

FOR LEASE

HISTORIC DOWNTOWN CAMAS

236 NE 4th Avenue | Camas, WA 98607

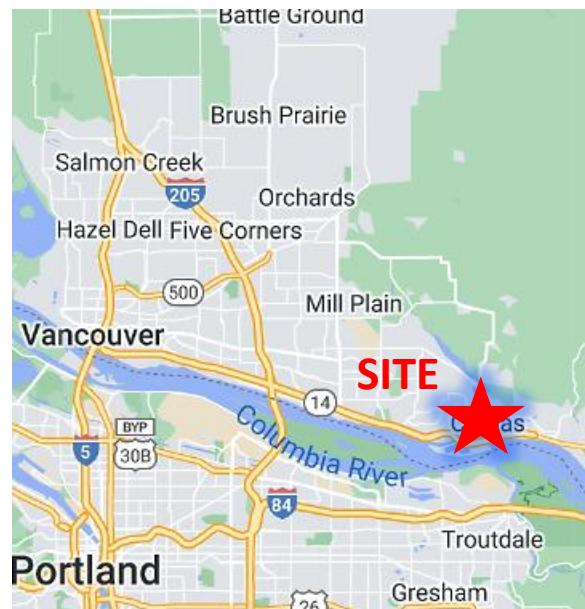


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Looking for a unique spot to launch your business or share a creative workspace? We've got nearly 5,000 SF of prime space with two convenient access points: off 4th Street next to Mesa and elevator access from the Birch Street entrance. Available May, 2026.
 - ◆ Market or specialty shop
 - ◆ Whiskey room or basement bar
 - ◆ Wine club & storage
 - ◆ Creative/shared art space
 - ◆ Bazaar or unique retail space
- We're searching for passionate entrepreneurs and creatives ready to build something extraordinary. Let your creativity flow in this vibrant location!
- \$2,500/month gross



FOR MORE INFORMATION:

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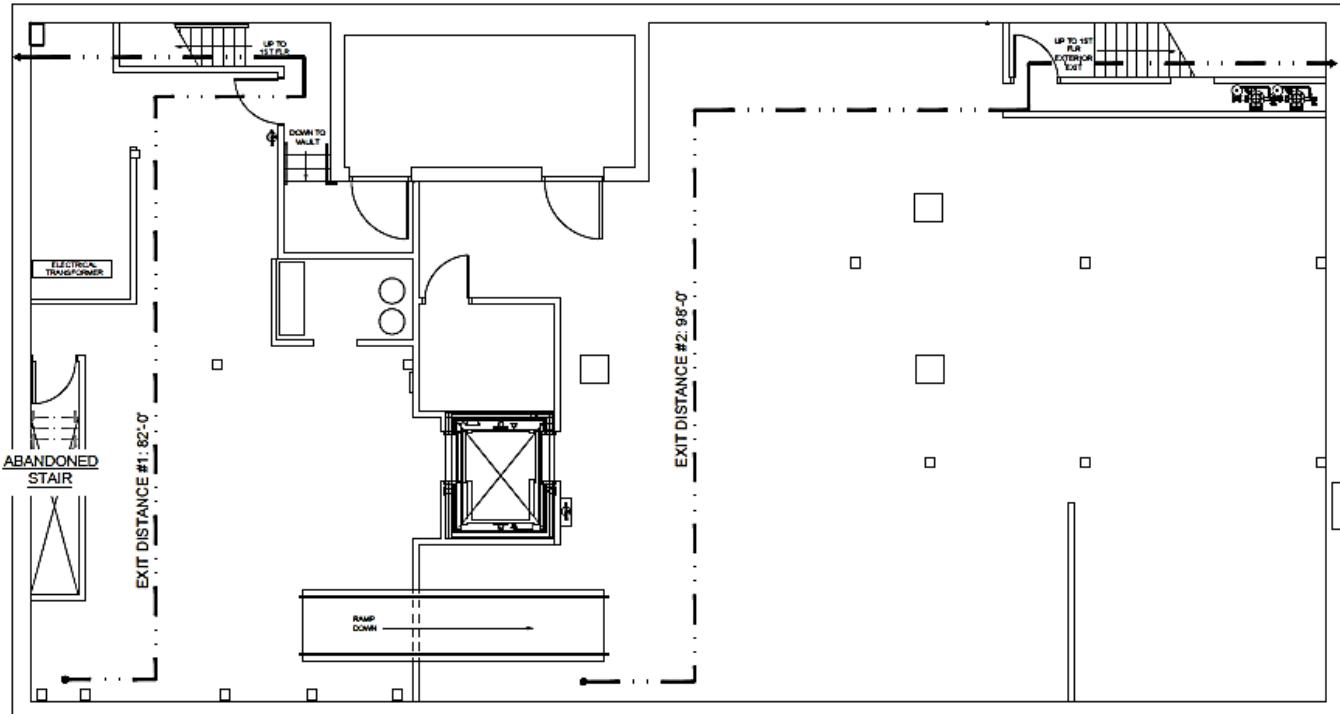
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Basement: 4,350 SF, \$2,500/month gross

- Fully sprinklered
- Two exits available from all areas in the basement
- Fully accessible with ramp and elevator access



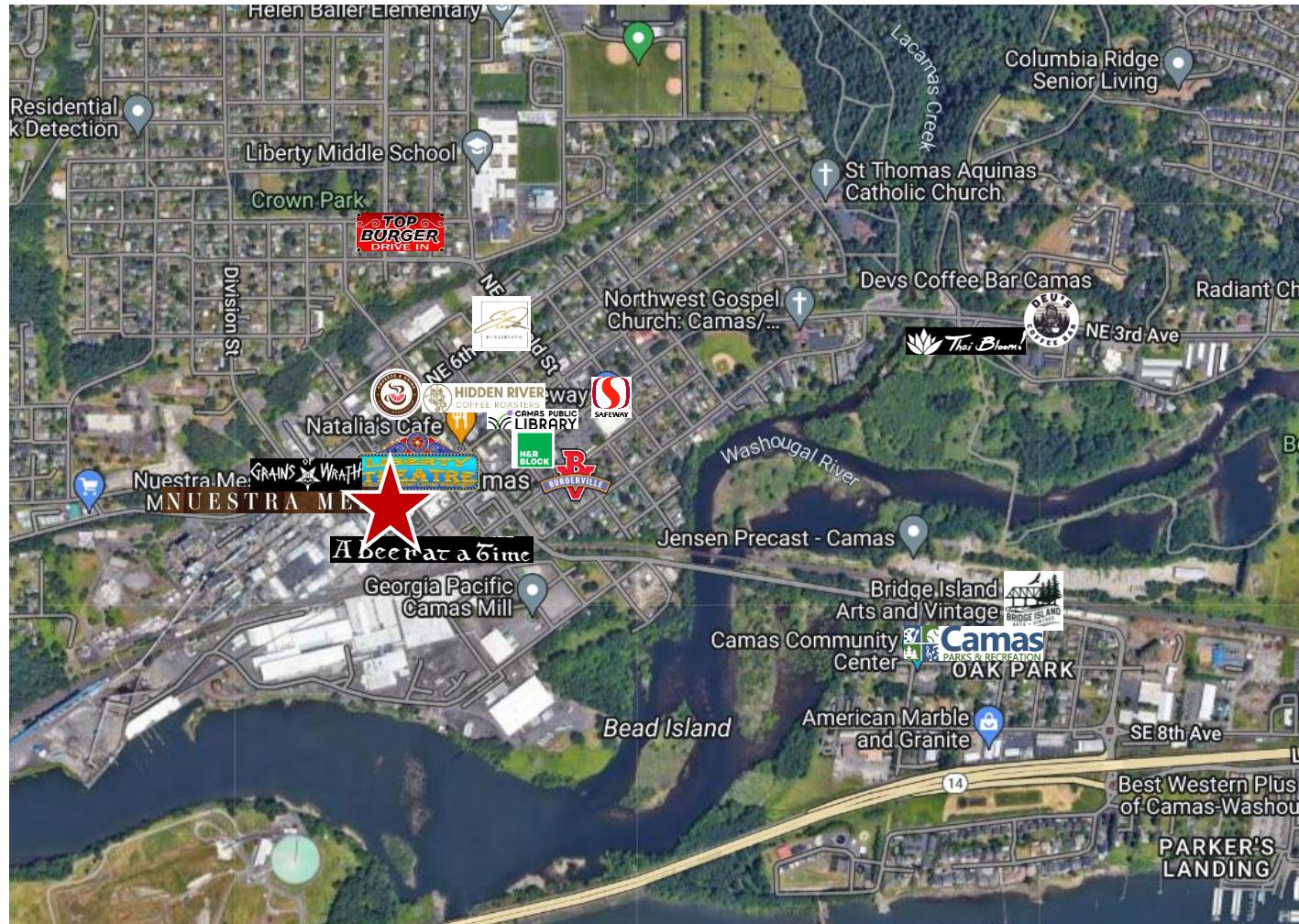
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile	<u>Traffic Counts</u>
Est. Population	6,078	36,141	111,579	NE 3 rd Ave @ NE Cedar St SW – 8,947
2029 Est. Population	6,554	39,013	116,313	NE 6 th Ave @ NE Adams St NE – 13,893
Est. Average Household Income	\$110,811	\$135,469	\$115,603	NE Adams St @ NE 5 th Ave SE – 8,918
Est. Total Businesses	398	1,128	4,595	
Est. Total Employees	2,813	12,595	49,023	

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.