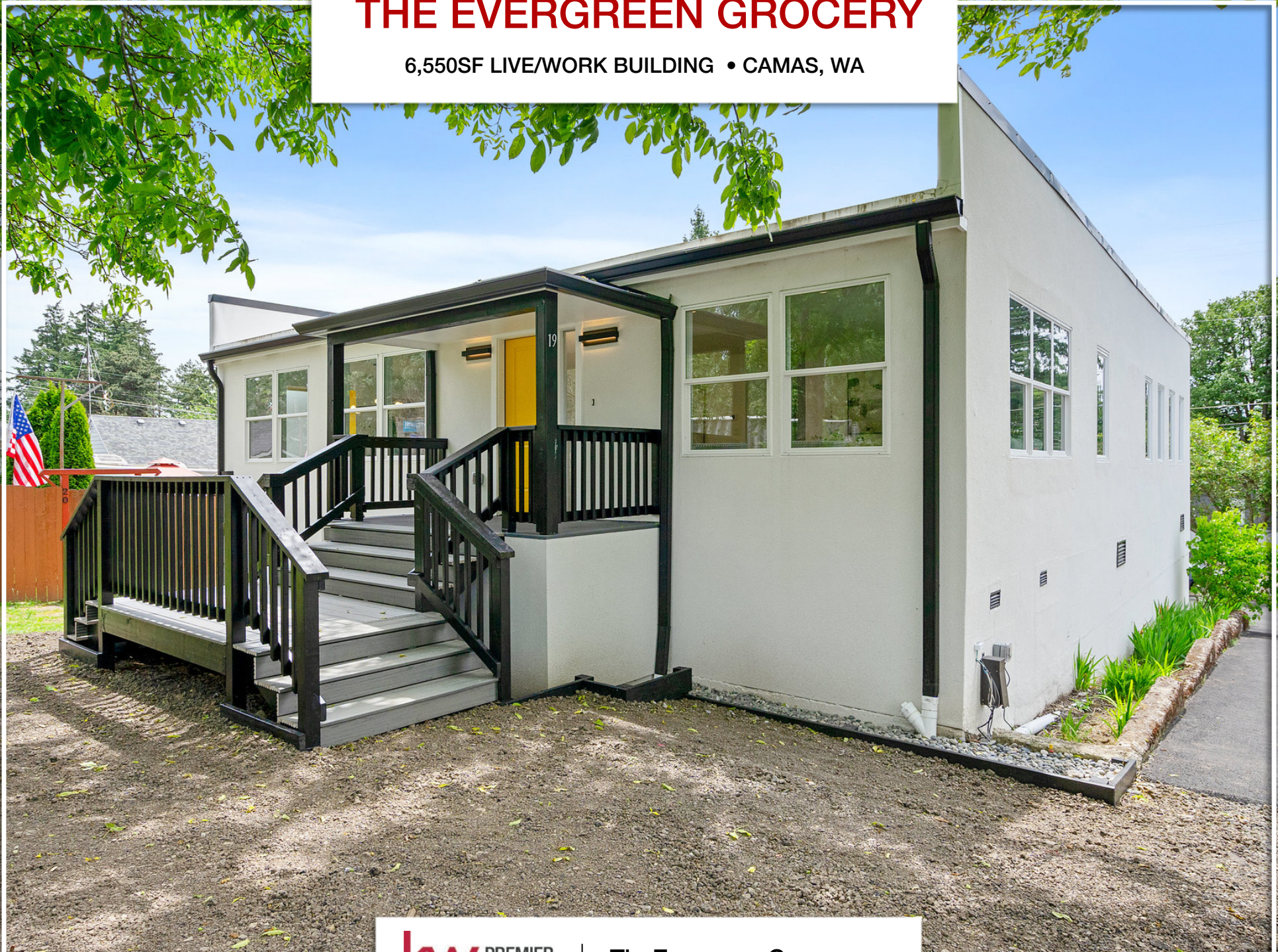


OFFERING MEMORANDUM

# THE EVERGREEN GROCERY

6,550SF LIVE/WORK BUILDING • CAMAS, WA



**kw** PREMIER  
PARTNERS  
KELLERWILLIAMS.

TheEvergreenGrocery.com  
503-705-0908





OFFERING MEMORANDUM

# THE EVERGREEN GROCERY

CAMAS, WA

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### **KW PREMIER PARTNERS**

JOHN LIVINGSTON BULLIER  
J.T.Livingston.Bullier@gmail.com  
(503) 705-0908

TheEvergreenGrocery.com  
Licensed in the State of Oregon and Washington



**Lamas View**



Unit #	Size	Price	Availability
101	5x7	\$45.00	Available
102	5x7	\$45.00	Available
103	5x7	\$45.00	Available
104	5x7	\$45.00	Available
105	5x7	\$45.00	Available
106	5x7	\$45.00	Available
107	5x7	\$45.00	Available
108	5x7	\$45.00	Available
109	5x7	\$45.00	Available
110	5x7	\$45.00	Available
111	5x7	\$45.00	Available
112	5x7	\$45.00	Available
113	5x7	\$45.00	Available
114	5x7	\$45.00	Available
115	5x7	\$45.00	Available
116	5x7	\$45.00	Available
117	5x7	\$45.00	Available
118	5x7	\$45.00	Available
119	5x7	\$45.00	Available
120	5x7	\$45.00	Available
121	5x7	\$45.00	Available
122	5x7	\$45.00	Available
123	5x7	\$45.00	Available
124	5x7	\$45.00	Available
125	5x7	\$45.00	Available
126	5x7	\$45.00	Available
127	5x7	\$45.00	Available
128	5x7	\$45.00	Available
129	5x7	\$45.00	Available
130	5x7	\$45.00	Available
131	5x7	\$45.00	Available
132	5x7	\$45.00	Available
133	5x7	\$45.00	Available
134	5x7	\$45.00	Available
135	5x7	\$45.00	Available
136	5x7	\$45.00	Available
137	5x7	\$45.00	Available
138	5x7	\$45.00	Available
139	5x7	\$45.00	Available
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142	5x7	\$45.00	Available
143	5x7	\$45.00	Available
144	5x7	\$45.00	Available
145	5x7	\$45.00	Available
146	5x7	\$45.00	Available
147	5x7	\$45.00	Available
148	5x7	\$45.00	Available
149	5x7	\$45.00	Available
150	5x7	\$45.00	Available

503.705.0908 kw  
John Livingston Butler

**FOR SALE**



# EXECUTIVE SUMMARY

THE EVERGREEN GROCERY

CAMAS, WA









The Evergreen Grocery is a rare 6,500sf live/work opportunity in Camas, WA. Consisting of two residences totaling 3,500sf and two adjoining flex-spaces totaling 3,050sf, the property is perfectly configured for an owner-occupant or investor. The crown-jewel of the building is the spacious 2,400sf second-story primary-residence featuring 4 beds and 2 ½ baths. The remaining 3 spaces includes a 1,068sf ADU, a 1499sf flex-space with 4-bay doors and 20' tall ceilings, and a 1,551sf flex-space with 10' ceilings.

The property is zoned Neighborhood-Commercial which allows for a variety of uses. One side features 20' tall ceilings, 4-bay doors, and a handful of partitions while the other is an unobstructed 1,551sf, both brimming with potential. The building is situated a short drive from Downtown Camas, SR-14, and I-205. Seldom seen opportunity that's not expected to last long. Schedule your private tour today.





## HISTORY

Camas View is a 2.5 acre community consisting of 17 individual homes and two retail storefronts along SW 6th Ave in between Downtown Camas and Fisher's Landing. Each home and both storefronts were subdivided into individually saleable properties through a condominium conversion in 2023.

There are nine single-family-homes, six townhouses, and a commercial building containing two lofts apartment-homes and the two retail storefronts. The homes range from studios to four bedrooms and from 453sf to 2,397sf. All but one of the homes have their own private yards that can be fenced in and average 0.08 acres in size.

## EARLY YEARS

Camas View was originally known as the Evergreen Auto Court. Auto courts, or motor courts, emerged in the 1920s with the rise of car travel, offering convenient lodging for road-weary travelers. Initially small cottages arranged around a parking area, they grew in popularity during the Great Depression and post-WWII era, providing affordable and accessible accommodations along highways like Route 66. By the 1950s, auto courts evolved into motels, offering enhanced amenities and standardized services. The 1960s saw their decline due to the Interstate Highway System and the rise of chain motels. Today, vintage auto courts are nostalgic relics, symbolizing the spirit of American road travel.

In addition to the cottages, the property also featured a commercial building known as the Evergreen Grocery Store which offered hot cooked meals, groceries, and other supplies. The owner and operator of the auto court lived in #19 with his family and ran the store out of the first floor. It was a one-stop shop for people traveling the scenic route through the Columbia River Gorge.

After the property ceased operating as an auto court, it was converted into long-term rental housing. Because all the buildings were constructed on the same lot, they could only be bought and sold as a package. The current owners purchased it in 2022 with the intention of creating individual parcels for each home and the commercial building and listing them for sale individually.







## INVESTMENT SUMMARY

The Evergreen Grocery presents a seldom seen opportunity for a small business owner to acquire a live/work building in the city of Camas, Washington. Camas is a desirable locale for small business owners for several reasons:

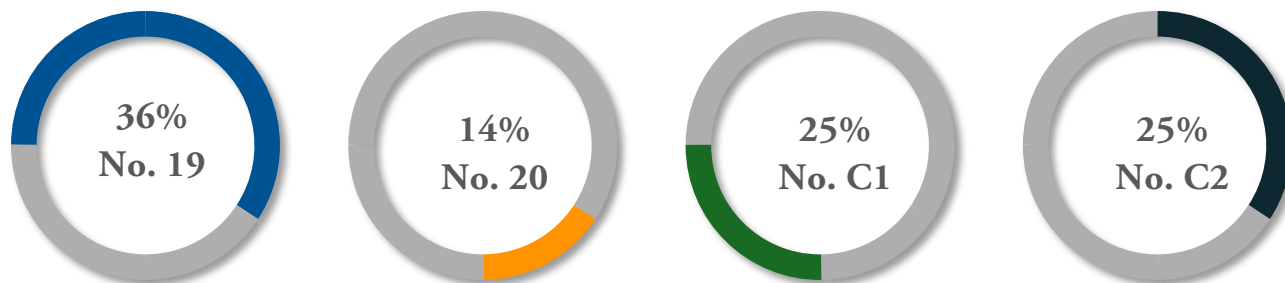
- 1) Washington state has no income tax.
- 2) The Camas School district was voted the best school district in the state outside of the Seattle metro.
- 3) Easy access to I-205, I-5, I-84, and the Portland International Airport.

# INVESTMENT SUMMARY

## UNIT MIX

No.	Size	\$/SF	Rent	Annual
19	2,395	\$1,46	\$3,500	\$42,000
20	1,068	\$1.50	\$1,600	\$19,200
C1	1,551	\$1.66	\$2,585	\$31,020
C2	1,499	\$1.66	\$2,498	\$29,980
<b>TOTAL/AVERAGES</b>	<b>6,515</b>	<b>\$1.56</b>	<b>\$10,183</b>	<b>\$122,200</b>

## % OF ANNUAL RENT



## ASSET SUMMARY

Property	The Evergreen Grocery
Address	2311 SW 6th Ave #19,20,C1,C2
City, State	Camas, WA
County	Clark
Year Built	1949, 2024
Total Units	4
Total Sq. Ft.	6,515
Average Unit Size	1,628
Acreage	0.20 ac
Density	20 units per acre

## PRICING

Price	\$1,300,000
Price per Unit	\$325,000
Price per Sq Ft	\$200/SF

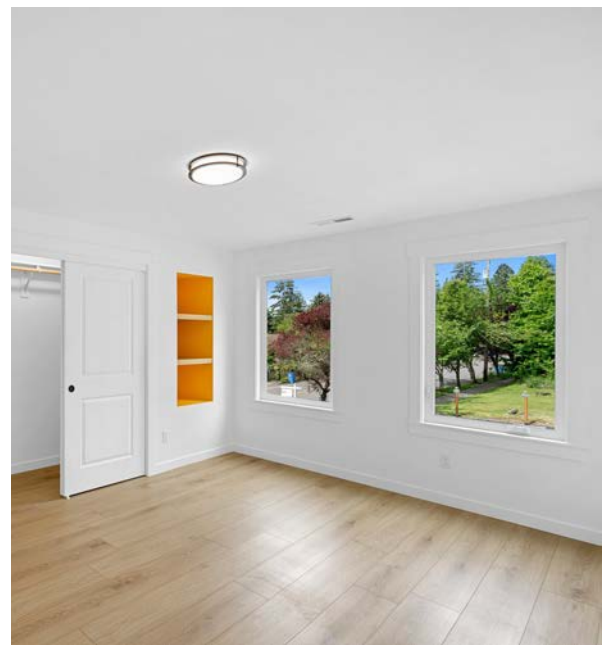
## OFFERING SUMMARY

**Tours and inquiries:** Unit #19, C1 and C2 are currently vacant and available for tours. #20 is tenant occupied – showings will be coordinated with interested parties after they tour the other 3 units

John Livingston Bullier  
 (503) 705-0908  
 J.T.Livingston.Bullier@gmail.com











## IMPROVEMENT OVERVIEW

The Evergreen Grocery has been extensively rebuilt over the last 5 years both inside and out. The two loft-apartments were taken down to the studs and remodeled while the two flex-spaces have been teed up for the next owners dream buildout. Key infrastructure upgrades were also completed to future proof the building for it's next chapter.

## Exterior

- New stucco siding on the North face, resurfaced stucco siding on the South, West and East faces. New Hardiplank on the interior courtyard.
- New TPO roof above #19 and C1, new black metal coping around entire perimeter of the building
- New black-aluminum 5” K-style gutters around entire building and integrated downspouts

## # 20

- All new electrical including panel, wiring, outlets, switches, recessed can lights and dimmers, cadet wall heaters and thermostats.
- New PEX plumbing, water heater, plumbing fixtures, tile shower surround and bathtub.
- New shaker style cabinets and tile countertops.
- New LVP flooring and carpet
- New vinyl windows

## # C1

- New drywall on the ceiling
- New light fixtures

## # C2

- Two new electrical panels
- Interior primed and ready for paint
- Framed 3 garage doors
- Repaired existing window openings

## # 19

- All new electrical including panel, wiring, outlets, switches, designer light fixtures and LED dimmers, and low-voltage landscape lighting.
- All new plumbing including PEX water main, electric hot water heater, PEX supply lines, bath/shower surrounds, garbage disposal, and plumbing fixtures.
- New Coleman 96% Efficient Gas-Furnace and Air Conditioner
- All new stainless steel appliances including
  - Kitchenaid 600-CFM Hood Exhaust Fan
  - Kitchenaid Double-Oven Electric Range
  - Samsung 27 cu. ft. French Door Fridge/Freezer
  - LG WashTower Front Load Washer and Electric Dryer
  - LG 48 dBA Front Control Dishwasher
- High-End Euro Style Cabinetry with ¾” plywood boxes, soft-close drawers, lazy susan, spice rack, and garbage pullout
- Custom floating shelves to match flooring
- Lion’s low-VOC 9” luxury vinyl plank flooring
- Stratus Quartz Countertops
- New WinPro U=0.28 double paned vinyl windows with auto-latches
- New insulation to code in ceilings, walls, and floors



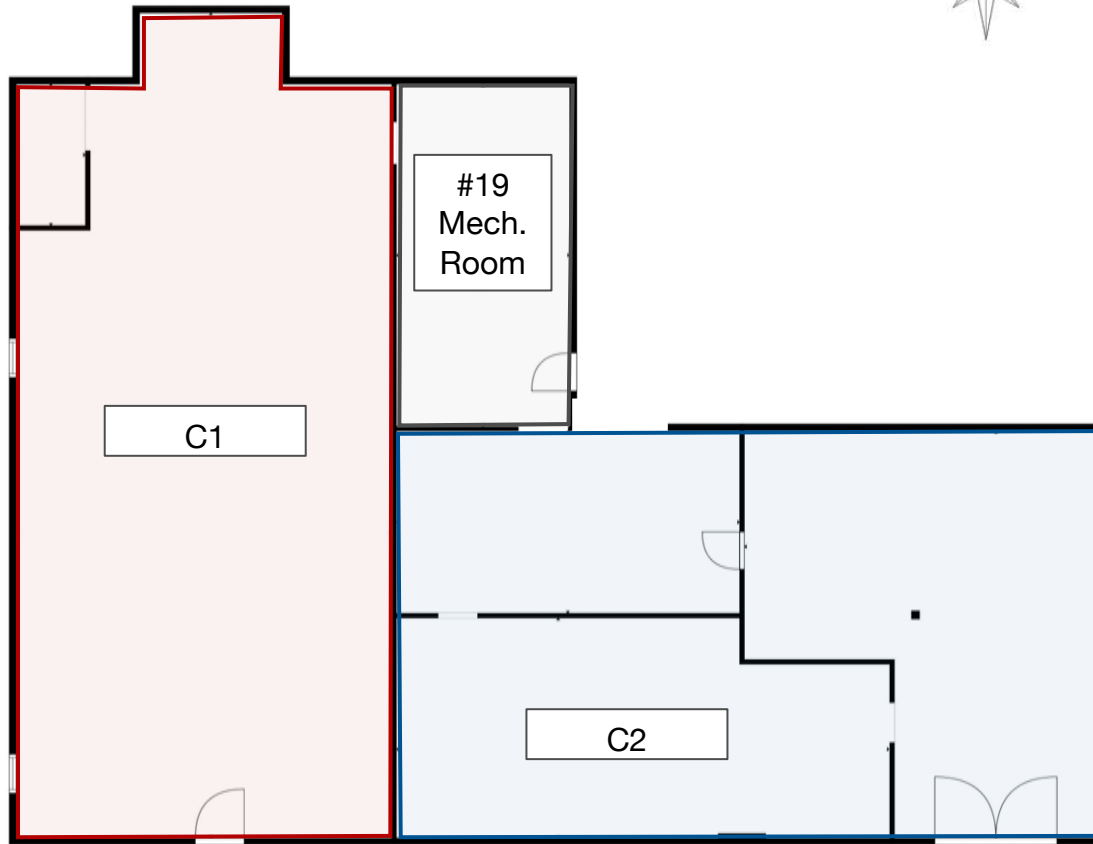






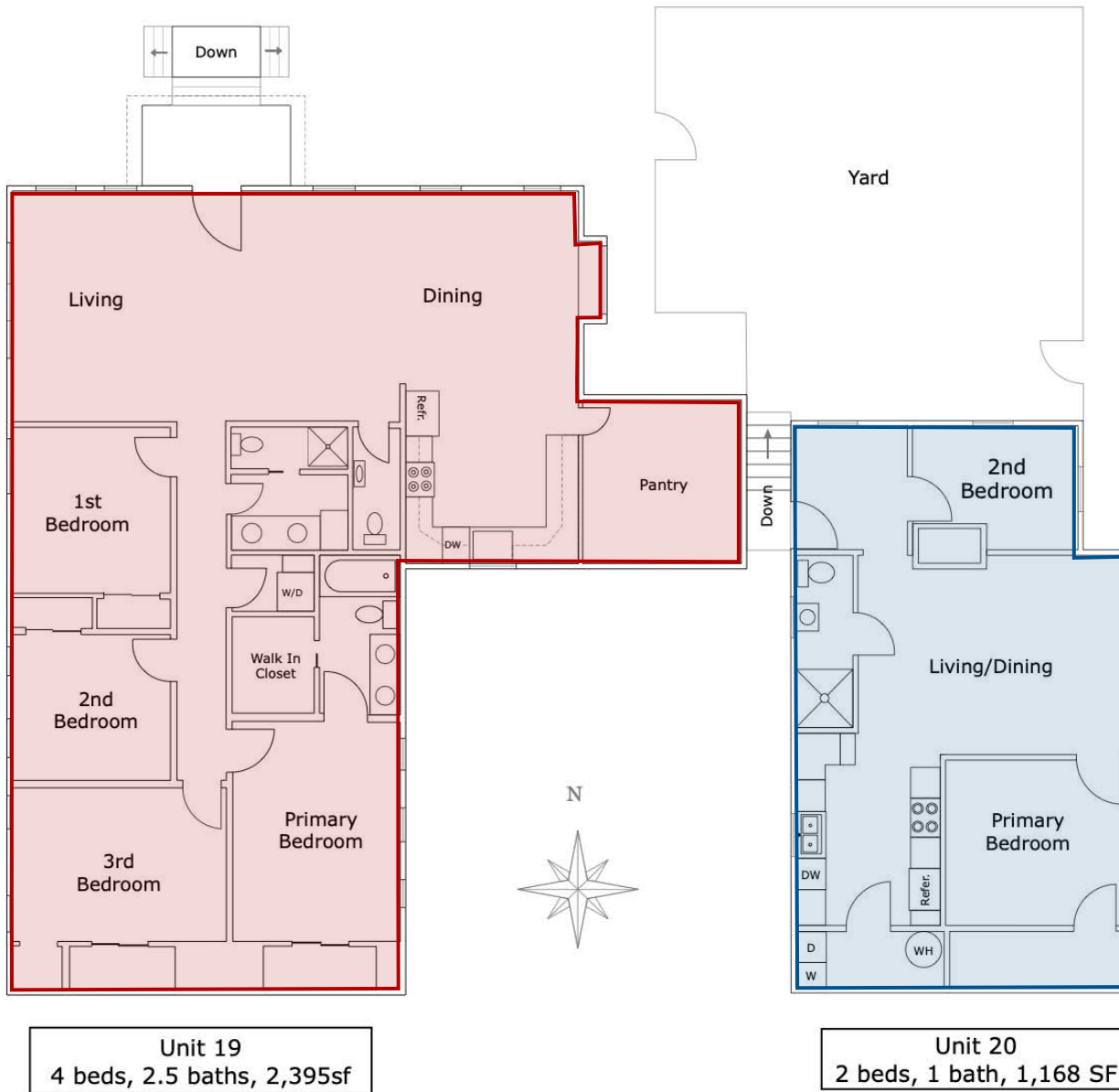


# FLOOR PLANS



SW Valley St

SW 6th Ave



SW 6th Ave





# OPPORTUNITY AND ALLOWED USES

Commercial Uses	
Zoning Districts	NC
Antique shop <sup>6</sup>	P
Bakery (retail) <sup>6</sup>	P
Barber and beauty shops <sup>6</sup>	P
Book store <sup>6</sup>	C
Candy; confectionery store <sup>6</sup>	P
Clothing store <sup>6</sup>	C
Coffee shop, cafe <sup>6</sup> or kiosk	P
Day care center <sup>6</sup>	C
Day care, adult	P
Day care, family home <sup>6</sup>	P
Day care, mini-center <sup>6</sup>	P
Delicatessen (deli) <sup>6</sup>	P
Electric vehicle battery charging station and rapid charging stations	P
Equipment rental <sup>6</sup>	C
Florist shop <sup>6</sup>	P
Food cart/food truck/ food delivery business <sup>6</sup>	C
Grocery, small scale <sup>6</sup>	P
Grocery, neighborhood scale <sup>6</sup>	P
Laundry/dry cleaning (retail) <sup>6</sup>	P
Laundry (self-serve)	P
Medical or dental clinics (outpatient) <sup>6</sup>	C
Nursing, rest, convalescent, retirement home <sup>6</sup>	C
Permanent supportive housing	C
Printing, binding, blue printing <sup>6</sup>	C
Professional office(s) <sup>6</sup>	C
Public agency <sup>6</sup>	C
Real estate office <sup>6</sup>	C
Recycling collection point <sup>6</sup>	T or C
Restaurant <sup>6</sup>	C
Roadside produce stand <sup>6</sup>	T
Second-hand/consignment store <sup>6</sup>	C
Shoe repair and sales <sup>6</sup>	P
Stock broker, brokerage firm	P
Specialty goods production (e.g. brew pub)	P

Recreational, Religious, Cultural Uses	
Auditorium <sup>6</sup>	C
Community club <sup>6</sup>	C
Church <sup>6</sup>	P
Golf course/driving range <sup>6</sup>	P
Library <sup>6</sup>	C
Museum <sup>6</sup>	C
Open space <sup>6</sup>	P
Park or playground	P
Sports fields <sup>6</sup>	C
Trails	P
Educational Uses	
College/university <sup>6</sup>	P
Elementary school <sup>6</sup>	P
Junior or senior high school <sup>6</sup>	P
Private, public or parochial school <sup>6</sup>	P
Trade, technical or business college <sup>6</sup>	P
Residential Uses	
Adult family home	C
Assisted living	C
Bed and breakfast	P
Group home	C
Home occupation	P
Housing for the disabled	P
Residence accessory to and connected with a business	P
Communication, Utilities and Facilities	
Electrical vehicle infrastructure	P
Wireless communications facility	Refer to Chapter 18.35
Facilities, minor public	P
Railroad tracks and facilities <sup>6</sup>	C
Temporary Uses	
Temporary sales office for a development <sup>4</sup>	T

# POTENTIAL OWNER USERS

- Brew master
- Coffee roaster
- Vintner
- Baker
- Florist
- Online retailer
- Restaurant Owner  
(conditional use)
- Grocery store
- Florist shop
- Real Estate Office  
(conditional use)
- Stock broker,  
brokerage firm





# VIRTUAL TOURS



1. #19

2. Flex Space

# LOCATION OVERVIEW

THE EVERGREEN GROCERY

CAMAS, WA



# PROXIMITY MAP

Seattle, WA  
3.5 hours

Downtown Vancouver  
15 minutes

Portland International Airport

PDX  
15 minutes

**Evergreen Grocery**

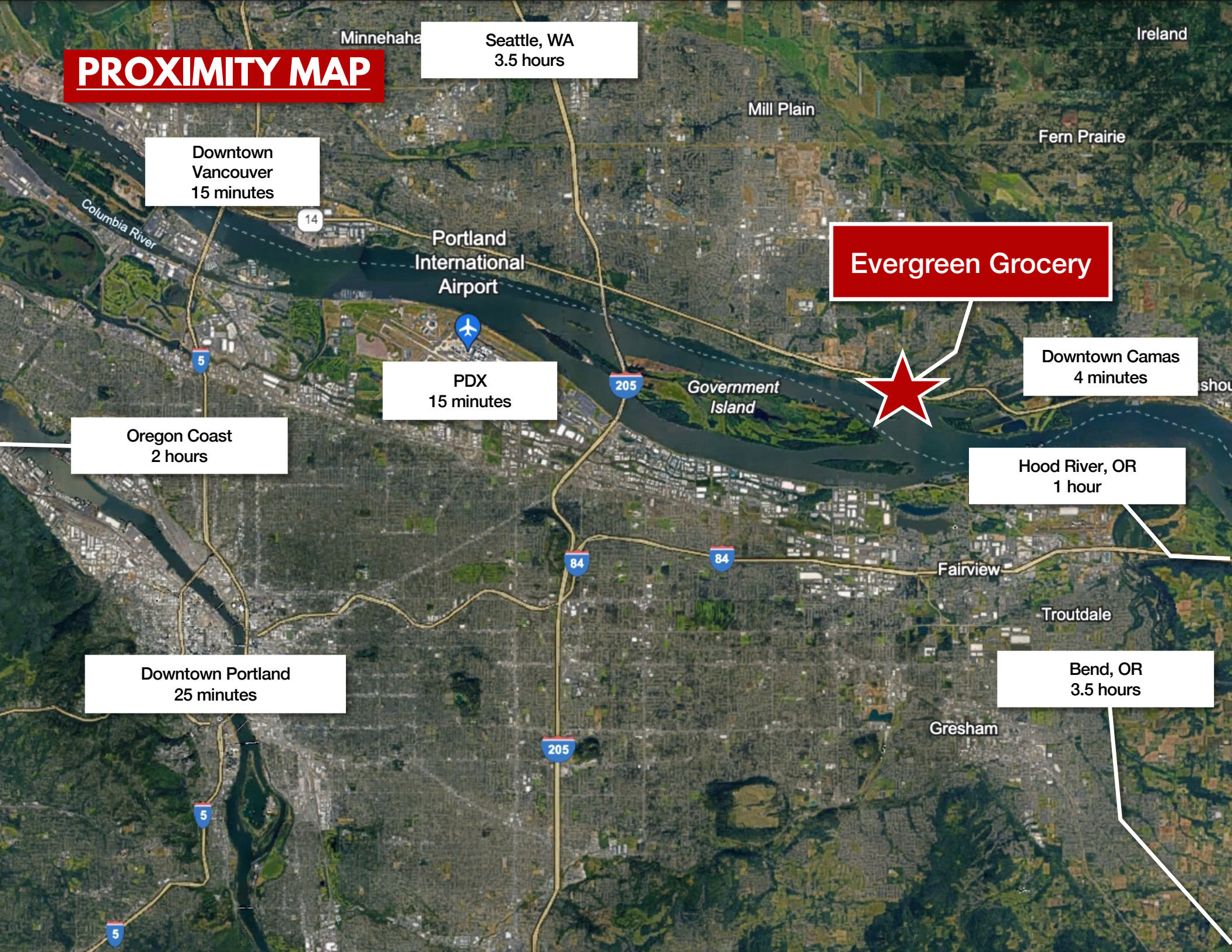
Downtown Camas  
4 minutes

Oregon Coast  
2 hours

Hood River, OR  
1 hour

Downtown Portland  
25 minutes

Bend, OR  
3.5 hours







New Seasons Market  
9 minutes

Skyridge Middle School  
12 minutes

Camas High School  
10 minutes

Fred Meyer  
10 minutes

Acorn & The Oak  
8 minutes

Prune Hill Elementary School  
9 minutes

Crown Park  
5 minutes

**Evergreen Grocery**

Grains of Wrath  
Brewery & Restaurant  
4 minutes

Safeway  
6 minutes

Lacamas Park

Fallen Leaf Lake Park

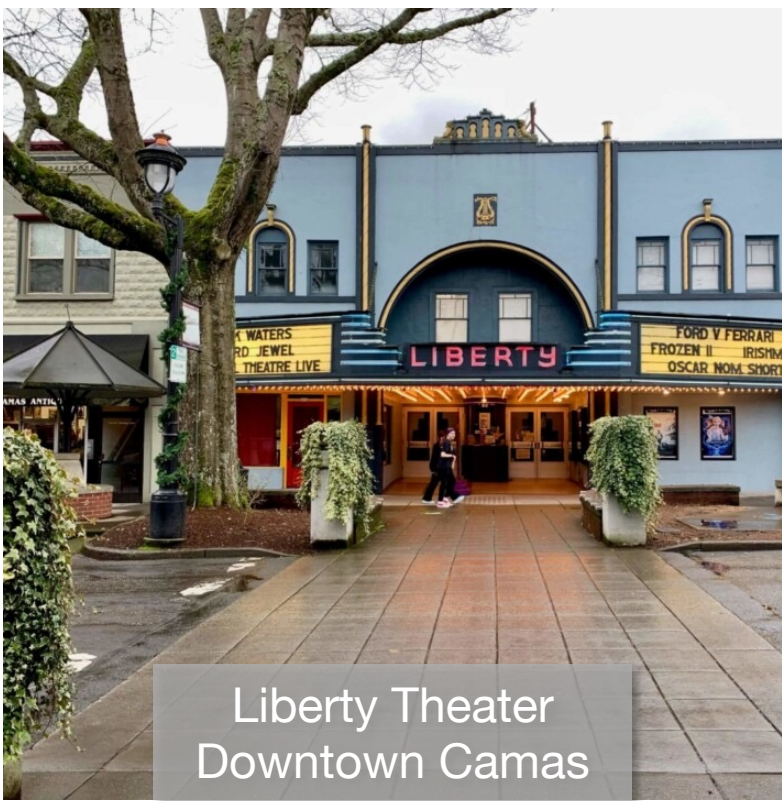
Camas

14

14

Lewis





Liberty Theater  
Downtown Camas



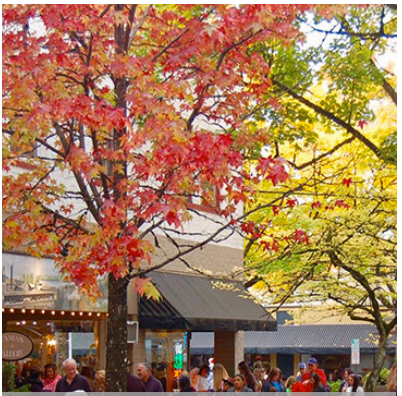
Camas High School



Camas Farmers  
Market



Lacamas Lake



Downtown  
Camas

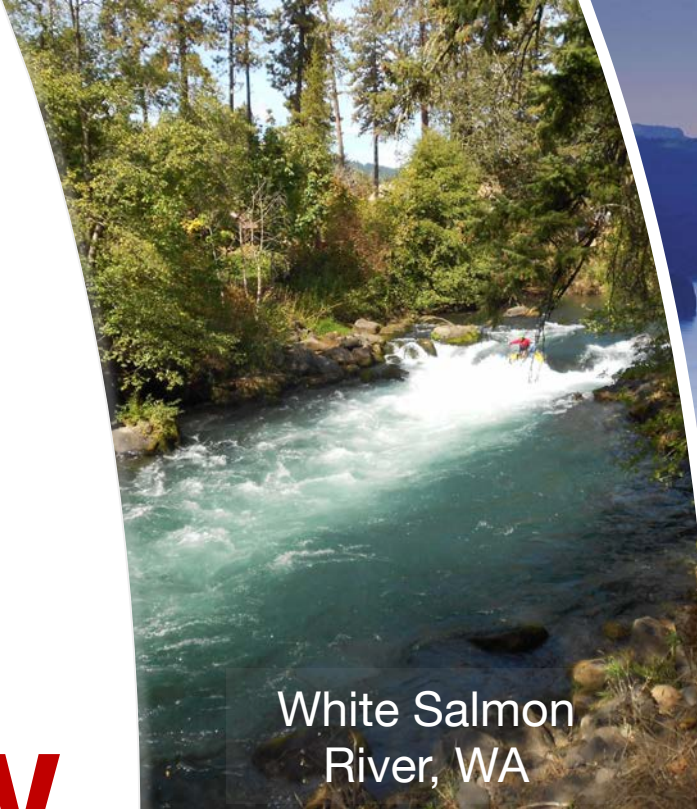


Round Lake  
MTB Trail



# Beautiful SW Washington

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White Salmon  
River, WA

Columbia River  
Gorge



Mt. Adams, WA



# CONTACT ME



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