



**FOR LEASE**

**Commercial/Retail/Restaurant**  
**Up to 10,013 SF**

Available for LEASE. Prime central Saint Helens location on Highway 30. 10,013 square foot Commercial, Retail and/or Restaurant space. Currently built out as a diner, bar and event space. Several space options available for different uses and Tenant Improvements (TI) and Build-outs are negotiable.

Exclusively Marketed by  
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535 S Columbia River Hwy, Saint Helens

## Executive Summary

### Location Summary

### Highlights





# Executive Summary

|                     |                        |
|---------------------|------------------------|
| NET RENTABLE AREA   | 10,013 SF              |
| PRICING (MONTH)     | \$1/PSF + \$0.68 (NNN) |
| YEAR BUILT          | 1966                   |
| COUNTY              | Columbia               |
| MARKET              | Saint Helens           |
| PROPERTY TYPE       | Retail / Restaurant    |
| ZONING              | SH : HC                |
| APN                 | 4105-DD-02000          |
| LEASE TERM          | 5-15 Years +           |
| TYPE                | NNN                    |
| TENANT IMPROVEMENTS | Negotiable             |

## Location Summary

Established central location for restaurant or retail business in high-visibility location at 535 N Columbia River Highway. Positioned directly on Highway 30, the primary arterial route connecting Portland to the Oregon Coast, this property offers unparalleled street frontage and exposure to a consistent flow of daily commuter and commercial traffic.

## Building Highlights



- **High-Visibility Arterial Location:** Situated on a key commercial corridor with exceptional visibility, access, ample parking and high traffic counts.
- **Existing Restaurant Build-out:** Large open-concept restaurant and bar space with lottery, pool table, event space. Excellent start to full build out for large national tenant or local restaurants with large 10,000 SF space uses.
- **Proximity to Major Economic Drivers:** Located just minutes from the historic St. Helens Riverfront District, a key commercial and cultural hub that draws significant foot traffic from both local residents and tourists.
- **Versatile space:** Current build out is a diner and bar with several large open-concept spaces allowing several build-out options. Excellent opportunity for local, regional and national businesses.

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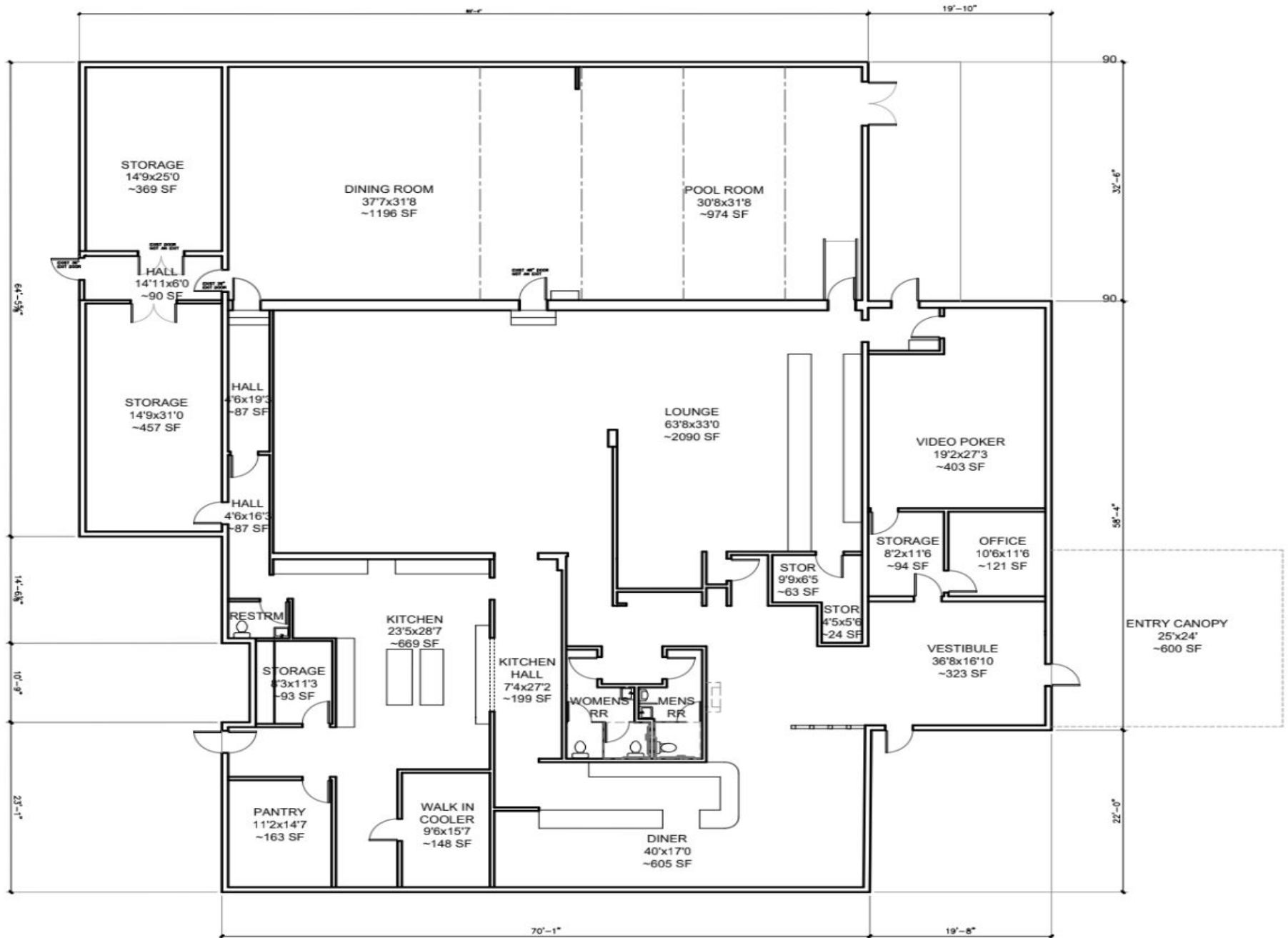
## Property Images

Floor Plan

Aerial Map

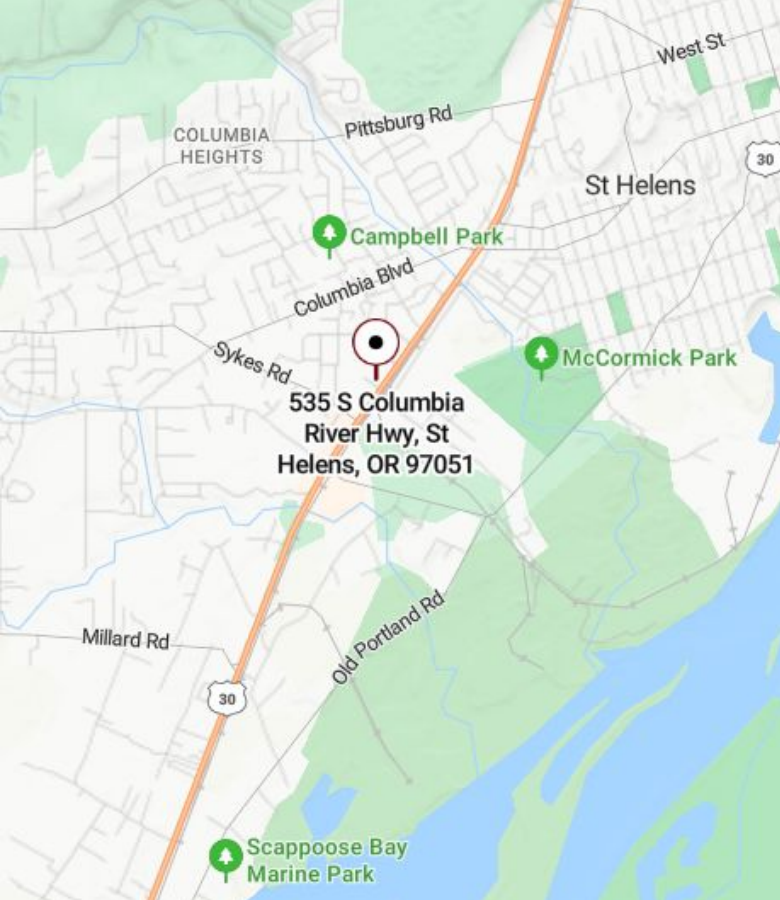






**1 FLOOR PLAN**  
 1/16"=1'-0" 10013 SQ. FT.























# Meet the Team



**Cory Carlson**  
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**Constant Commercial Real Estate Inc.** is an investment real estate and mortgage brokerage firm specializing in serving private investors and businesses. We provide a consultative approach to income-producing real estate, offering expertise in acquisitions, dispositions, leasing, financing, and portfolio capital and equity management. Our services encompass all asset classes, including multifamily, commercial and single-family investment properties.

**CCRE**

CONSTANT COMMERCIAL REAL ESTATE, INC.