIVER

LEWIS AND CLARK HWY

SE 164TH AVE

SE 192ND AVE

NW PARKER ST

05



NEARBY CONSTRUCTION

Hewlett Packard HQ

- 1.5m SqFt R&D Campus
- Delivering in 2026
- 1,100 Vancouver employees

Harmony Industrial Center

- 324k SqFt distribution hub
- Phase 1 delivered in 2025
- Phase 2 delivering in 2026

Bennington On First

- 588 apartments
- Delivered in 2024
- Fully stabilized

Lacamas Square

- 27k SqFt retail center
- Delivered in 2024
- Phase 2 in progress

PeaceHealth

- 160k SqFt campus planned

ILLAHEE
ELEMENTARY

SHAHALA
MIDDLE SCHOOL

QDOBA MEXICAN EATS Allstate
7 ELEVEN RAKUZEN RAMEN HOUSE ICHI TERIYAKI
BARBERS sleep number Sharetea

Walmart Lowe's LOUISIANA KITCHEN THE HOME DEPOT
PET SMART Gentle Dental Riverview BANK Valvoline WENDY'S

COSTCO WHOLESALE

STARBUCKS COFFEE Great Floors afc Carl's Jr.
VICTORICO'S Mexican Food HEARTLAND DENTAL TOGO'S
First Tech federal credit union LOVESAC

SUITE 301

NORTHWEST Gospel Church

UNION STATION

315 NE 192nd Ave. Ste. 301

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	5,193	81,298	174,809
Households	2,169	30,310	64,595
Avg. HH Income	\$135,587	\$117,238	\$107,244
Avg. HH Size	2.40	2.60	2.60
Median Age	40.2	41.1	39.3
Total Businesses	271	2,625	6,363
Total Employees	2,933	23,858	54,025

NEARBY BUSINESSES

