

ONE STOP SHOPPING CENTER

3504-3436 NE 3rd Ave | Camas, WA 98607

OWNER/USER
OPPORTUNITY



OFFERING SUMMARY

Sale price:	\$6,000,000
Cap Rate:	± 7.00%
Occupancy:	72%

PROPERTY OVERVIEW

Leasable SF:	± 38,850 SF
Land Size:	± 2.44 acres (106,286 SF)
Year Built:	1959
Zoning:	Regional Commercial (RC)

INVESTMENT HIGHLIGHTS

- 8 spaces leased to a mix of service, convenience, and showroom tenants
- 3-4% annual rent increase with some below market rents
- Excellent corner location with good access to Hwy 14
- Potential development of south parking lot parcels totaling ± 32,670 SF
- Future job growth is projected to increase 40% over the next 10 years

OUTLINES ARE ESTIMATED



10.31.2025

To view the full Offering Memorandum, please contact:

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

Norris & Stevens

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