



FOR PRE-LEASE



## THE VANTAGE AT COLUMBIA PALISADES

**Retail / Service Space and a Premier Pad Ground Lease  
Opportunity (Drive-thru Allowed)**

**Retail: 1,763 SF - 2,102 SF | \$50 psf + NNN**

**Ground Lease | Inquire with Broker**

**19530 SE Brady Rd, Camas, WA 98607**

- The Vantage Will Have 18,192 SF of Retail Space in Four Free-standing Buildings
- Buildings Will Feature CLT Construction with High Ceilings and Sophisticated Natural Wood Finishes
- Great Exposure to 192nd Avenue and Brady Road, Just North of the SR-14 Exit
- Abundant Natural Light and Stunning Views of the Columbia River and Mt Hood
- Available Now



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# PROPERTY SUMMARY



Building 1A

## Nearby Highlights

- Banfield HQ
- Black Rock Coffee Bar
- Boulder Ridge
- Columbia Tech Center
- Costco
- DiTazza Coffee
- Dutch Bros Coffee
- Fisher Investments
- Fred Meyer
- Grapes n' Hops
- Gustav's Pub & Grill
- Holiday Inn Express & Suites
- Killer Burger
- Kohl's
- La Provence
- Michaels
- MOD Pizza
- Natural Grocers
- New Seasons Market
- nLight Global HQ
- PetSmart
- QFC
- Roots Restaurant
- Starbucks
- Target
- The Home Depot
- The Ledges
- Vancouver Clinic
- Vancouver Innovation Center
- Walmart Supercenter
- World Market
- Wyld Pines

## PROPERTY DETAILS

Address	19530 SE Brady Rd, Camas, WA 98607
Available Space	1,763 SF - 2,102 SF
Inline Lease Rate	\$50 psf + NNN
Ground Lease Rate	Inquire with Broker
Use Type	Retail, Service
Availability	Available Now

SPACE	SIZE	AVAILABILITY
<b>BUILDING 1A</b>	6,748 SF Total	
<b>Suite 1</b>	2,200 SF	<b>LEASED - QUARRY</b>
<b>Suite 2</b>	1,763 SF	<b>AVAILABLE</b>
<b>Suite 3</b>	2,579 SF	<b>LEASED - CHIPOTLE</b>
<b>BUILDING 1B</b>	5,402 SF Total	
<b>Suite 1</b>	3,300 SF	<b>LEASED - ONPOINT</b>
<b>Suite 2</b>	2,102 SF	<b>AVAILABLE</b>
<b>BUILDING 1C</b>	4,042 SF Total	
	4,042 SF	<b>LEASED - CLASH</b>
<b>BUILDING 4</b>	Coffee / Drive-thru	
	2,001 SF	<b>LEASED - STARBUCKS</b>
<b>PAD 2A</b>	± 22,434 SF - Ground Lease Opportunity (Drive-thru Allowed)	

## Location Features

- The Columbia Palisades development is an exclusive lifestyle community featuring 84.2 acres of luxury residences, offices, parks, a hotel, modern luxury retail and services, and restaurants
- 4:1000 Parking Ratio On-site
- Visibility from Signalized Intersection
- Highly Accessible from SR-14 Exit to West Camas
- Co-Tenants include CLASH Beauty Collective, Quarry Public House, Chipotle, OnPoint and Starbucks
- Multiple National Tenants At Lease



SITELPLAN

## SITE PLAN



SPACE	SIZE	AVAILABILITY
<b>BUILDING 1A</b>	1,763 SF	Available
<b>BUILDING 1B</b>	2,102 SF	Available
<b>PAD 2A</b>	$\pm$ 22,434 SF Ground Lease Opportunity (Drive-thru Allowed)	

## WELCOME



# DEVELOPMENT PLAN



## DEVELOPMENT PLAN



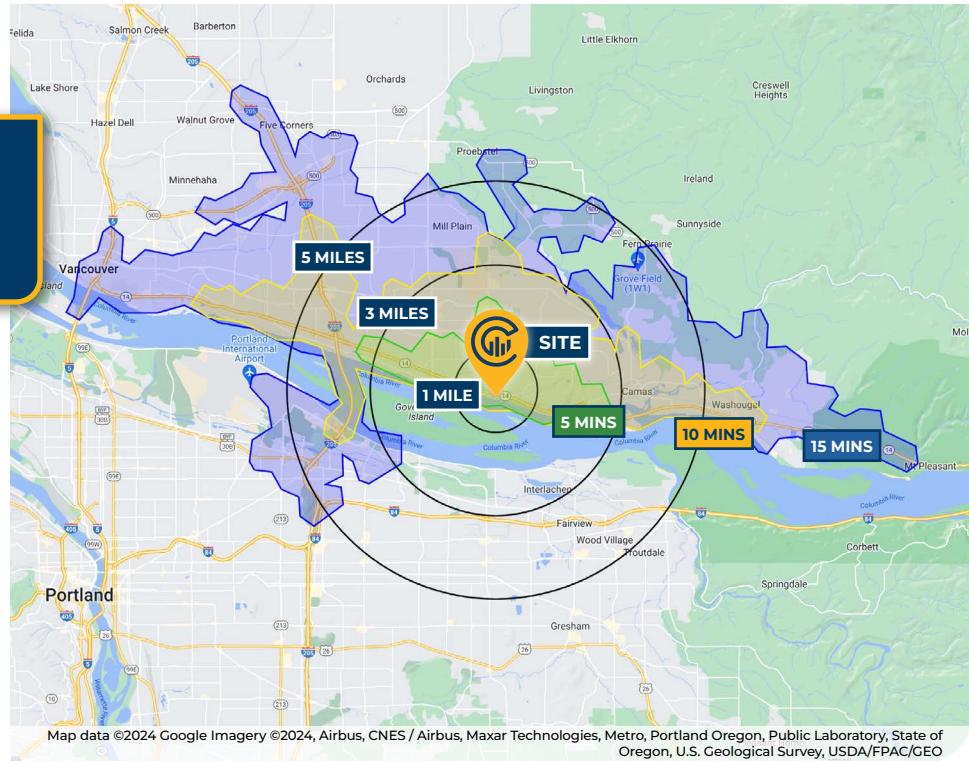


# LOCAL AERIAL MAP





# DRIVE TIMES & DEMOGRAPHICS



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The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	4,304	55,604	200,176
2029 Projected Population	4,347	57,063	201,809
2020 Census Population	4,544	54,899	200,738
2010 Census Population	4,008	46,371	178,543
Projected Annual Growth 2024 to 2029	0.2%	0.5%	0.2%
Historical Annual Growth 2010 to 2024	0.5%	1.4%	0.9%
Households & Income			
2024 Estimated Households	1,571	21,949	77,008
2024 Est. Average HH Income	\$173,057	\$148,908	\$121,186
2024 Est. Median HH Income	\$127,588	\$112,910	\$91,220
2024 Est. Per Capita Income	\$63,160	\$58,849	\$46,793
Businesses			
2024 Est. Total Businesses	247	2,425	8,746
2024 Est. Total Employees	1,733	29,594	81,947

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at [SitesUSA.com](http://SitesUSA.com)  
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,  
TIGER Geography - RS1

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### THE VANTAGE RETAIL

DRIVE TIMES & DEMOGRAPHICS

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