



HYAS POINT

NOW PRE-LEASING
RETAIL/OFFICE/RESTAURANT SPACE



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CONTACT

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RKM
DEVELOPMENT



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Meet me at the Riverfront.

Live, dine, and gather on the Columbia River.

Hyas Point will deliver vibrant energy and moments for peaceful quietude with a brand-new, community-centric waterfront destination.

AVAILABLE SPACE

KLIPSAN: Retail 17,456 Sq Ft

SITKA: Retail 10,370 Sq Ft

SITKA: Office 13,519 Sq Ft

BROADROCK: Retail 17,612 Sq Ft

CASCARA: Retail 12,551 Sq Ft



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CASCARA

Available Space
Retail 12,551 Sq Ft





HYAS POINT

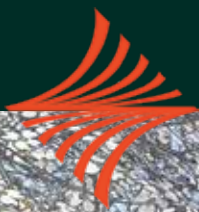
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BROADROCK

Available Space
Retail 17,612 Sq Ft





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SITKA

Available Space

Retail 10,370 Sq Ft | Office 13,519 Sq Ft





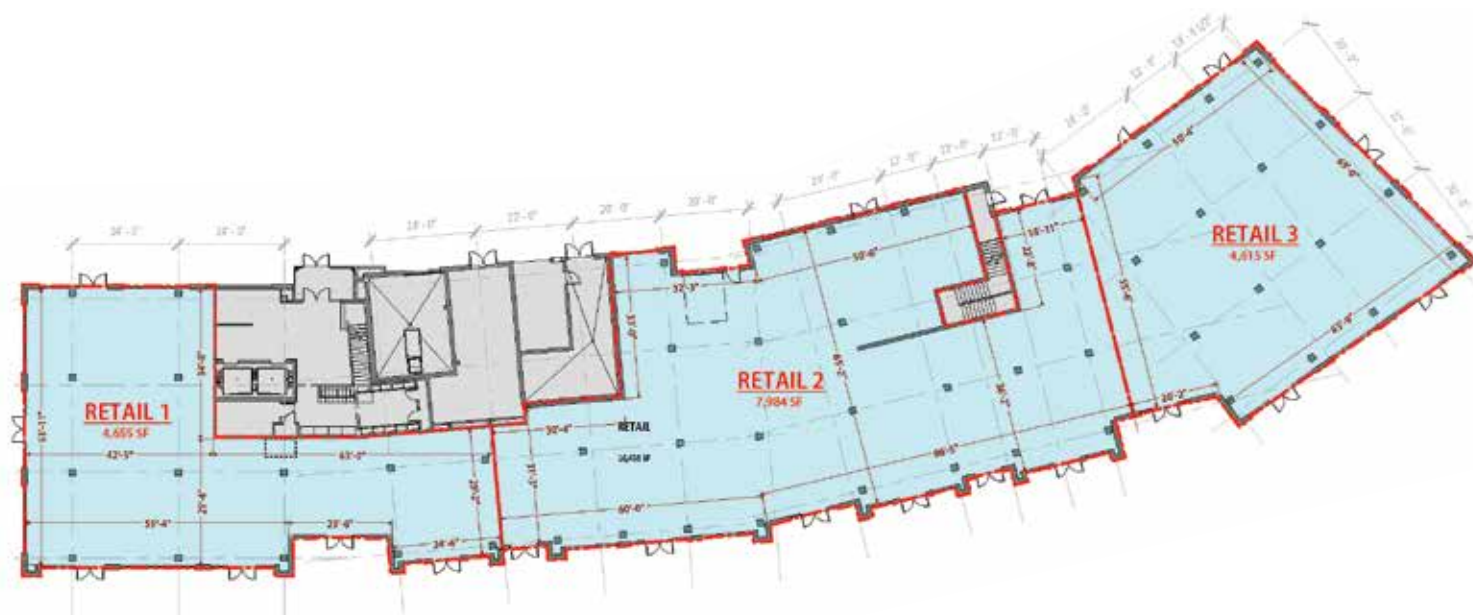
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KLIPSAN

Available Space
Retail 17,456 Sq Ft





HYAS POINT FUTURE PHASE



RESTAURANT SPACE

RESTAURANT A	5,200 Sq Ft
RESTAURANT B	5,500 Sq Ft
RESTAURANT C	1,800 Sq Ft



HYAS POINT LOCATION

FROM HYAS POINT

- To Portland Airport 13.1 Miles
- To Downtown Portland 22.3 Miles
- To PeaceHealth Southwest Medical Center 12.3 Miles
- To Legacy Salmon Creek Medical Center 19 Miles
- To Downtown Vancouver 19.8 Miles
- To Nearby Columbia River Gorge National Scenic Area





HYAS POINT DEMOGRAPHICS

CLARK COUNTY 2023 DEMOGRAPHICS

POPULATION

2023 Population	501,869
Annual Growth 2023–2033	1.38% (1 year) 17.62% (10 year)

APARTMENT COUNT

Total unit count is 276:

Cascara: 49 units
Broadrock: 95 units
Sitka: 40 units
Klipsan: 92 units

INCOME

Average Household Income	\$108,005
Median Household Income	\$74,060

DAYTIME EMPLOYMENT

Total	236,549
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TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR
Lewis and Clark Hwy	2nd St W	22,777	2022
Lewis and Clark Hwy	2nd St E	19,515	2022
2nd St	C St N	4,356	2022
C St	3rd St E	5,515	2022





HYAS POINT DETAILS



LEASE HIGHLIGHTS

- \$40.00 SF/ NNN
- 1,000 – 10,000 SF Available
- 2027 Estimated Delivery
- Retail / Office / Restaurant Space Available
- Ample On Site Parking
- Great Visibility Off SR-14

www.HYASPOINT.COM



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