



FOR SALE



## NORTH SHORE VILLAGE

### Mixed Use Development Opportunity

228.5 Gross Acres | Sale Price: \$22,500,000

104 NE 252nd Ave, Camas, WA

- Unique beautiful setting
- A rare mix of retail, residential, and employment
- City of Camas jurisdiction
- Part of recent North Shore Subarea Plan
- Utilities to west edge of property
- Adjacent to Lacamas Lake Elementary

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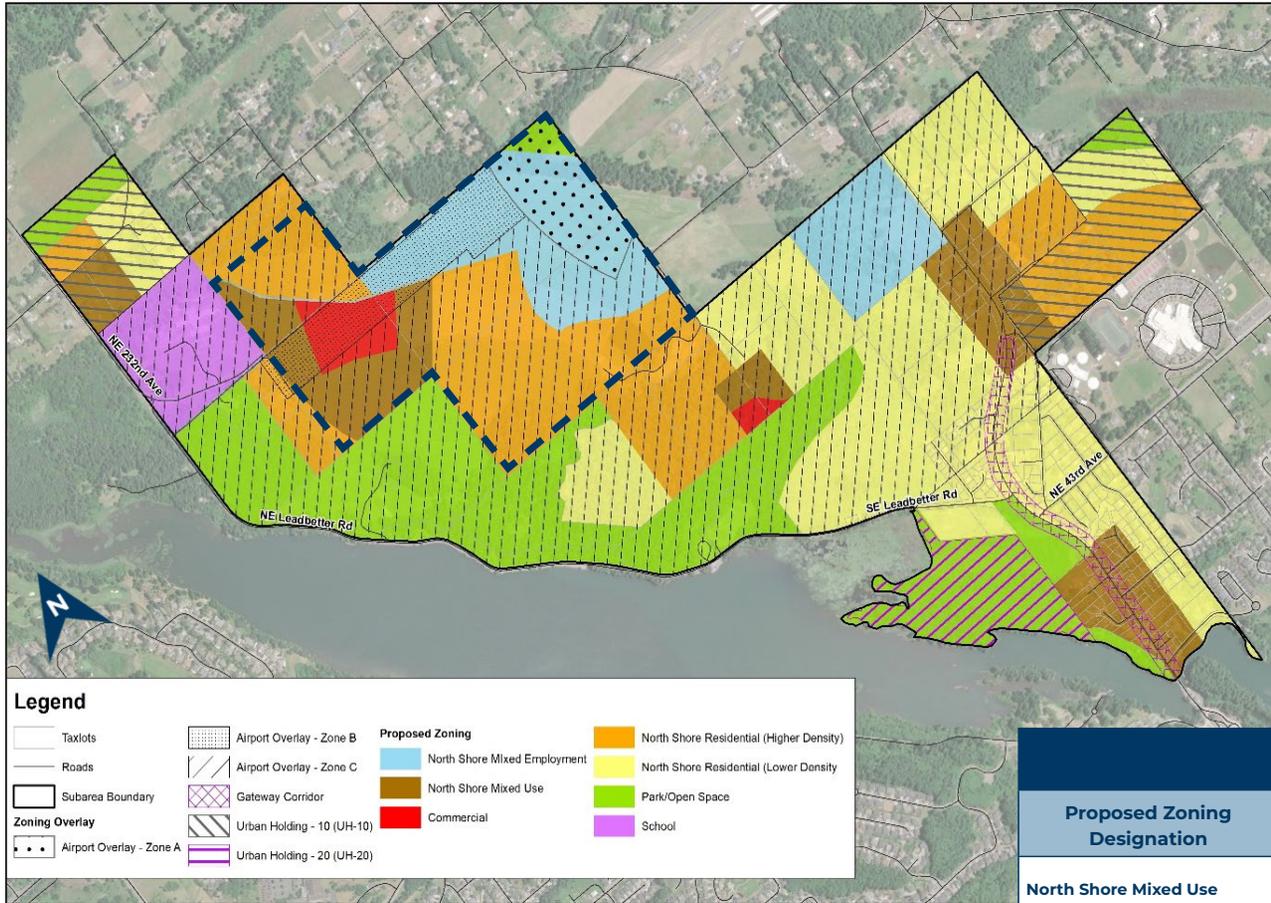
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# NORTH SHORE SUBAREA PLAN



## SITE PLAN



**Subject Property**

### North Shore Zoning:

- Residential
- Commercial
- Mixed Use
- Mixed Employment

### SITE STATISTICS

Mixed Employment Area	56.35 AC
Commercial Area	9.56 AC
Mixed Use Area	30.33 AC
Higher Density Residential Area	50.17 AC
<b>TOTAL</b>	<b>146.5 AC</b>

[VIEW SUBAREA PLAN ONLINE](#)

[VIEW ZONING INFORMATION ONLINE](#)

### RESIDENTIAL

Proposed Zoning Designation	Developable Acres	Permitted Density <sup>2</sup>	Estimated Dwelling Units
North Shore Mixed Use	19.23	24	460
North Shore Higher Density Residential	32.98	10 - 18	590

### POTENTIAL USES



RETAIL TRADE



RESIDENTIAL



HIGH TECH



OFFICE

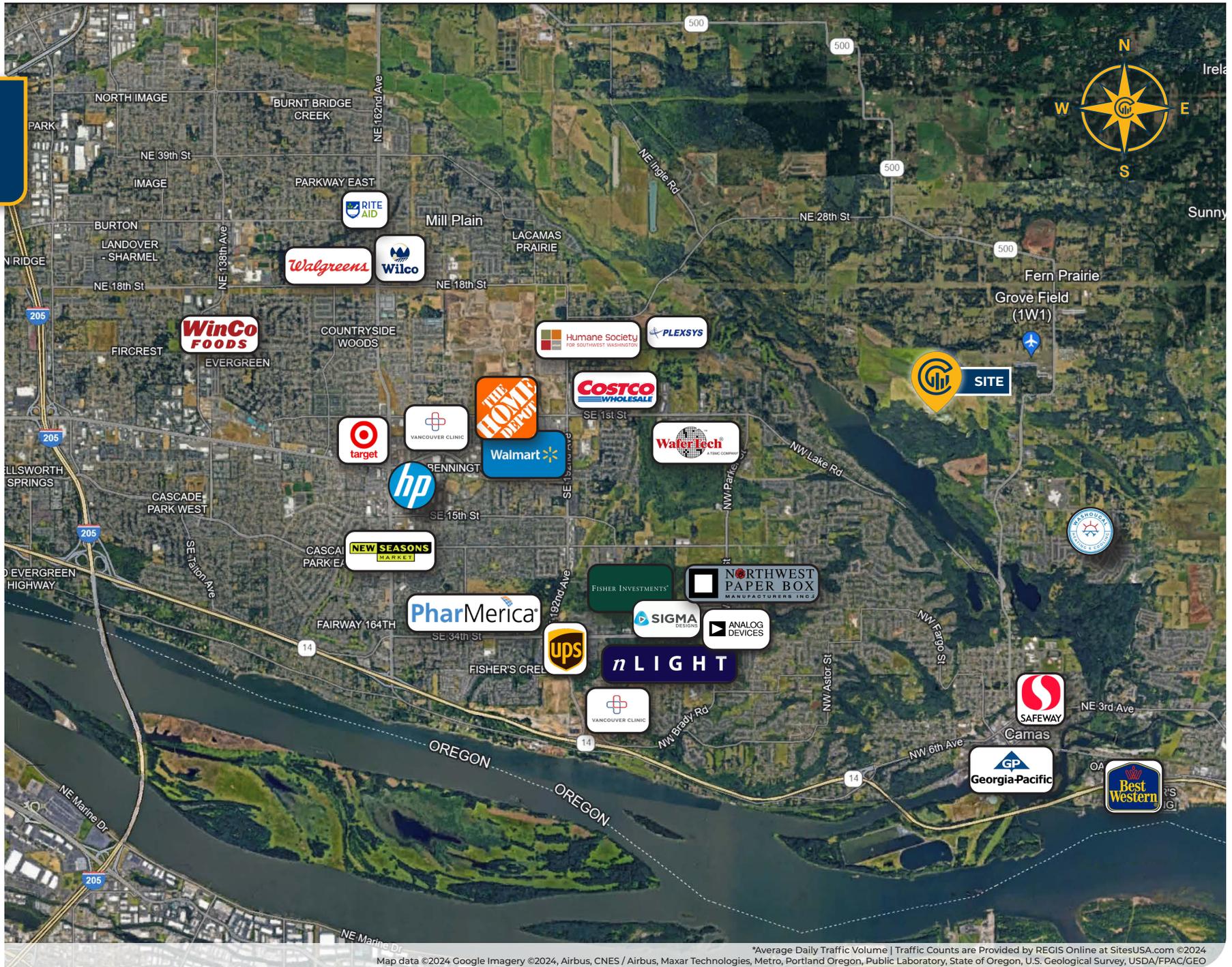


SITE IMAGES



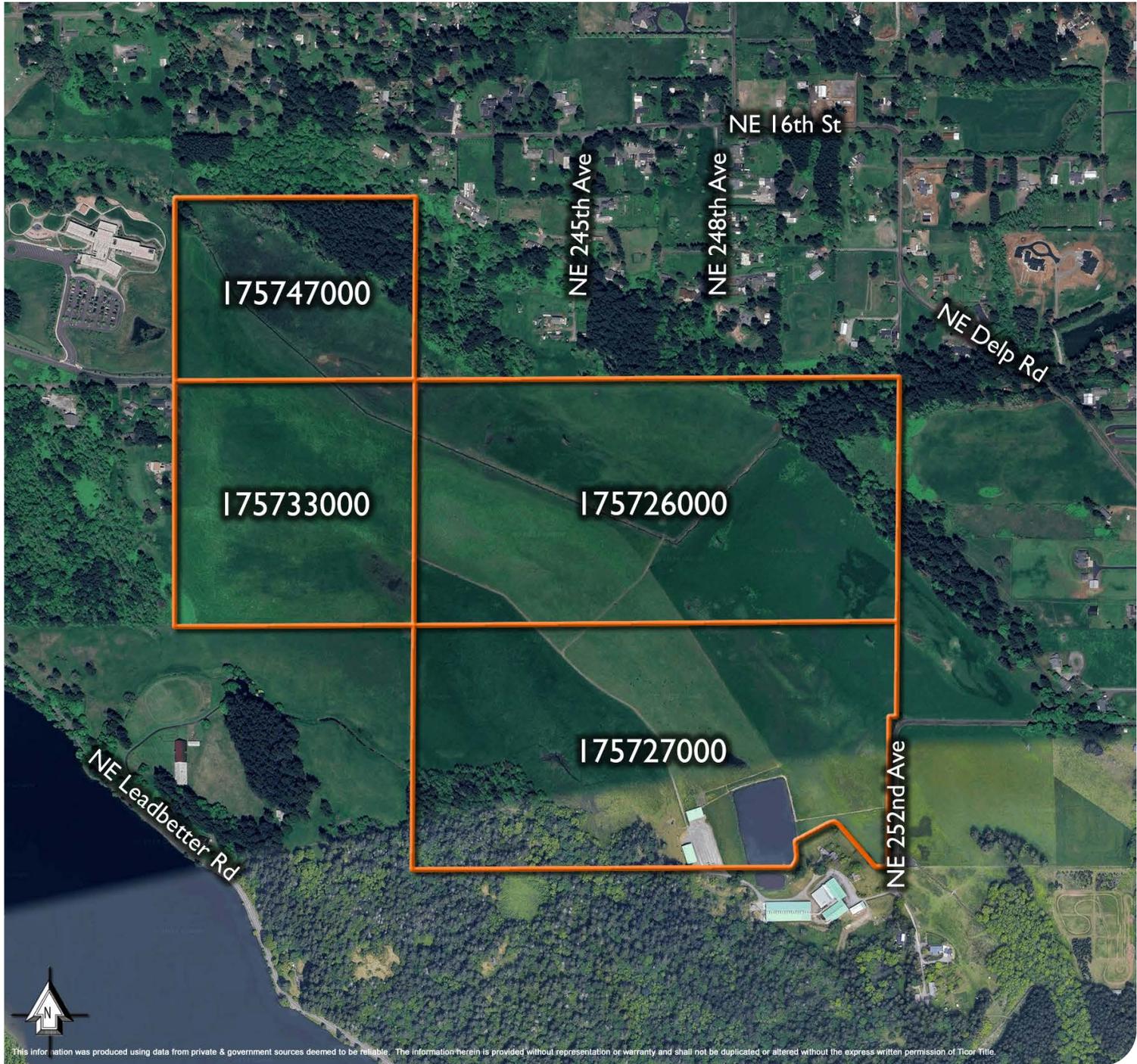


# LOCAL AERIAL MAP





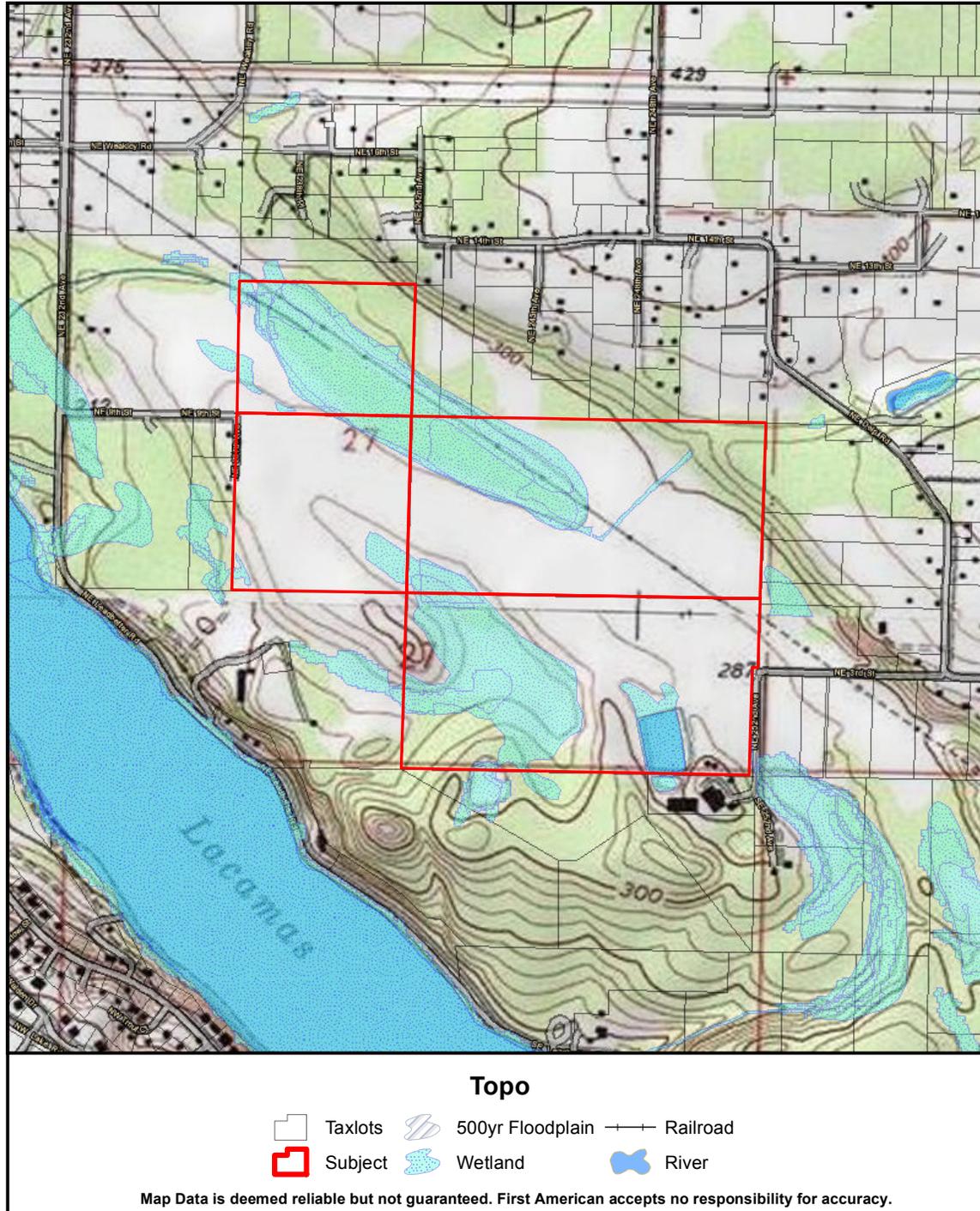
# TAX LOT AERIAL MAP



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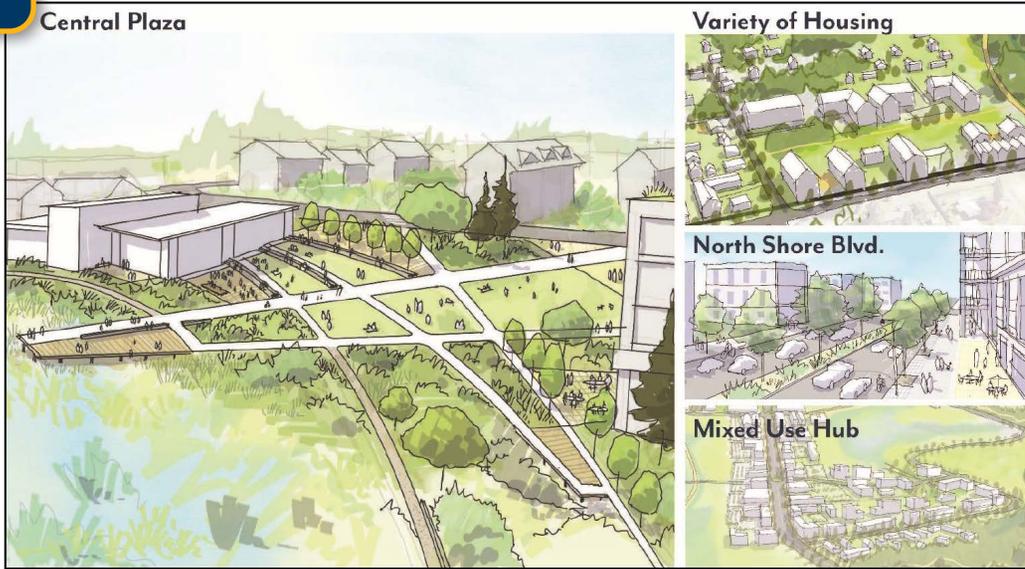


# TOPOGRAPHICAL MAP





# CONCEPTUAL SITE RENDERING



AREA DEMOGRAPHICS				
Population	1 Mile	3 Mile	5 Mile	7 Mile
2024 Estimated Population	1,171	30,892	100,104	223,061
2029 Projected Population	1,222	32,111	102,580	229,441
2020 Census Population	1,207	29,753	100,150	219,758
2010 Census Population	930	23,147	84,550	187,618
Projected Annual Growth 2024 to 2029	0.9%	0.8%	0.5%	0.6%
Historical Annual Growth 2010 to 2024	1.8%	2.4%	1.3%	1.3%
Households & Income				
2024 Estimated Households	434	10,962	37,535	84,700
2024 Est. Average HH Income	\$157,181	\$184,454	\$150,218	\$164,944
2024 Est. Median HH Income	\$100,537	\$135,810	\$112,841	\$100,515
2024 Est. Per Capita Income	\$58,240	\$65,495	\$56,389	\$49,796
Businesses				
2024 Est. Total Businesses	43	1,091	3,501	8,482
2024 Est. Total Employees	177	10,059	28,685	76,345

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
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**NORTH SHORE COMMERCE CENTER**