

Retail / Office Space for Lease

SE 192ND PLAZA

2005 SE 192nd Ave. Camas, WA



REAL ESTATE INVESTMENT GROUP

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Licensed in the
State of Oregon

1,575 SF CLASS A OFFICE / RETAIL SPACE FOR LEASE

RETAIL / OFFICE SPACE (Suite 106): 1,575 SF
Lease Rate: \$25 psf + NNN

*One Space
Remaining!*

Property Features:

- Class A Office/Retail Building
- Plaza Co-Tenants Include: Tapped Brew House & Pub, PNW Wines, State Farm, Allure Salon & Spa, Happy Nails, Ragedas Jewelers, di Tazza Gourmet Coffee, Growlers USA, All Star Orthodontics, Rose's Restaurant & Bakery, and Top Performance Automotive

Location Features:

- Opposite streets from Candlewood Suites & Holiday Inn Express
- Located Near Significant New Retail Development Including 192nd Station
- Surrounding Major Employers Include Fisher Investments, Karcher, Sharp Electronics, Hewlett Packard, Furuno USA, Banfield, & Columbia Tech Center
- South of Clark College and Union High School

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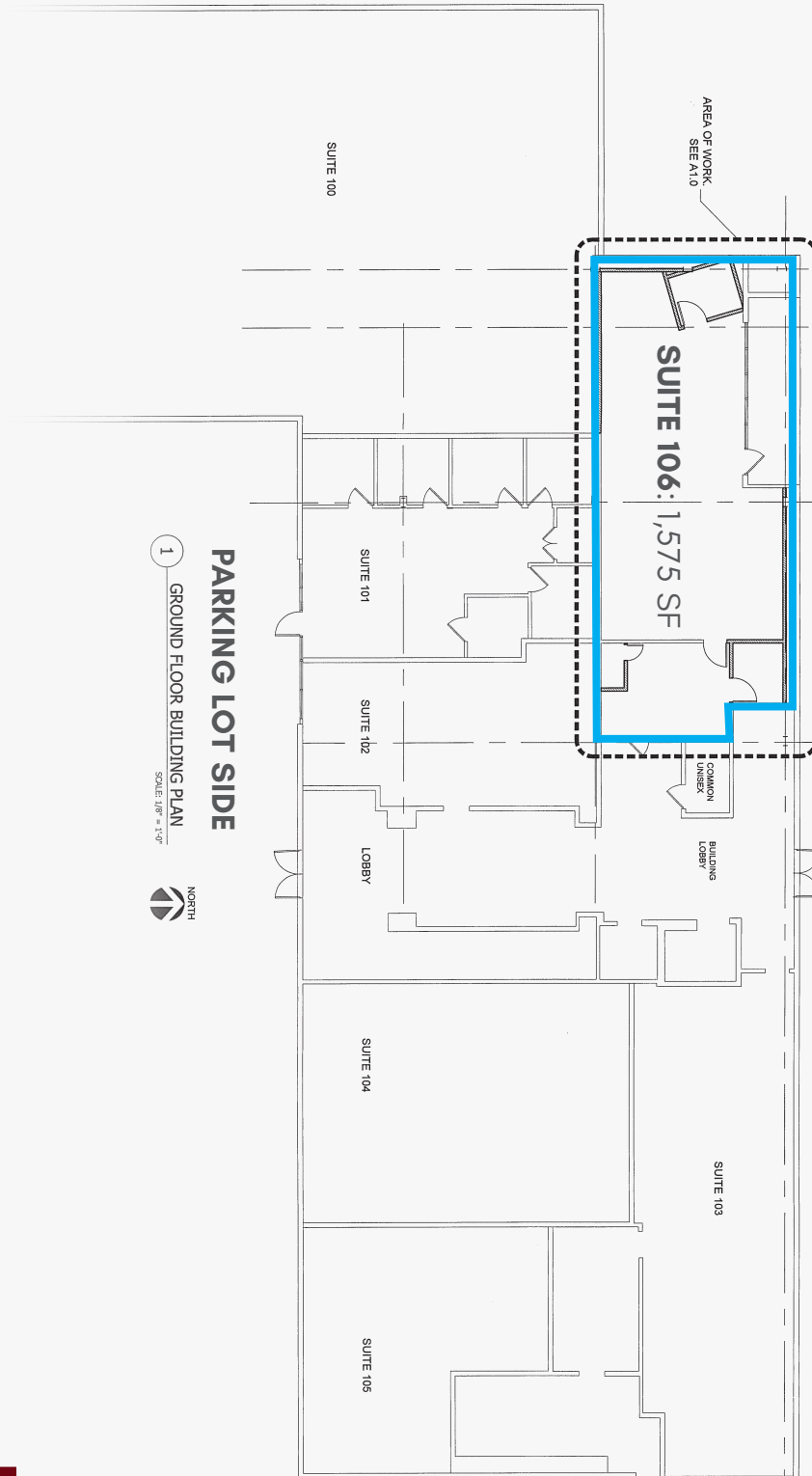
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SE 20th STREET &
SE 192nd AVE

SE 20th STREET



1 GROUND FLOOR BUILDING PLAN
SCALE: 1/8" = 1'-0"



NORTH

PARKING LOT SIDE

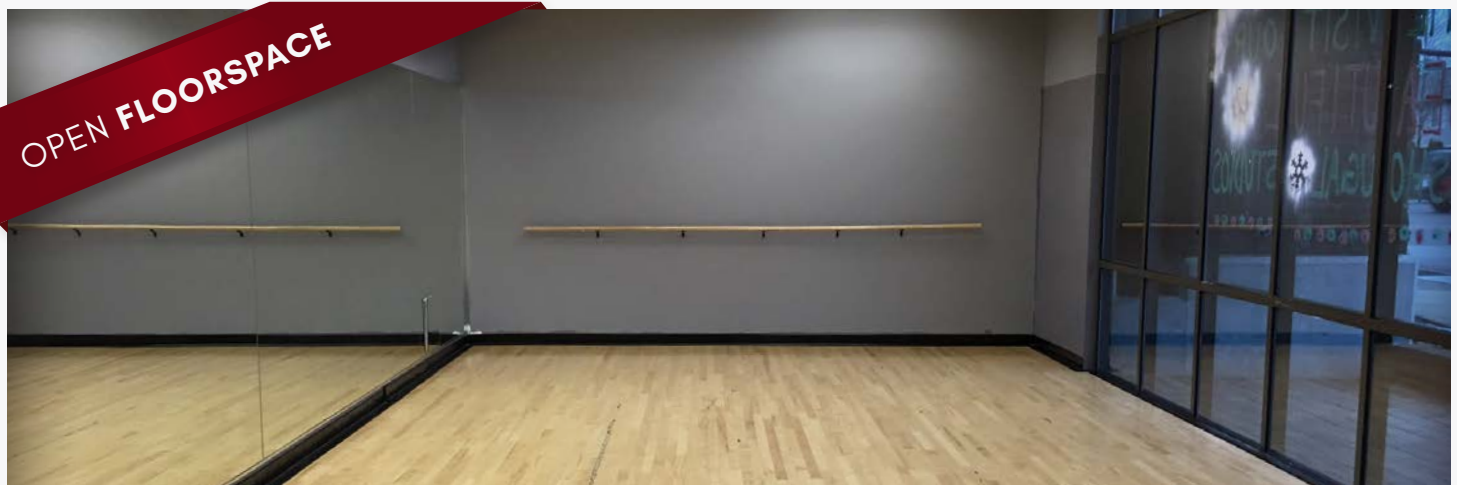
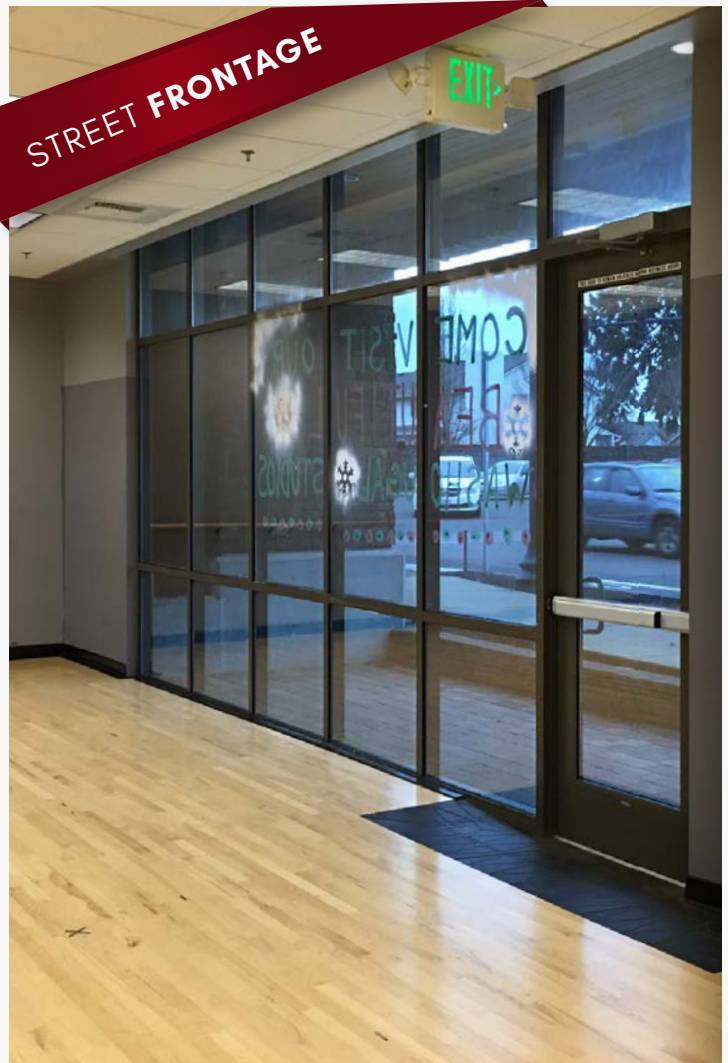


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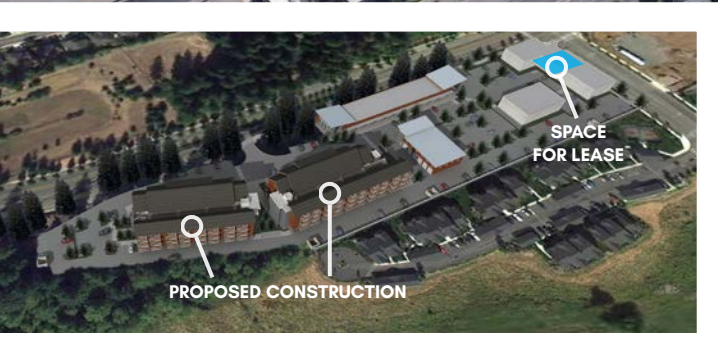


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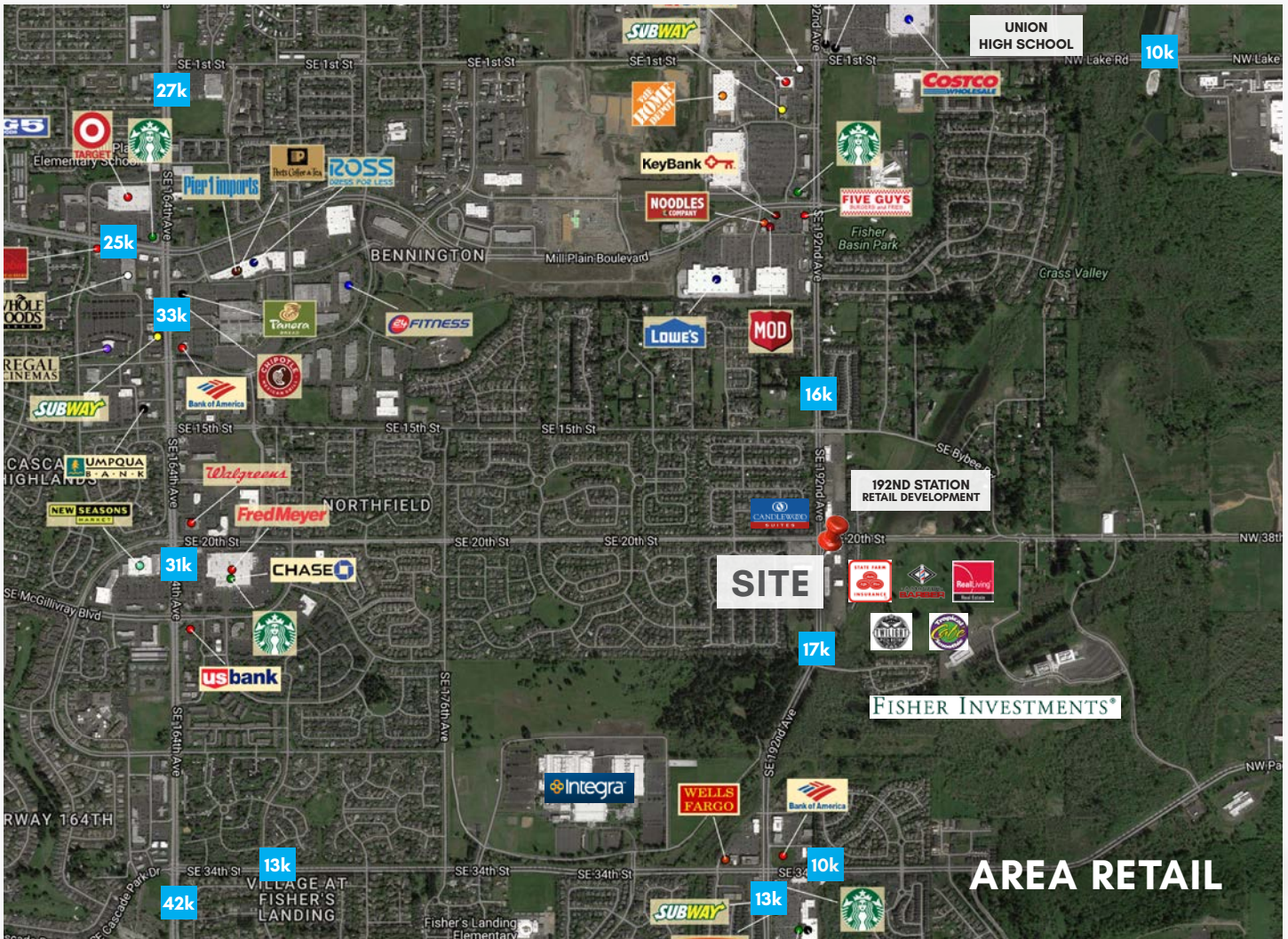
SITE AERIAL & RETAIL



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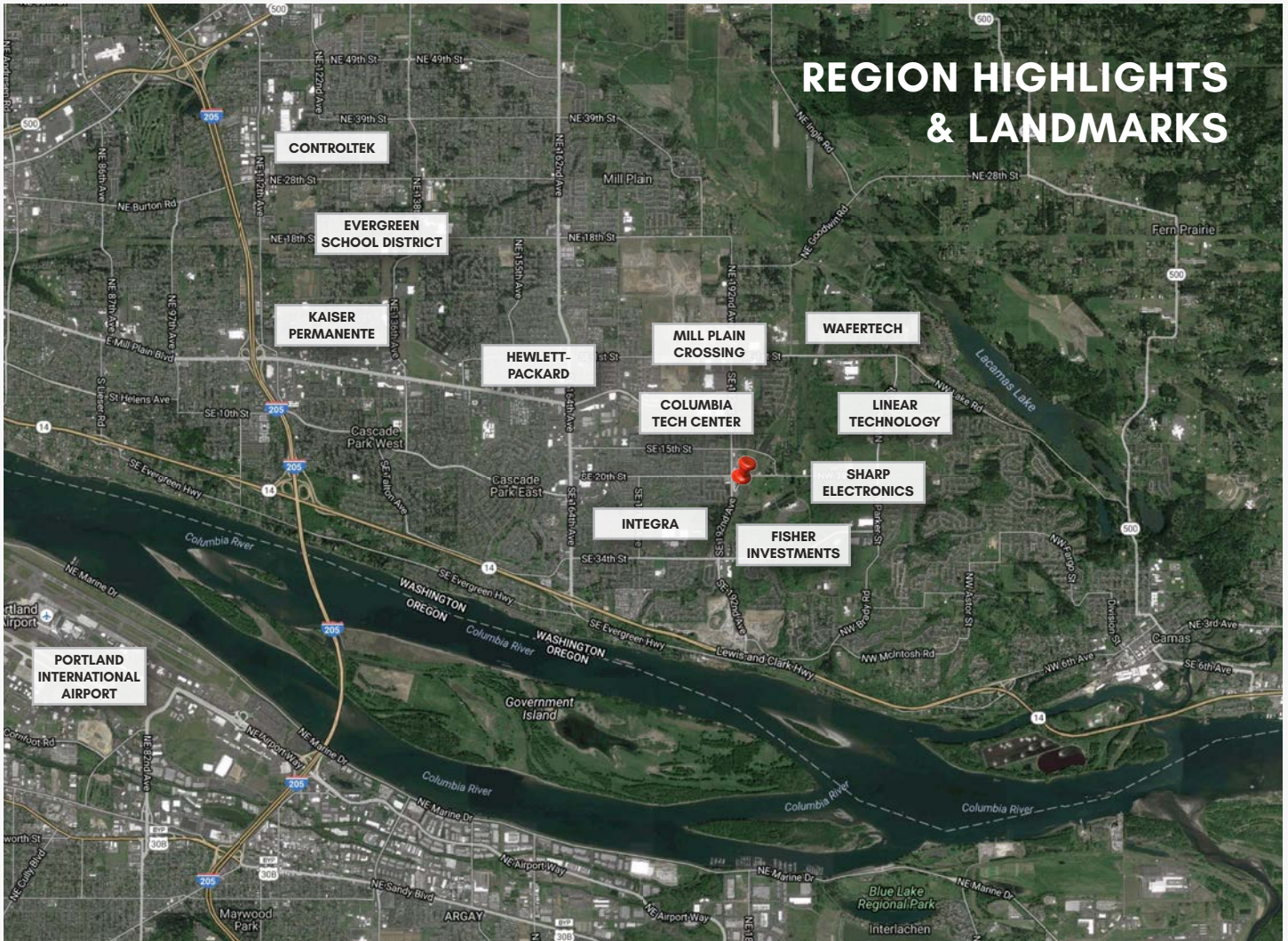
2005 SE 192nd Ave Camas, WA 98607-7475		1 mi radius	3 mi radius	5 mi radius
2016 Estimated Population		10,556	68,235	147,228
2021 Projected Population		11,240	72,581	156,587
2010 Census Population		9,430	63,923	138,661
2000 Census Population		5,906	48,026	111,452
Projected Annual Growth 2016 to 2021		1.3%	1.3%	1.3%
Historical Annual Growth 2000 to 2016		4.9%	2.6%	2.0%
2016 Est. HH Income Under \$15,000		4.9%	5.7%	7.4%
2016 Est. Average Household Income		\$99,046	\$94,267	\$80,877
2016 Est. Median Household Income		\$90,881	\$80,082	\$69,253
2016 Est. Per Capita Income		\$38,836	\$35,973	\$31,132
2016 Est. Total Businesses		550	2,022	5,699
2016 Est. Total Employees		9,512	23,228	71,339

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com *

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REGION HIGHLIGHTS & LANDMARKS

CLARK COUNTY'S LARGEST EMPLOYERS, 2015



2014	2013 Rank	Employer	2014 FTE's
1	7	Bonneville Power Administration	2,723
2	1	PeaceHealth Southwest Washington Medical Center	2,500
3	2	Evergreen Public Schools	2,473
4	3	Vancouver Public Schools	2,341
5	4	Clark County, Washington	1,650
6	5	Fred Meyer Stores, Inc.	1,601
7	6	Battle Ground Public Schools	1,342
8	12	Legacy Salmon Creek Medical Center	1,050
9	8	WaferTech, LLC	1,040
10	9	Clark College	1,031
11	10	The Vancouver Clinic	994
12	13	VA Medical Clinic	927
13	11	City of Vancouver	913
14	16	SEH America Inc.	865
15	14	BNSF Railway Railroad	825

2014	2013 Rank	Employer	2014 FTE's
16	15	Camas School District No. 117	750
17	17	Kaiser Permanente Northwest	707
18	23	Fisher Investments	690
19	21	Dick Hannah Dealerships	640
20	18	Educational Service District No. 112	600
21	20	Charter Communications	566
22	22	Georgia-Pacific LLC	488
23	NR	Frito-Lay Inc.	475
24	19	Wells Fargo	439
25	24	Columbia Machine, Inc.	430
26	NR	Christensen Shipyards LTD	403
27	25	Clark Co. Public Transportation Benefit Area (C-TRAN)	393
28	27	Clark Public Utilities	362
29	26	Washington State University Vancouver	358
30	28	Washougal School District	300

Source: Vancouver Business Journal's 2015 Book of Lists and WA Employment Security Department, Figures as of 2014

