

OFFERING MEMORANDUM

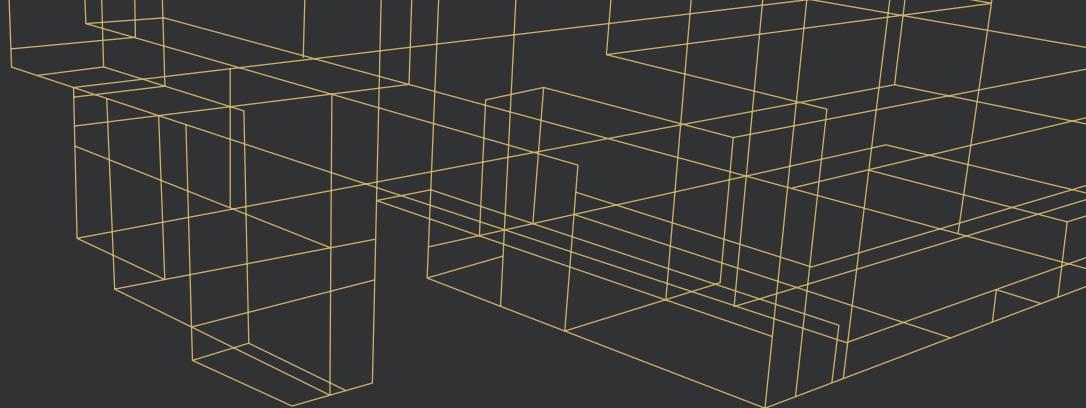
CAMAS PROFESSIONAL CENTER

Owner-User or Value-Add Investment Opportunity

3517 NW CAMAS MEADOWS DRIVE, CAMAS, WA 98607



km Kidder
Mathews



*Exclusively Listed by
The Gellner Team*

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INVESTMENT SUMMARY

Section 01

INVESTMENT SUMMARY

Kidder Mathews is pleased to present the opportunity to acquire Camas Professional Center, newly constructed Class A medical office space located in rapidly growing Camas, WA. Currently 43% occupied, the building provides flexibility for an owner-user while also maintaining stable income from existing tenancy.



\$7,250,000
PRICE

\$362
PRICE/SF

ADDRESS 3517 NW Camas Meadows Drive, Camas, WA

BUILDING AREA 20,027 RSF

LAND AREA 61,855 SF

OCCUPANCY 43%

YEAR BUILT 2022

ZONING Business Park (BP), City of Camas

INVESTMENT HIGHLIGHTS

Beautiful park-like setting featuring a Japanese garden, two water features, putting green, and employee break area

Adjacent to Camas Meadows Golf Course and Camas Meadows Crossing, a newly developed Toll Brothers luxury townhome community

43% occupied with flexibility for an owner-user

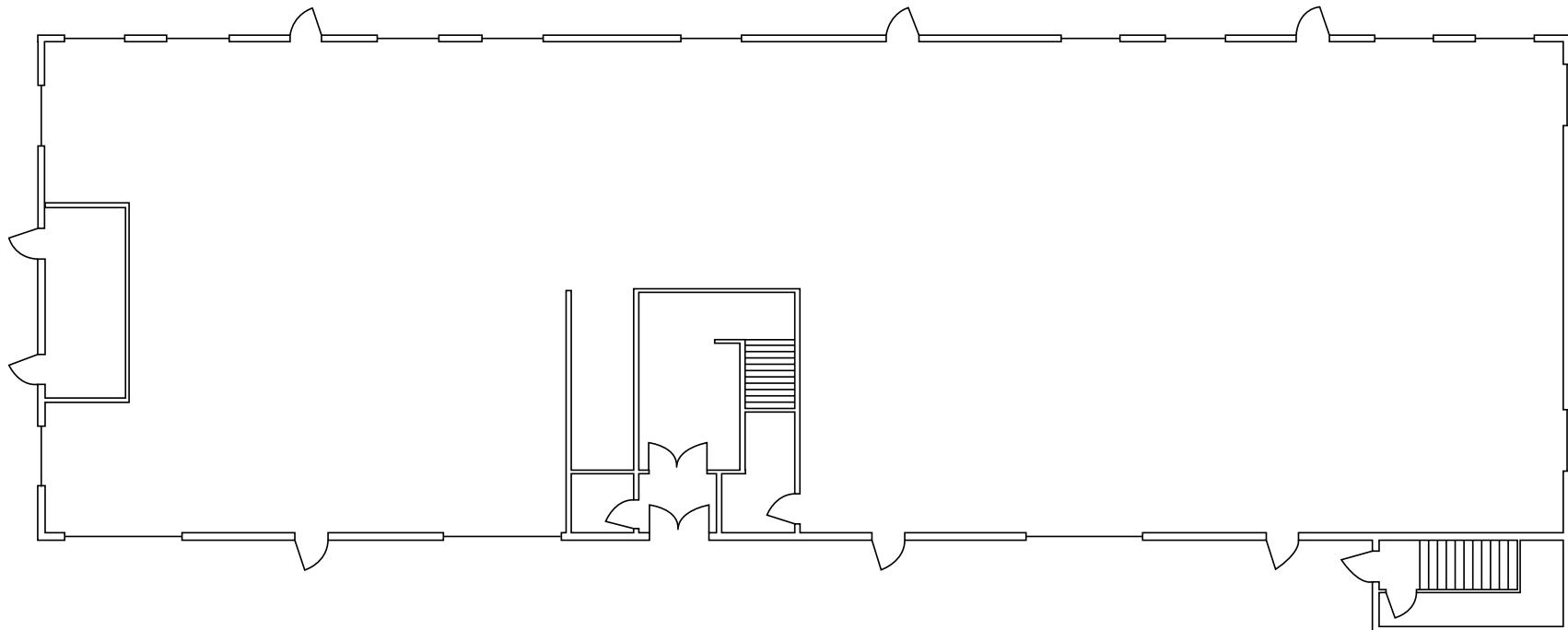
Off-street parking (5/1,000)



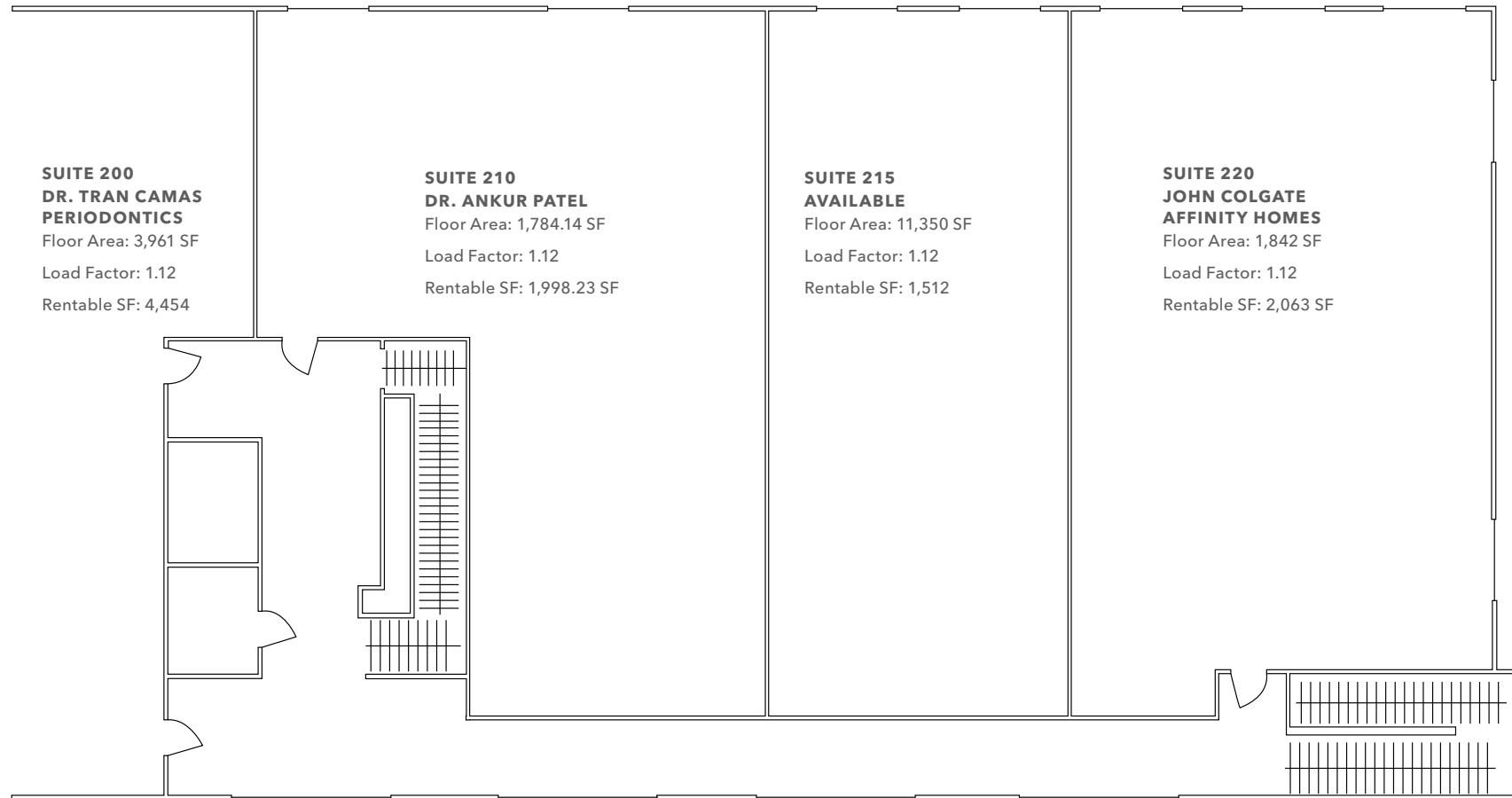
PROPERTY OVERVIEW

Section 02

1ST FLOOR PLAN



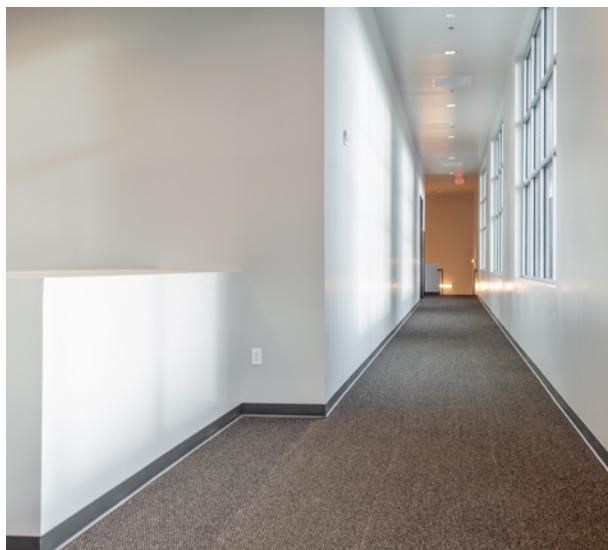
2ND FLOOR PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS





LOCATION OVERVIEW

Section 03



CAMAS

Camas, WA is a thriving and affluent suburban city located in Clark County in southwest Washington, immediately east of Vancouver, WA and within the broader Portland-Vancouver metropolitan area.

The city enjoys excellent connectivity via Interstate 205 and state highways, providing direct access to Vancouver, Portland, and the I-5 corridor, supporting strong retail traffic and regional spending patterns.

Camas's location within one of the fastest-growing metro areas in the Pacific Northwest enhances its economic visibility and positions it as a desirable commercial node serving both local residents and commuters.

Camas is widely regarded as a high-quality, family-oriented community with strong schools, desirable neighborhoods, and a high rate of homeownership. The Camas School District consistently ranks among the top in northwest Washington, further enhancing demand for family-oriented retail and services.

The city offers scenic amenities including Lacamas Lake and Washougal River trails, community parks, and a walkable downtown with cultural events and festivals – all supporting sustained local spending and community engagement.

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 EST. TOTAL	1,989	51,355	132,047
2030 PROJECTION	2,173	51,846	133,256
2020 CENSUS	1,892	50,650	130,152
PROJECTED GROWTH 2025 - 2030	185	491	1,209

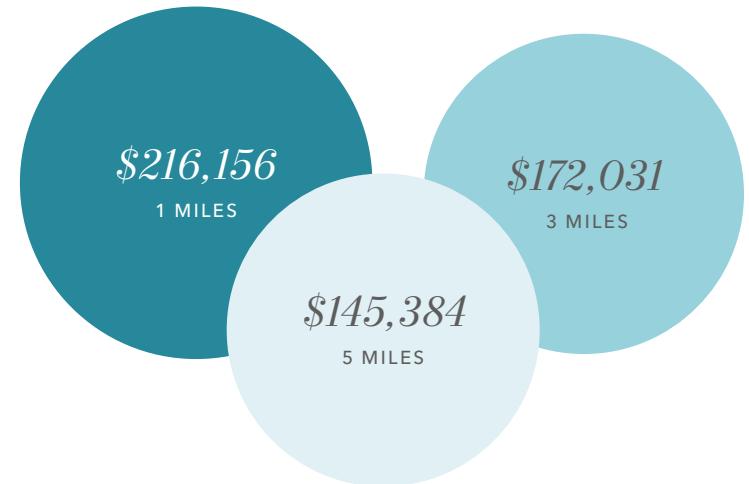
EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 EST. MEDIAN HH INCOME	\$128,970	\$131,986	\$111,975
2025 PER CAPITA INCOME	\$84,087	\$62,475	\$54,968
TOTAL BUSINESSES	141	1,941	4,684
TOTAL EMPLOYEES	1,757	20,074	38,827

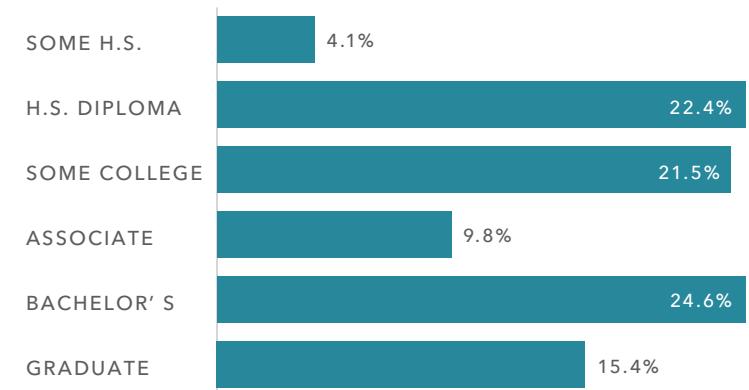
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	773	18,644	49,860
2030 PROJECTED	860	19,092	51,088
2020 CENSUS	623	17,364	47,080
GROWTH 2025 - 2030	87	448	1,228

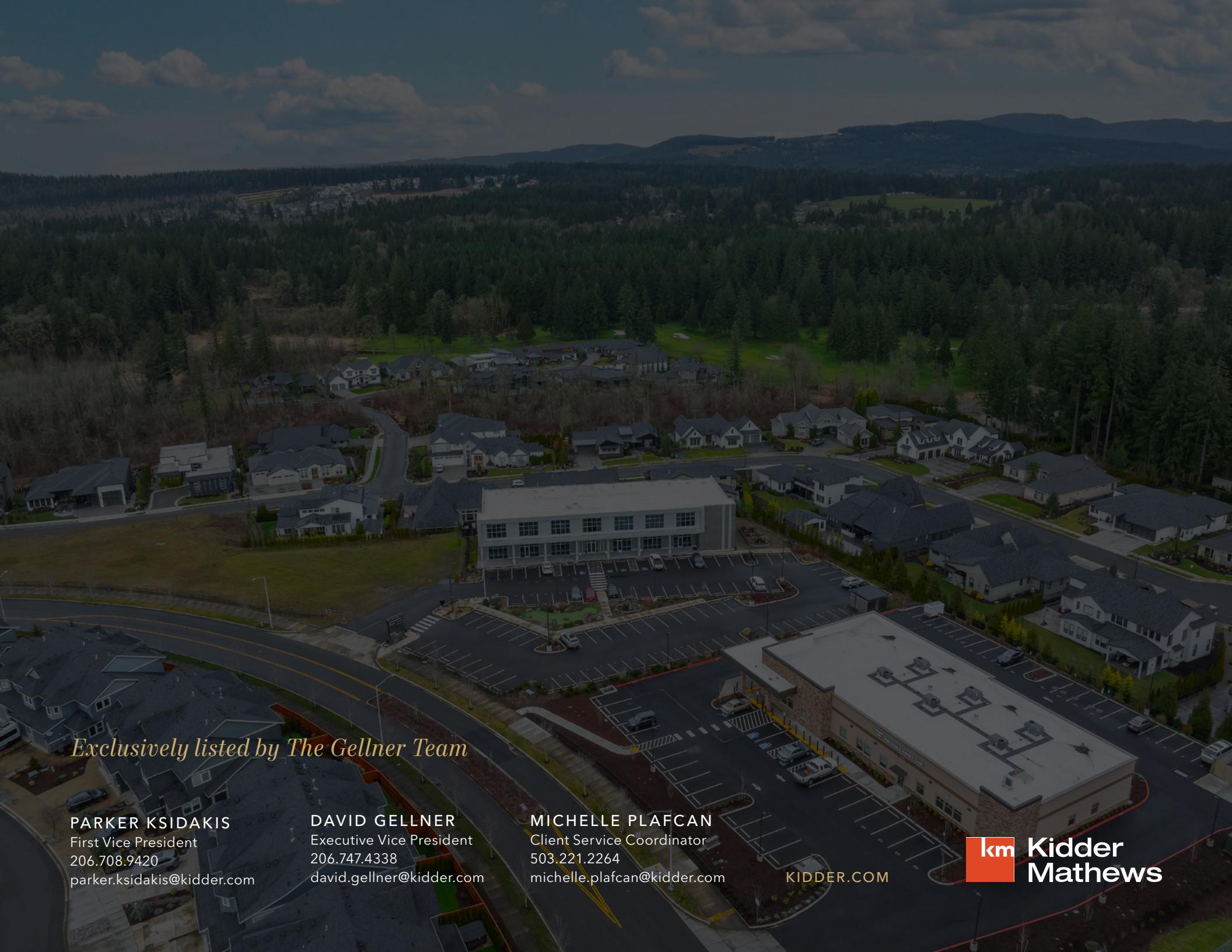
AVERAGE HOUSEHOLD INCOME



EDUCATION (5 MILES)



Data Source: ©2025, Sites USA



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