



HYAS POINT

NOW PRE-LEASING
RETAIL/OFFICE/RESTAURANT SPACE



COMMERCIAL REAL ESTATE SERVICES
900 Washington Street, Suite 850 • Vancouver, WA 98660
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Meet me at the Riverfront.

Live, dine, and gather on the Columbia River.

Hyas Point will deliver vibrant energy and moments for peaceful quietude with a brand-new, community-centric waterfront destination.

PHASE 1 AVAILABLE SPACE

KLIPSAN: Retail 17,456 Sq Ft

SITKA: Retail 10,370 Sq Ft

SITKA: Office 13,519 Sq Ft

FUTURE PHASES

BROADROCK: Retail 17,612 Sq Ft

CASCARA: Retail 12,551 Sq Ft

Pad 1: Restaurant 5,200 Sq Ft

Pad 2: Restaurant 5,500 Sq Ft

Pad 3: Restaurant 1,800 Sq Ft



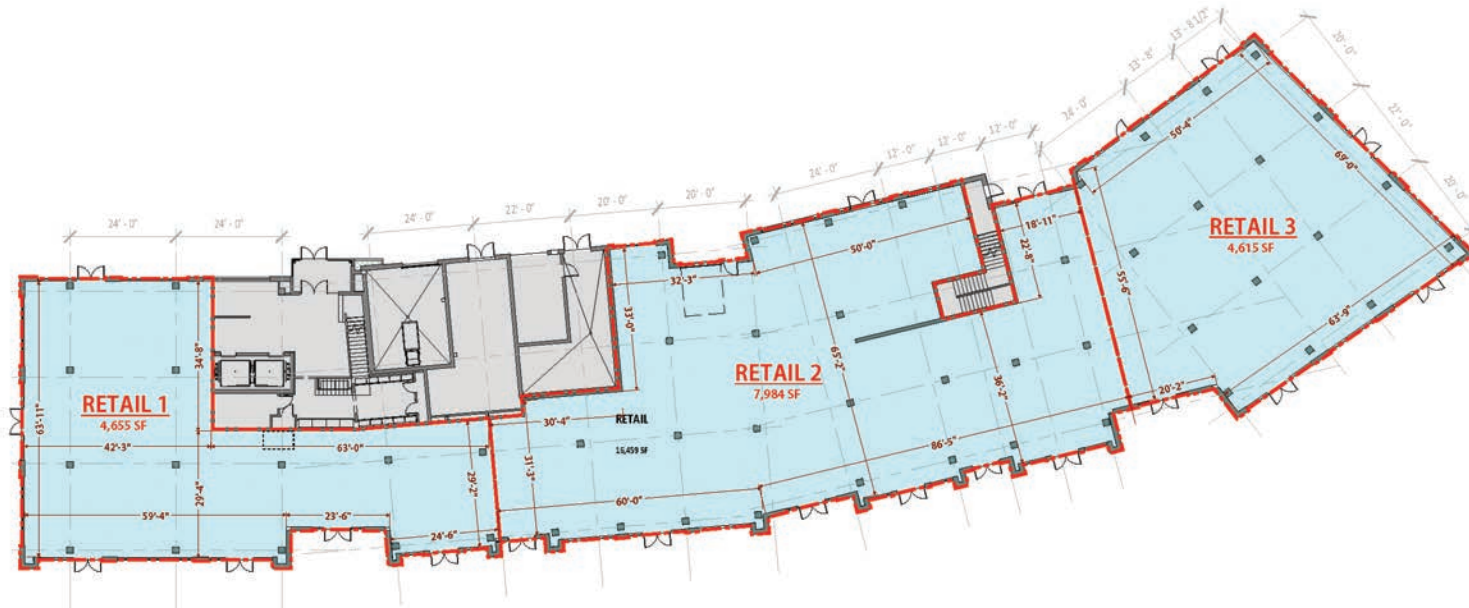
HYAS POINT

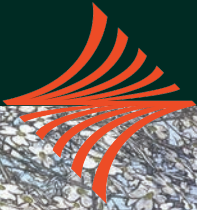
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KLIPSAN

Available Space
Retail 17,456 Sq Ft





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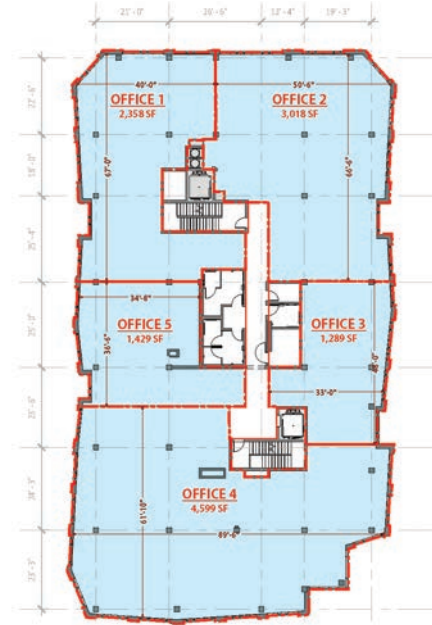
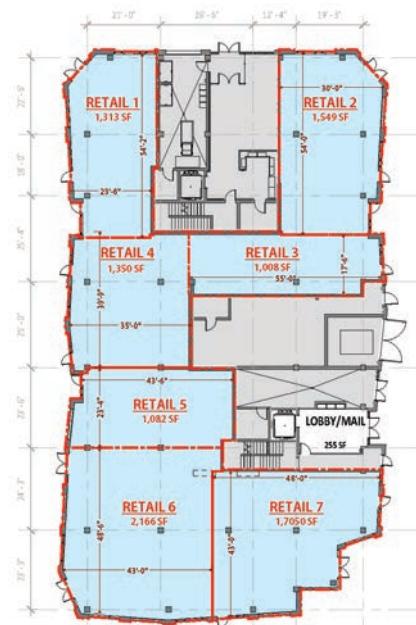
NOW PRE-LEASING
RETAIL/OFFICE/RESTAURANT SPACE



SITKA

Available Space

Retail 10,370 Sq Ft | Office 13,519 Sq Ft





HYAS POINT FUTURE PHASES



BROADROCK

Available Space
Retail 17,612 Sq Ft



CASCARA

Available Space
Retail 12,551 Sq Ft





HYAS POINT LOCATION

FROM HYAS POINT

- To Portland Airport 13.1 Miles
- To Downtown Portland 22.3 Miles
- To PeaceHealth Southwest Medical Center 12.3 Miles
- To Legacy Salmon Creek Medical Center 19 Miles
- To Downtown Vancouver 19.8 Miles
- To Nearby Columbia River Gorge National Scenic Area





HYAS POINT DEMOGRAPHICS

CLARK COUNTY 2023 DEMOGRAPHICS

POPULATION

2023 Population	501,869
Annual Growth 2023–2033	1.38% (1 year) 17.62% (10 year)

INCOME

Average Household Income	\$108,005
Median Household Income	\$74,060

DAYTIME EMPLOYMENT

Total	236,549
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TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR
Lewis and Clark Hwy	2nd St W	22,777	2022
Lewis and Clark Hwy	2nd St E	19,515	2022
2nd St	C St N	4,356	2022
C St	3rd St E	5,515	2022





HYAS POINT DETAILS



LEASE HIGHLIGHTS

- Call for Rates
- 1,000 – 10,000 SF Available
- Late 2026 Estimated Delivery
- Retail / Office / Restaurant Space Available
- Ample On Site Parking
- Great Visibility Off SR-14

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