

# FOR LEASE

THE LIVINGSTON | 4,458 SF OF RETAIL SPACE

404 NE 6th Avenue | Camas, WA 98607



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



## PROPERTY HIGHLIGHTS

Position your business at the center of Downtown Camas at The Livingston, a newly constructed mixed-use development offering 4,458 square feet of ground-floor retail at 404 NE 6th Avenue. Located in one of Southwest Washington's most desirable and walkable downtown districts, this space delivers prime street visibility, steady pedestrian traffic, and immediate access to a high-income customer base. Surrounded by established restaurants, boutiques, and local institutions, The Livingston offers a rare opportunity to secure new construction retail in a proven, supply-constrained market.

### Pre-Leasing Ground Floor Retail

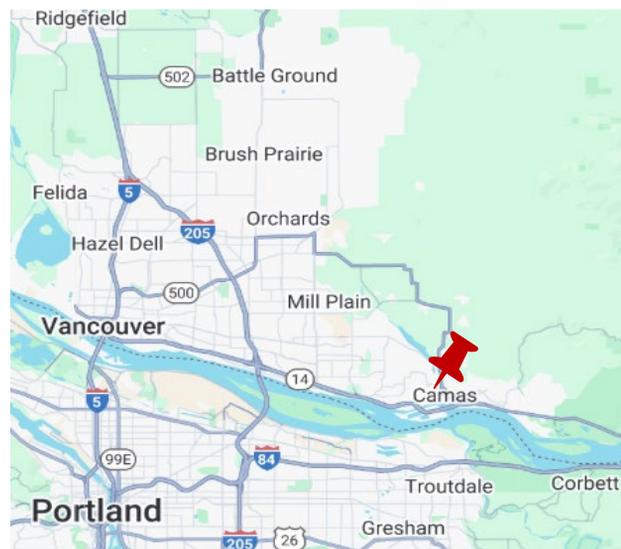
- Suite 2: 1,454 SF
- Suite 3: 1,508 SF } can be combined

- Call for rates
- TI Allowance: Negotiable

### FOR MORE INFORMATION:

Scott Higgins | 360.597.0577 | [shiggins@fg-cre.com](mailto:shiggins@fg-cre.com)

Reilly Hennessey | 360.597.0565 | [rhennessey@fg-cre.com](mailto:rhennessey@fg-cre.com)



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- Located in the core of historic Downtown Camas, one of Southwest Washington's most walkable retail districts
- Surrounded by established restaurants, breweries, cafés, boutiques, and the iconic Liberty Theatre
- High-income trade area with \$136,000+ average household income within 3 miles
- Strong daytime population from nearby professional offices and local businesses
- Steady pedestrian activity driven by year-round community events and farmers markets
- Prime corner visibility at NE 6th Avenue with nearly 14,000 vehicles per day
- New mixed-use development with built-in residential component above

## 4,458 SF Retail Space

*Suites 2 & 3 can be combined*

Suite 2: 1,454 SF

Suite 3: 1,508 SF



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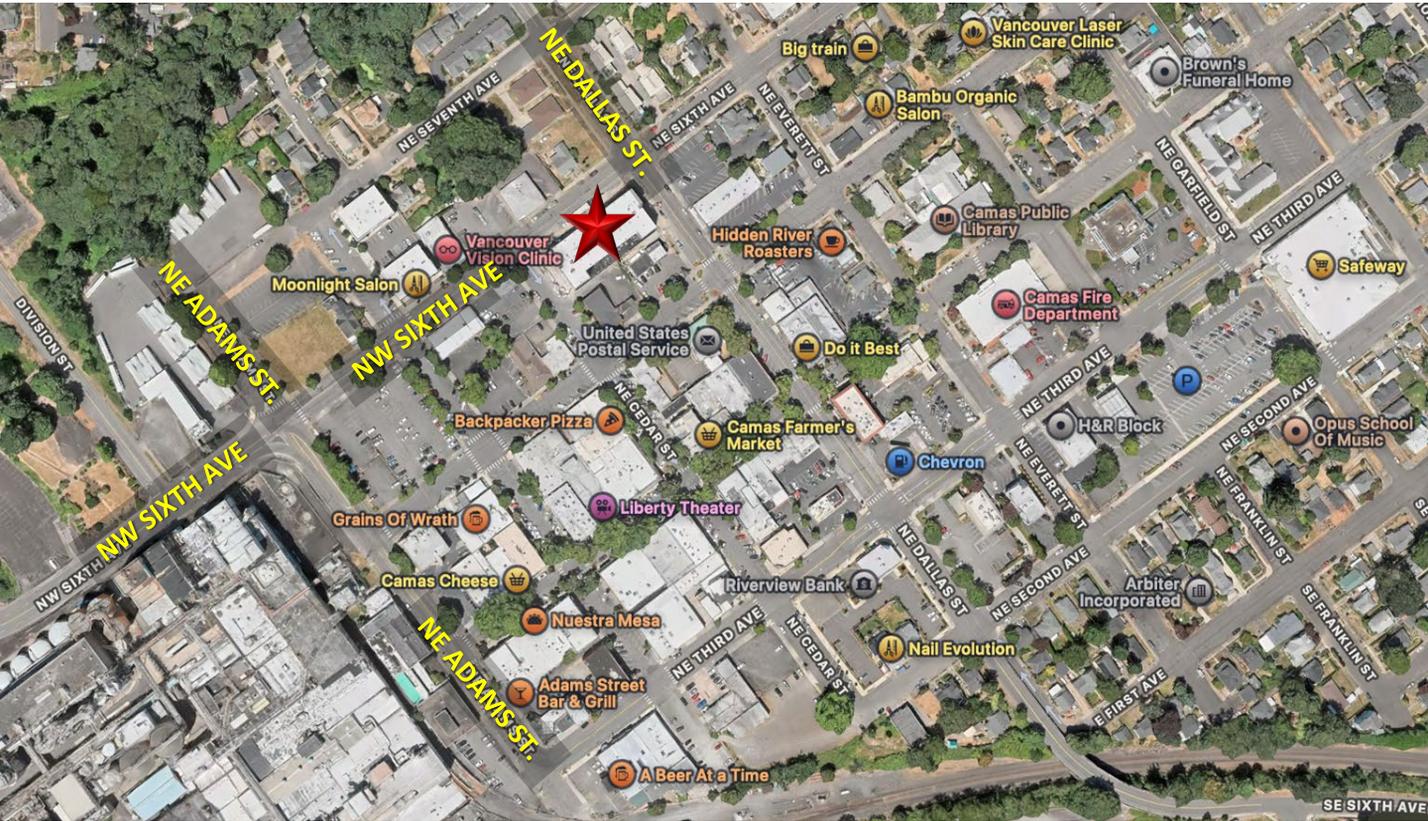
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## 2024 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	6,415	37,150	108,834
2029 Projected Population	6,859	39,960	113,302
Est. Average Household Income	\$113,993	\$136,217	\$118,732
Est. Total Businesses	399	1,096	4,650
Est. Total Employees	2,766	9,963	43,312

## Street

## Cross Street

## Traffic

NE Dallas St	NE 4th Ave NW	5,418
NE Adams St	NE 5th Ave SE	8,918
NE 6th Ave	NE Adams St NE	13,893
NE 3rd Ave	NE Cedar St SW	8,947

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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.