

PRE-LEASING

1826 E. St | Washougal, WA 98671

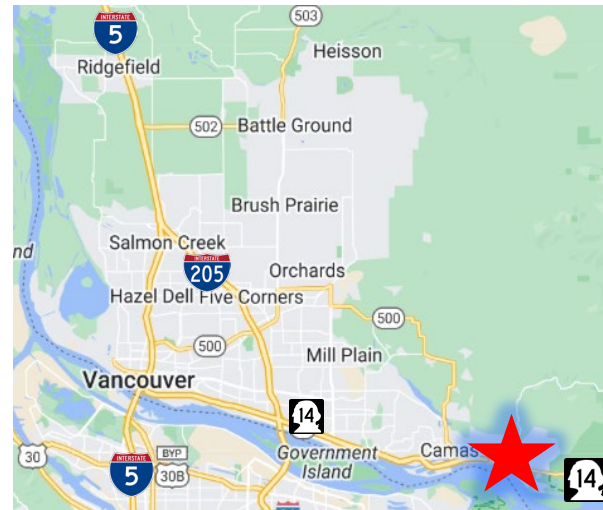


900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- New opportunity in the expanding Washougal area for a mixed-use development for your businesses
- Retail SF: 1,700 SF to 6,800 SF
- Apartments: 20 units for lease
- Leasing Rates: Call broker for details
- In addition, see lots for sale brochure



FOR MORE INFORMATION:

Scott Higgins | 360.597.0577 | shiggins@fg-cre.com

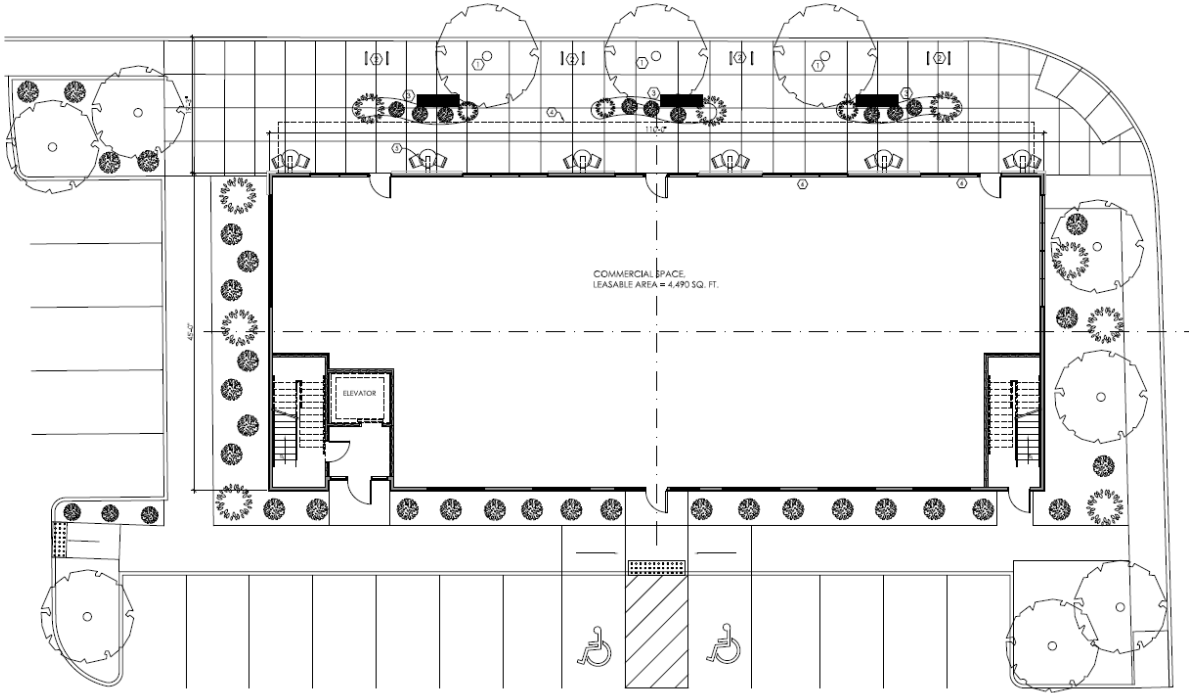
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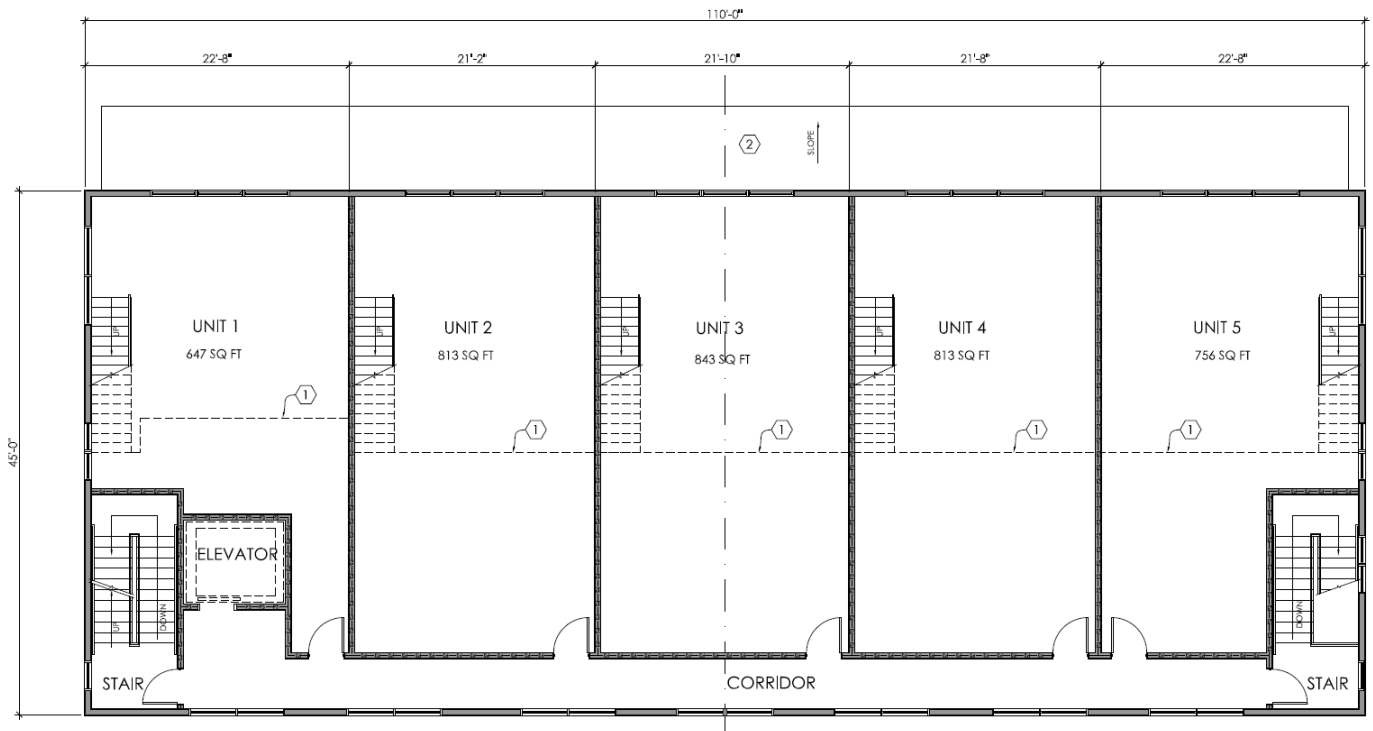


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Building 4- Main Floor



Building 4- Second, Third, and Fourth Floors

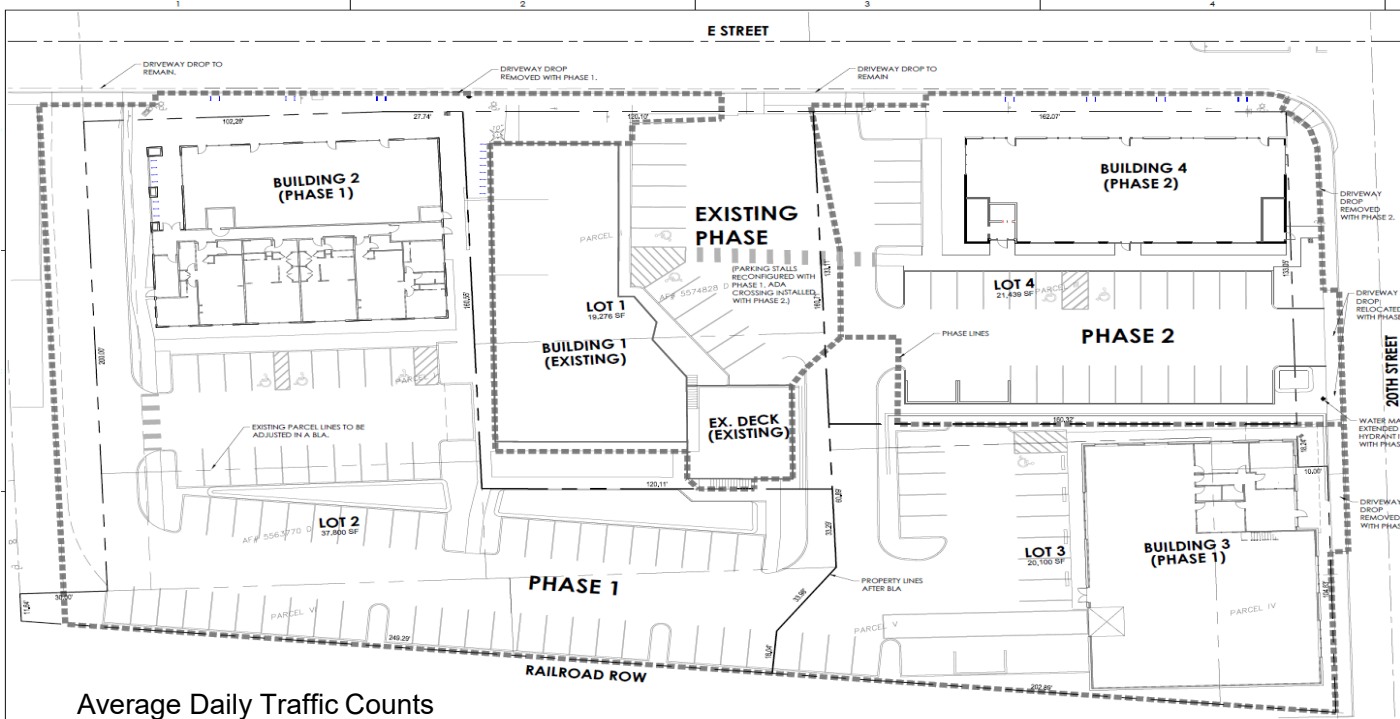


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Average Daily Traffic Counts

E St @ 17th St E – 11,645

17th St @ E St N – 10,763

Lewis and Clark Hwy @ 15th St. NW – 20,066

Lewis and Clark HWY @ 15th ST W – 19,084



2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	7,674	26,379	71,753
2029 Projected Population	8,248	28,443	74,834
Est. Average Household Income	\$91,140	\$119,343	\$122,001
Est. Total Businesses	424	1,039	2,180
Est. Total Employees	2,866	7,936	21,817

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.