

FOR LEASE

302 NE 6TH AVE.

CAMAS, WA 98607

DOWNTOWN CAMAS CORE



MAJ COMMERCIAL
REAL ESTATE

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FORMER MINUTEMAN PRESS

302 NE 6th Ave. Camas, WA 98607

Positioned on the corner of NE 6th Avenue and NE Birch Street in the heart of downtown Camas, 302 NE 6th Ave. offers a rare opportunity to lease a freestanding 5,000+/- SqFt commercial building within one of Southwest Washington's most sought-after historic main streets. Originally built in 1926, the property carries the character and street presence that defines downtown Camas. Tree-lined sidewalks, brick storefronts, and a pedestrian-friendly core with a Walk Score of 80.

The site sits just steps from some of Camas's most active retail and dining corridors, surrounded by the boutiques, restaurants, breweries, and service businesses that have driven the Downtown Camas Association's revitalization, one of the most successful Main Street programs in the state. Ample free parking stalls surround the building with consistent AM/PM traffic feeding the NE 6th Ave. corridor.



2025 DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	6,412	37,367	111,110
Households	2,353	13,158	40,670
Avg. HH Income	\$133,325	\$154,411	\$129,470
Med. Home Value	\$679,871	\$707,999	\$569,336

OPPORTUNITY OVERVIEW

- 5,000 +/- SqFt
- \$25.00/SqFt + est. \$4.26/SqFt NNNs ('26)
- 8' Rolling door | Open floor plan
- Divisible to 3,678 SqFt & 1,322 SqFt

The surrounding trade area is anchored by some of Clark County's largest employers, including the WaferTech semiconductor fabrication plant and Georgia-Pacific, which recently committed nearly \$12 million to revitalizing its Camas paper production facility operations in 2026.

LOCATION HIGHLIGHTS

- High household incomes within 3-miles (\$154,500/yr)
- 2,820 employees across 411 business in 1-mile radius
- Well-educated, high value residential base
 - \$680,000 avg. home value within 1-mile radius
 - 39% of adults hold a Bachelor's degree or higher within a 1-mile radius

TRAFFIC COUNTS ('25)

- NE 6th Ave. | 14,200+/- VPD
- NE Adams St. | 9,500+/- VPD
- NE Birch St. | 4,800+/- VPD

LOCAL BUSINESSES



FORMER MINUTEMAN PRESS BUILDING

FLOOR PLAN





NW 6TH AVE.
14,500+/- VPD



NE ADAMS ST.
9,500+/- VPD



NE 6TH Ave.
5,000+/- VPD





NW 28TH AVE

DOROTHY FOX
ELEMENTARY SCHOOL

NE EVERETT ST

HELEN BALLER
ELEMENTARY

SUBJECT PROPERTY
302 NE 6TH AVE
CAMAS, WA 98607

UNITED STATES
POSTAL SERVICE

usbank

DQ

SAFEWAY

SUBWAY

NE 3RD AVE

Public
Storage

UNITED STATES
POSTAL SERVICE

Walgreens

Chevron

O'Reilly AUTO PARTS

Domino's

DOWNTOWN
CAMAS

500 SE 6TH AVE

Riverview
BANK

BURGERVILLE

NAPA AUTO PARTS

Papa Murphy's
TAKE 'N BAKE PIZZA

STARBUCKS

Ford

Best Western
PLUS

NW 6TH AVE

DUTCH BROS
Coffee

LEWIS AND CLARK HWY

CAMAS SLOUGH

COLUMBIA RIVER

NW ASTOR ST

NW FOREST HOME RD



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