



FOR LEASE



1700 MAIN STREET

Retail Space at Washougal Town Square

1,075 - 3,650 SF (3 Suites) | \$25 - \$28 psf + NNN

1700 Main Street, Washougal, WA 98671

- Three Suites of Retail Space Available
- LEED certification at the Silver level by the U.S. Green Building Council
- Relax, grab a cup of coffee, read the newspaper, shop at local merchants, enjoy a meal, listen to live music in the courtyard, stroll along the river trail, or visit local farmers market

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PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	1700 Main Street, Washougal, WA 98671
Available Space	1,075 - 3,650 SF
No of Suites Available	Three Suites
Lease Rate	\$25 - \$28 psf + NNN
Use Type	Retail
Availability	Now
Space Condition	Varies

SPACE	SUITE	SIZE	USE TYPE	RATE	AVAILABLE
1700 Main	120	2,650	Retail	\$28	Now
1700 Main	132	1,075	Retail	\$26	Now
1700 Main	140	3,650 (Divisible)	Retail	\$25	Now

Location Features

- Located in Downtown Washougal, Washington
- Street Frontage Available

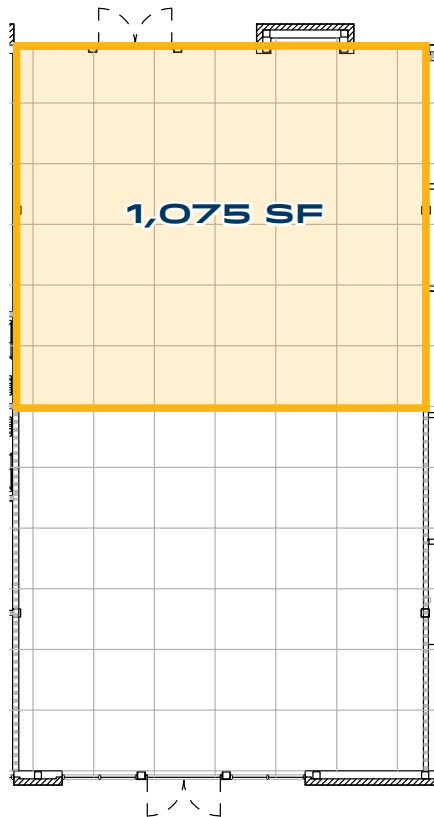
Nearby Highlights

- Asaka Sushi Bar & Cocktail Lounge
- Evergreen Marketplace
- Forest Moon Yoga
- Danglicious
- Los Dos Compadres II
- Miere Catering
- Parker's Landing
- Waterfront
- Pendleton
- Smeads Pub
- Steamboat Landing Park
- Trap Door Brewing
- Washougal Coffee Co
- Washougal Community Library

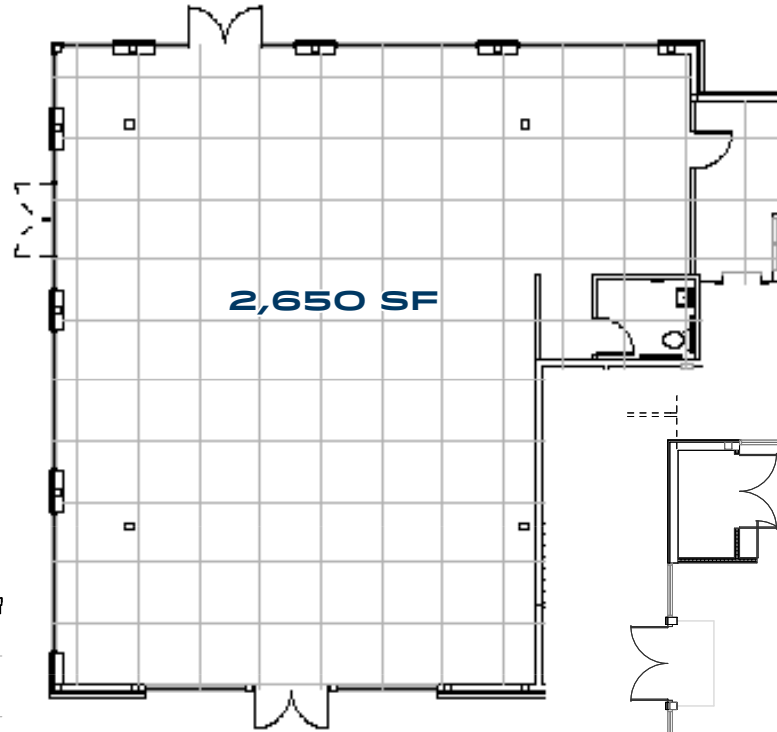


FLOOR PLANS

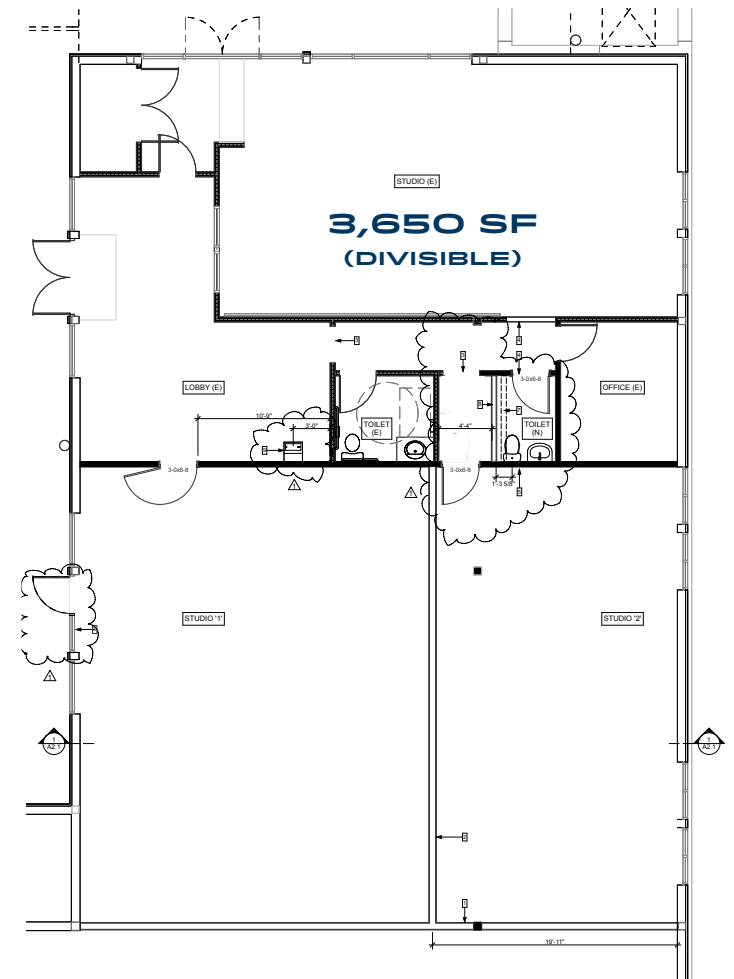
SUITE 132



SUITE 120

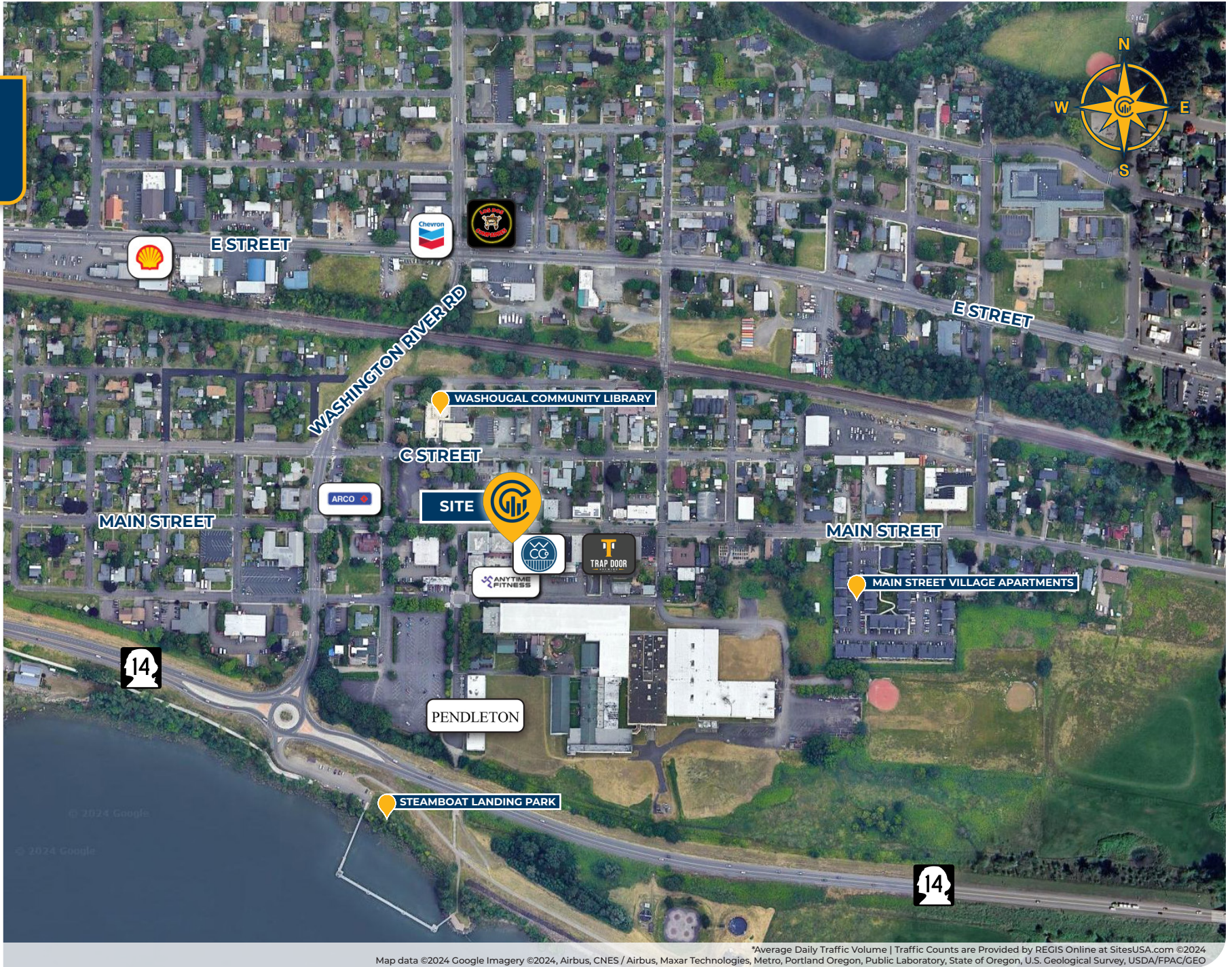


SUITE 140





LOCAL AERIAL MAP

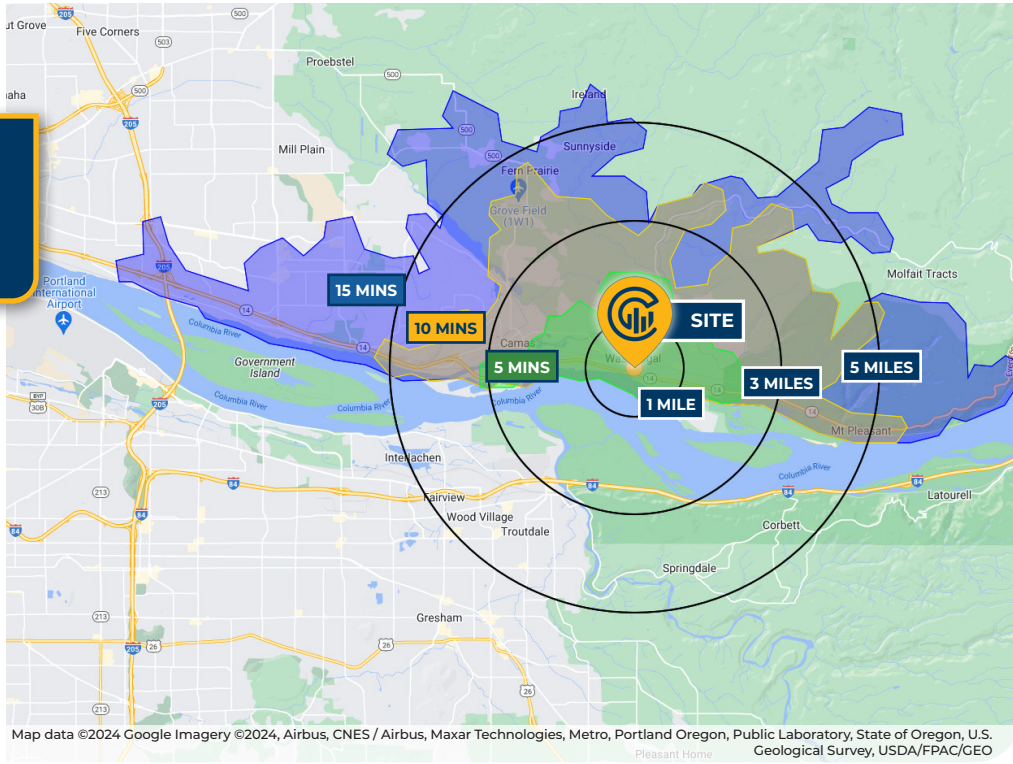


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*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	6,951	24,963	73,444
2029 Projected Population	6,969	25,111	73,300
2020 Census Population	7,134	25,117	74,489
2010 Census Population	6,261	20,623	64,872
Projected Annual Growth 2024 to 2029	-	0.1%	-
Historical Annual Growth 2010 to 2024	0.8%	1.5%	0.9%
Households & Income			
2024 Estimated Households	2,800	9,468	26,753
2024 Est. Average HH Income	\$101,350	\$140,615	\$141,164
2024 Est. Median HH Income	\$89,650	\$109,195	\$111,297
2024 Est. Per Capita Income	\$40,829	\$53,423	\$51,513
Businesses			
2024 Est. Total Businesses	362	1,122	2,702
2024 Est. Total Employees	2,280	7,642	19,496

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1



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Walk Score®
"Somewhat Walkable"



56

Bike Score®
"Some Bike Infrastructure"

Ratings provided by www.walkscore.com/

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WASHOUGAL TOWN SQUARE