

FOR LEASE

CREATIVE SPACE | CAMAS VIEW

2311 SW 6TH AVENUE | CAMAS, WA 98607



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com.

**REDUCED
RATE!**



PROPERTY OVERVIEW

Originally built in the 1940s as the Evergreen Auto Court, this 2-acre mixed-use property blends vintage charm with modern potential. Located in the heart of Camas, it offers a community-friendly setting ideal for neighborhood-focused businesses.

AVAILABLE SPACE FEBRUARY 2026 – SUITE C1

- ±1,280 RSF
- Rate: \$22.00 SF / modified gross (tenants pay utilities)
- Shared bathroom and closet / utility space with coffee shop
- Zoning: Neighborhood Commercial (NC)
- Limited on-site parking; street parking available
- Tenant Improvements Negotiable
- Community-friendly environment ideal for locally owned shops and service providers

FOR MORE INFORMATION:

Suzanne Hoots
360.487.9432 | shoots@fg-cre.com



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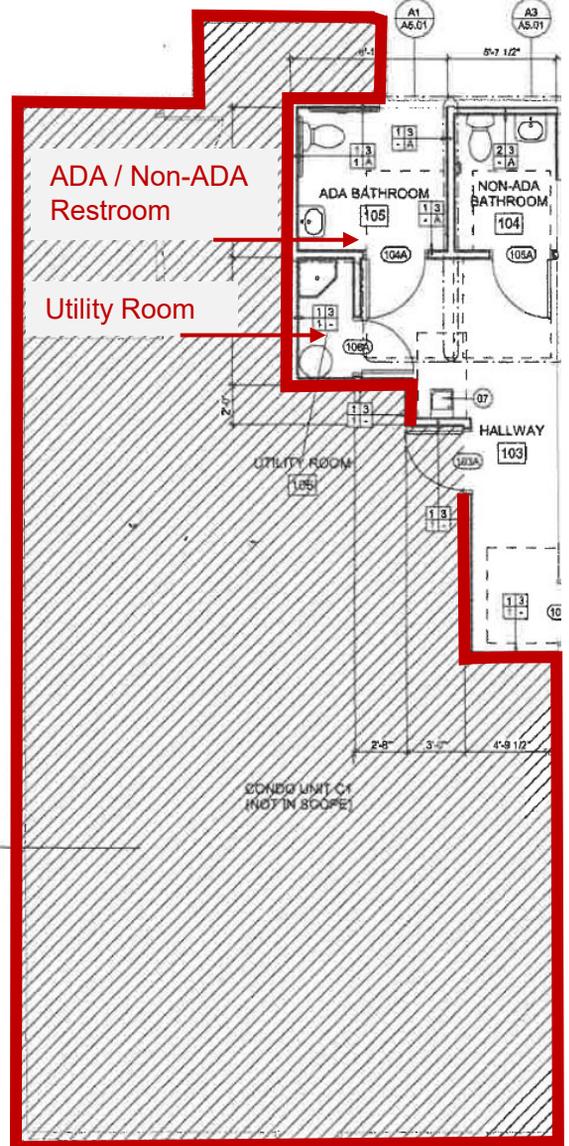
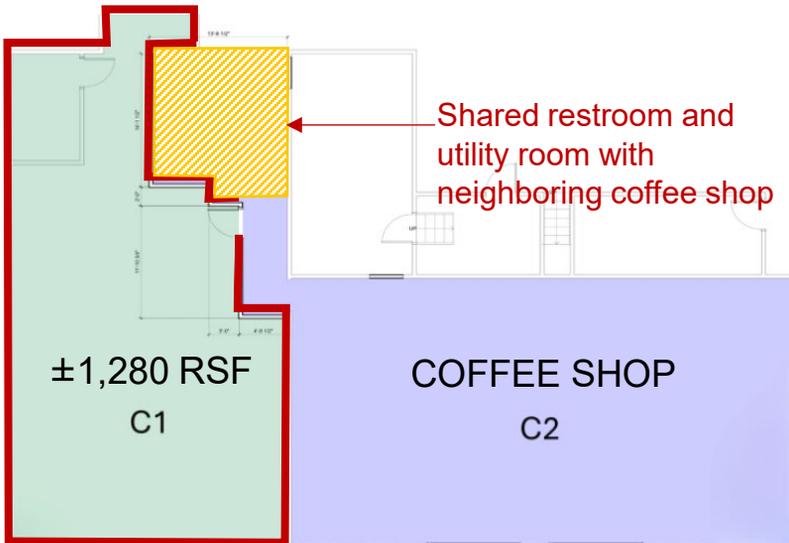
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HIGHLIGHTS

- Easy access from SR14
- Charming street location with neighborhood appeal
- Close to downtown Camas and local amenities
- Perfect for local, community-serving use



LANDLORD DELIVERY- BASE BUILDING

- Structural components (foundation, framing, roof)
- Base concrete floor finish including demo of raised pad in NW corner and patched and sealed floor
- Exterior walls, siding, and windows - including outer shell walls ready for interior finishes
- Core utilities to the space (water, sewer stub, electrical service to panel) - this would include bathroom readiness, electrical to code for outer shell walls
- Fire/life-safety backbone (sprinkler mains, alarms where required)
- Common systems including main HVAC (Mini split, Air Handler, Limited Ducting with ability to expand)
- Code-required shell elements



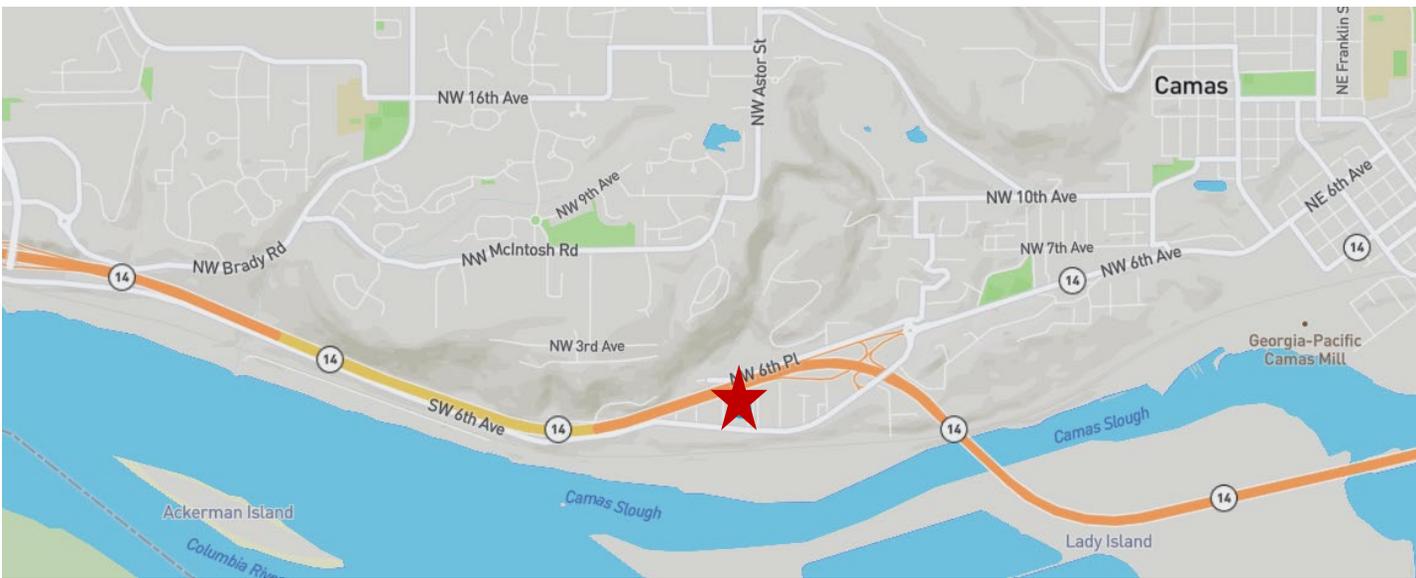
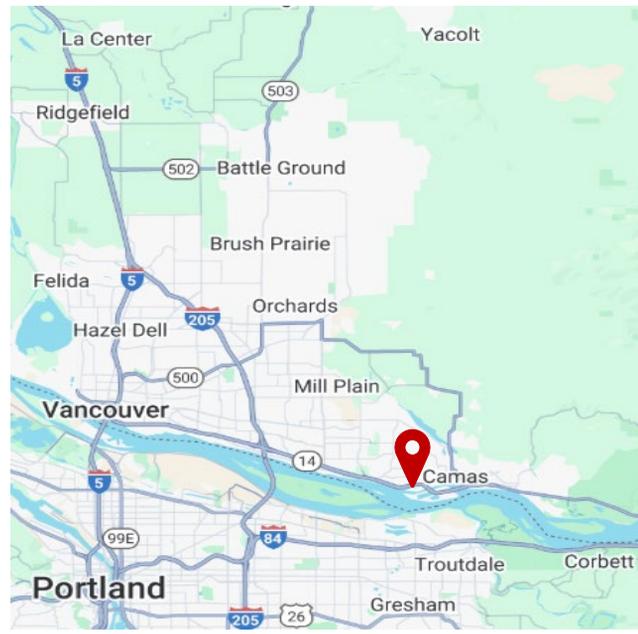
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DRIVE TIMES

	Portland International Airport	Downtown Portland	Vancouver Waterfront
Est. Drive Time	14 mins.	31 mins.	18 mins.
Distance	11 miles	20.2 miles	13.8 miles

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.