

**RETAIL FOR LEASE**

# 401 Columbia River Hwy

**CLATSKANIE, OR 97016**



Prime standalone retail with drive-thru in the heart of Clatskanie

## **CONTACT**

**David Moore**

**503 707 9028 / [dmoore@naielliott.com](mailto:dmoore@naielliott.com)**

**NAI Elliott**



## Drive-thru convenience with excellent visibility

Located in the heart of Clatskanie, OR, this space offers a unique opportunity in a charming, close-knit community surrounded by the beauty of the Pacific Northwest. Perfect for nonprofits and mission-driven organizations, it provides an inspiring setting to connect, collaborate, and thrive.

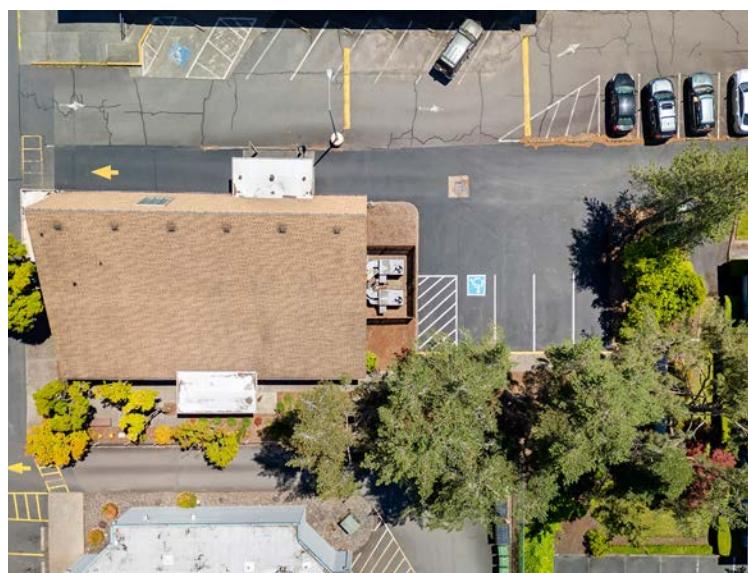
ADDRESS	401 Columbia River Highway, Clatskanie, OR 97016
PRICE/RATE	Negotiable
LEASE TYPE	NNN
BUILDING SIZE	3,894 SF (total)
	2,614 SF (ground floor)
	1,280 (2nd floor) (including 480 SF of unfinished storage)

### HIGHLIGHTS

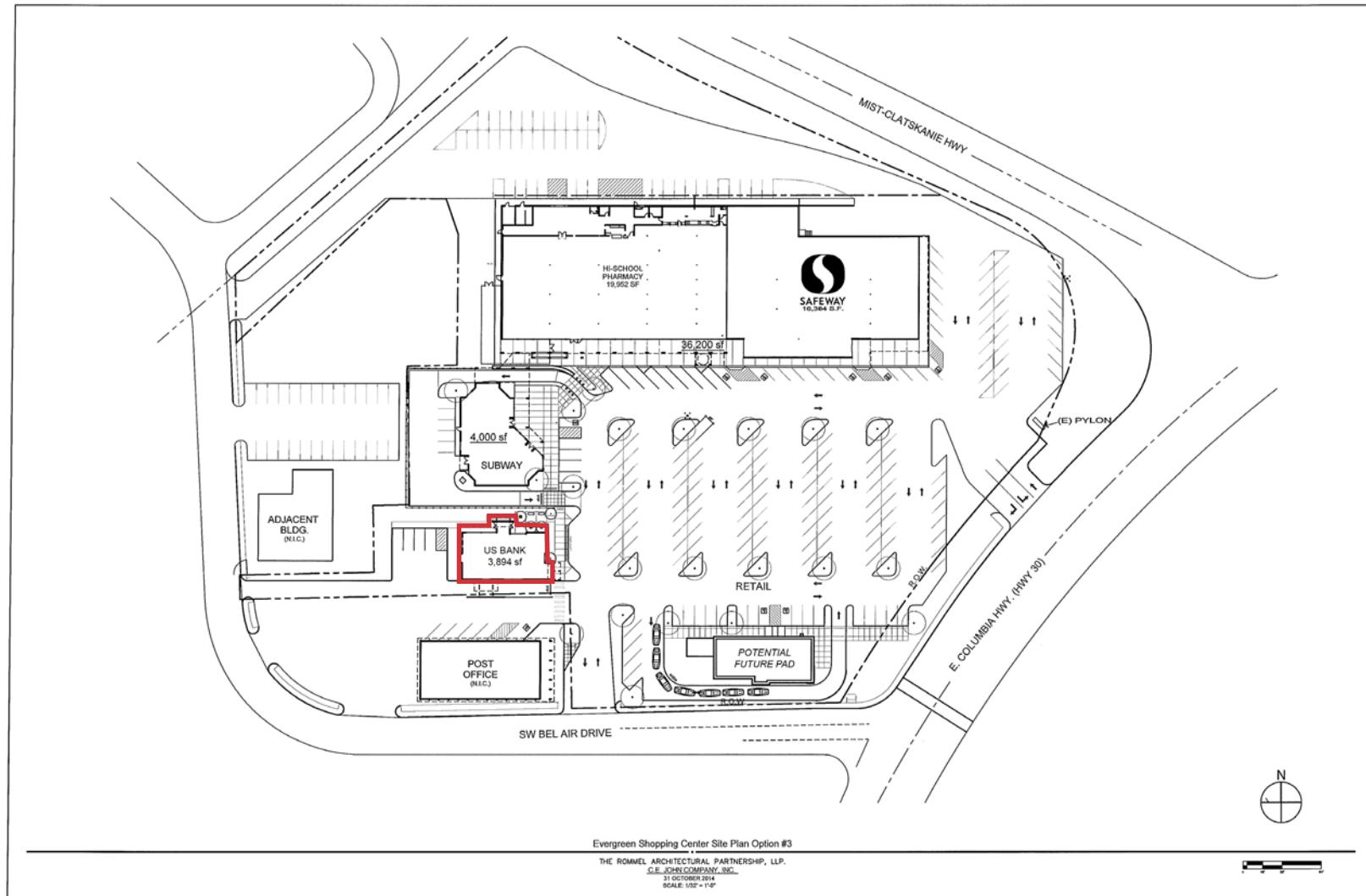
- Easy highway access
- Established co-tenants including Hi School Pharmacy, Safeway and Subway
- High visibility
- Standalone pad building with a drive-thru feature

### TRAFFIC COUNTS

- Columbia River HWY & SW Belair Dr - 7,806 ADT ('20)



# Site Plan



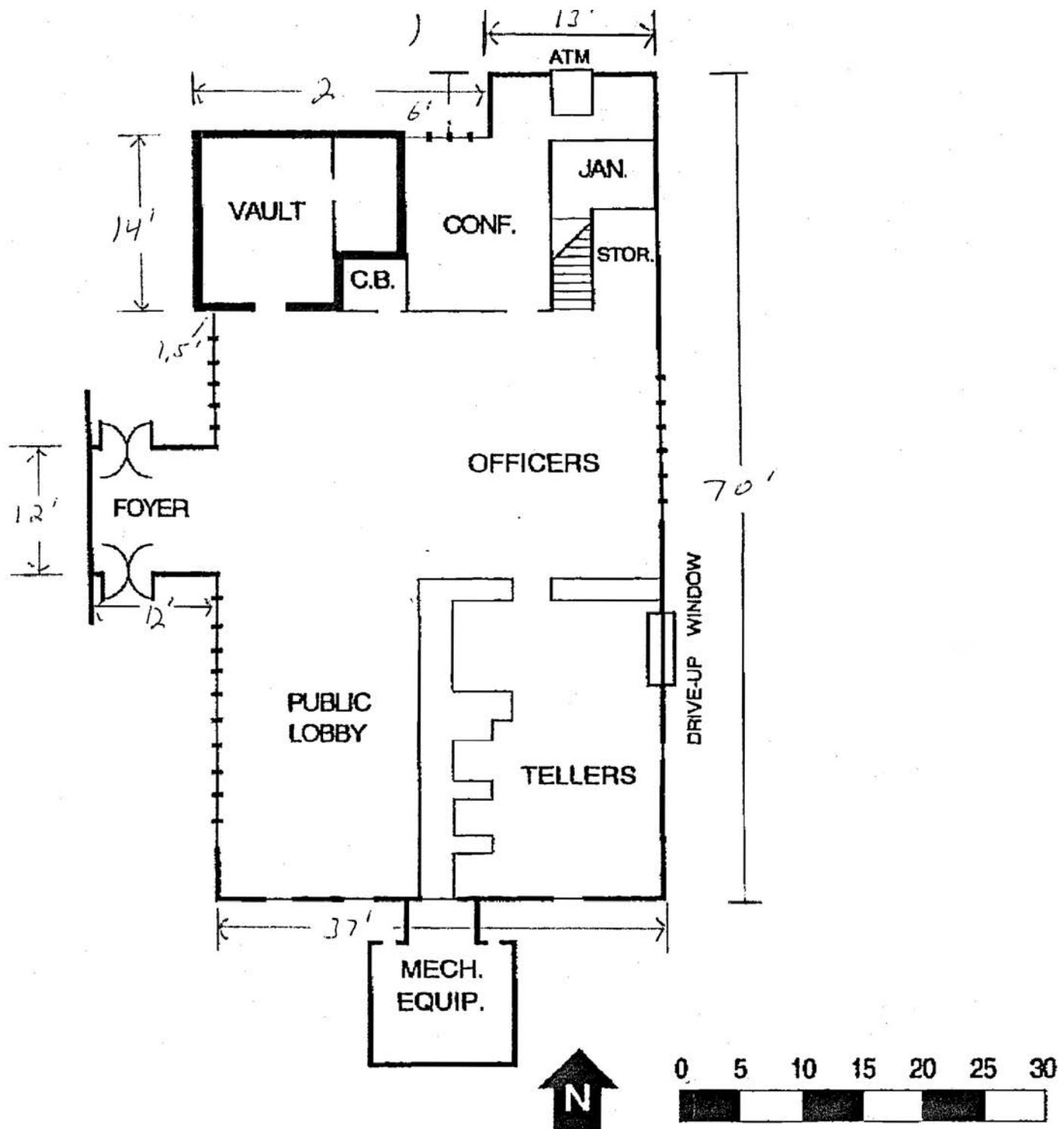
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# Floor Plan



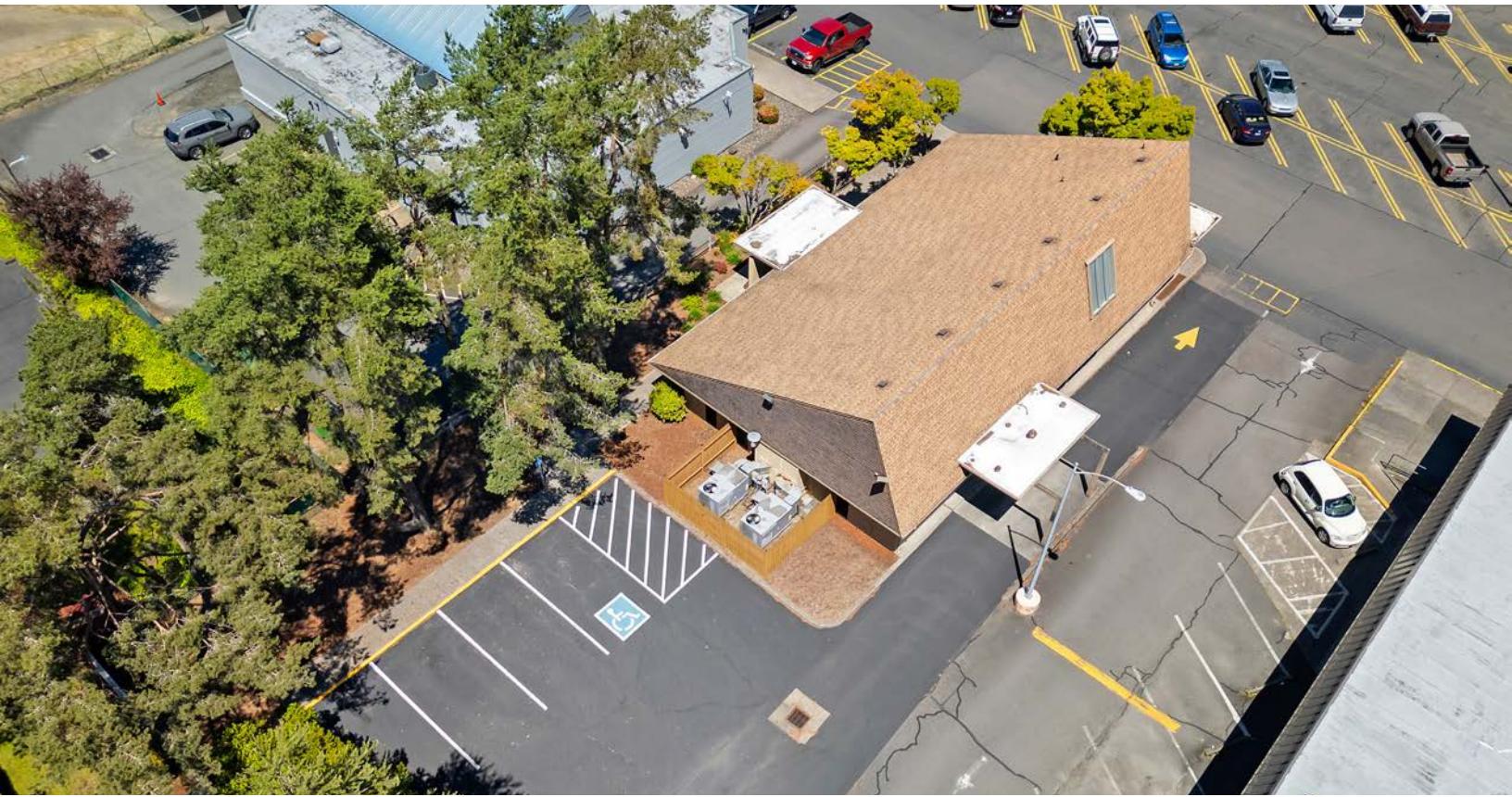
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# Photos



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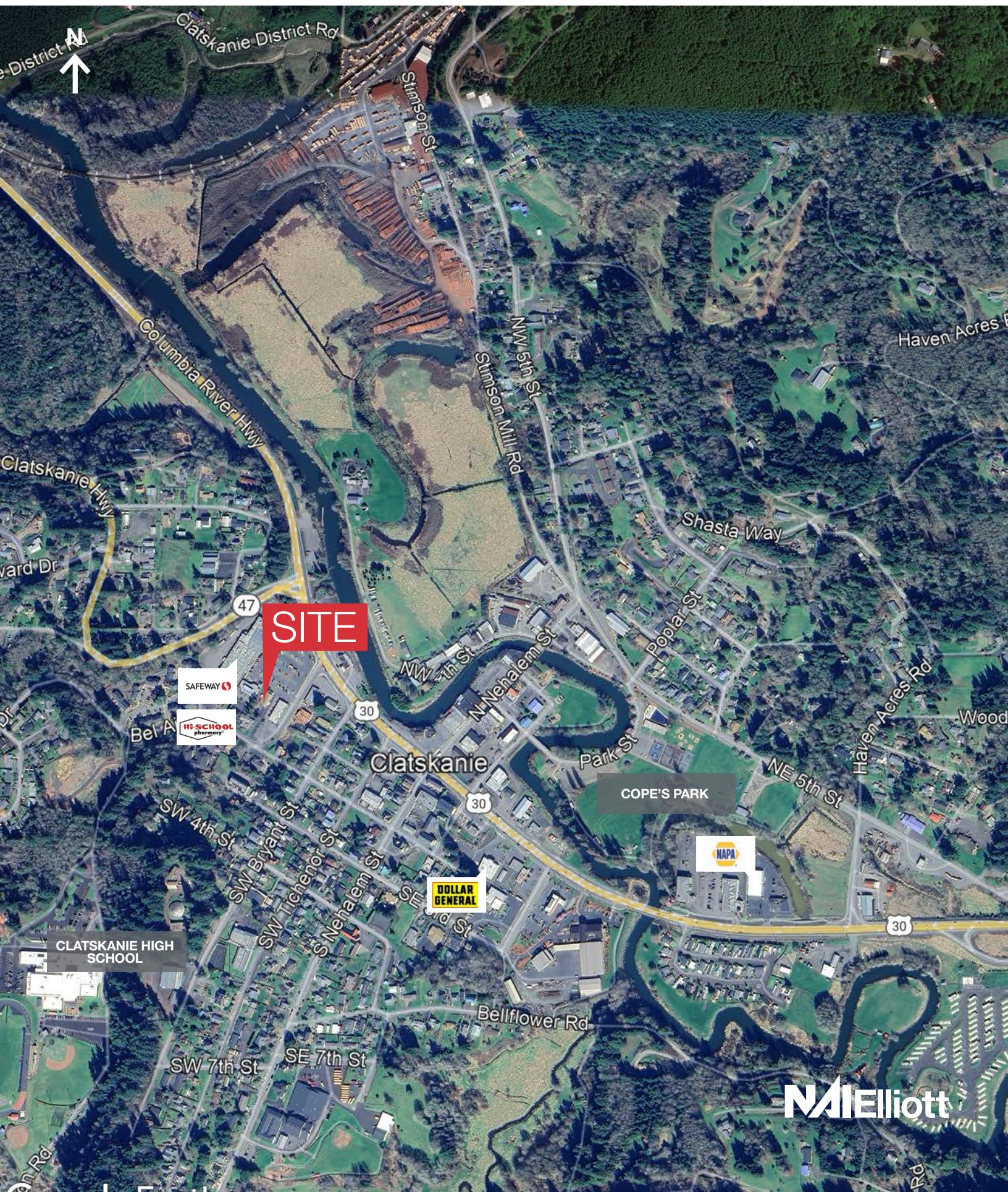
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# Trade Area



# Area map

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Google Earth

Image Landsat / Copernicus

Data SIO, NOAA, U.S. Navy, NGA, GECOM

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