

**192ND PLAZA EAST
RETAIL DEVELOPMENT**

**192ND PLAZA WEST
NEW RETAIL & HOTEL**

**192ND STATION SOUTH
RETAIL DEVELOPMENT**

**SUITE 107
2,543 SF**

**SUITE 109
1,681 SF**

**REAL ESTATE
INVESTMENT GROUP**

2839 SW 2nd Avenue
Portland OR, 97201
503.222.1655
www.reig.com

Michelle D. Rozakis
503.222.1195 (office)
503.869.1471 (cell)
mrozakis@reig.com

Nicholas G. Diamond
503.222.2655 (office)
503.887.8344 (cell)
ndiamond@reig.com

**REAL ESTATE
INVESTMENT GROUP**

1905 SE 192ND AVENUE, CAMAS, WASHINGTON

SE 192ND STATION SOUTH

PREMIER RETAIL STOREFRONT SPACE

Space: 1,681 - 4,224 SF

Lease Rate: \$30-32 PSF + NNN

Tenants

Include:



Property Features:

- Retail Storefront Space for Lease in "192nd Station South" Retail Development
- **Suite 109 (1,681 SF)** and **Suite 107 (2,543 SF)** Combinable to 4,224 Total SF
- Second-Generation Retail Space
- Large Windows with Great Frontage and Monument Signage at Intersection

Location Features:

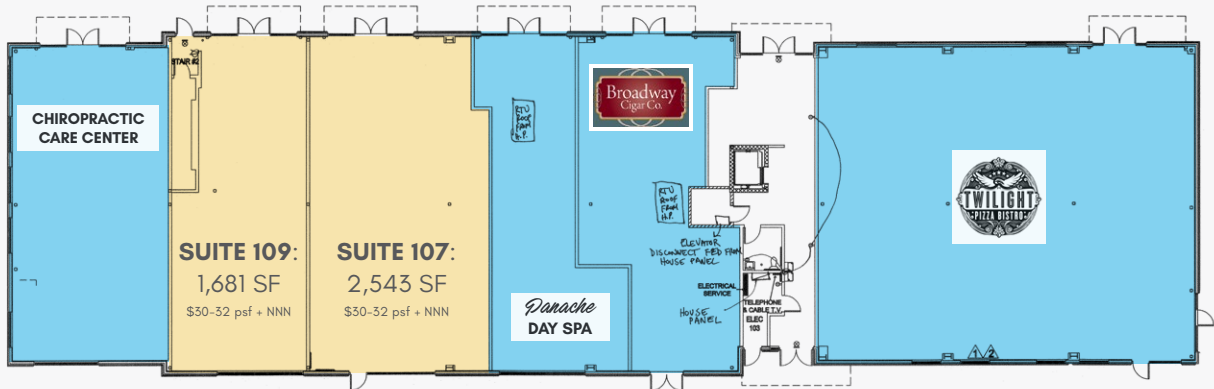
- Opposite Street from New Candlewood Inn & Suites Hotel
- Shared Signalized Intersection with Notable New Retail Developments
- Strong Local & National Tenant Mix in Plaza & Adjacent Shopping Centers
- Near Major Employers: Fisher Investments, Hewlett-Packard, Columbia Tech Ctr.
- Adjacent to Holiday Inn Express Hotel (Under Development)

Retail Space for Lease

SE 192ND STATION SOUTH

Camas, WA

FRONT - PARKING LOT



FIRST FLOOR CEILING PLAN

REAR - STREET FACING



Retail Space for Lease

SE 192ND STATION SOUTH

Camas, WA

COMBINABLE SUITES



VIEW FROM PARKING LOT



ADJACENT RETAIL (BUILDING E) ON SITE

SECOND-GENERATION
RETAIL SPACE
GREAT ADJACENT TENANT MIX

1,681 - 4,224 SF
AVAILABLE FOR LEASE

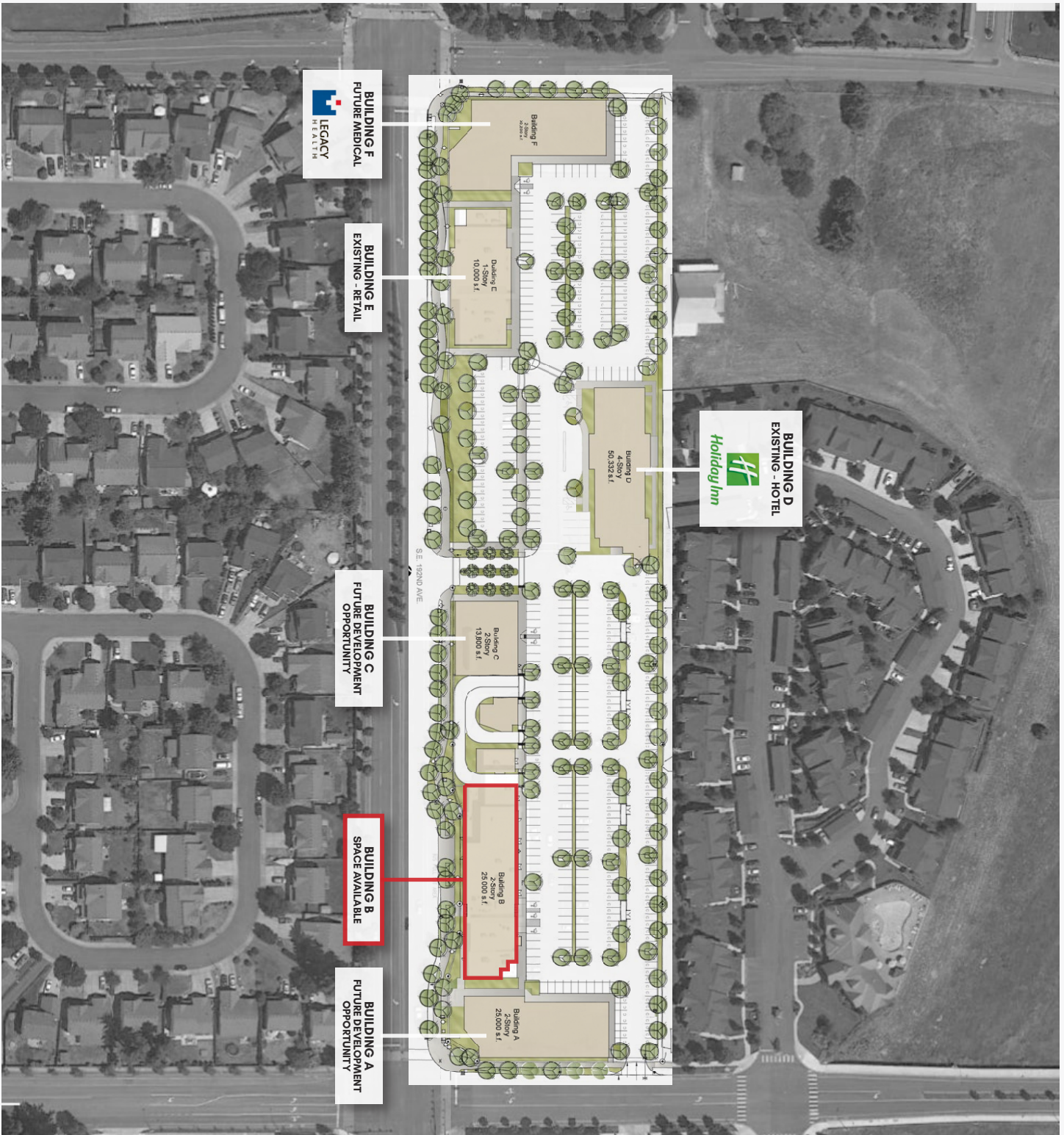


RETAIL DEVELOPMENT & HOTEL ACROSS INTERSECTION

Retail Space for Lease

SE 192ND STATION SOUTH

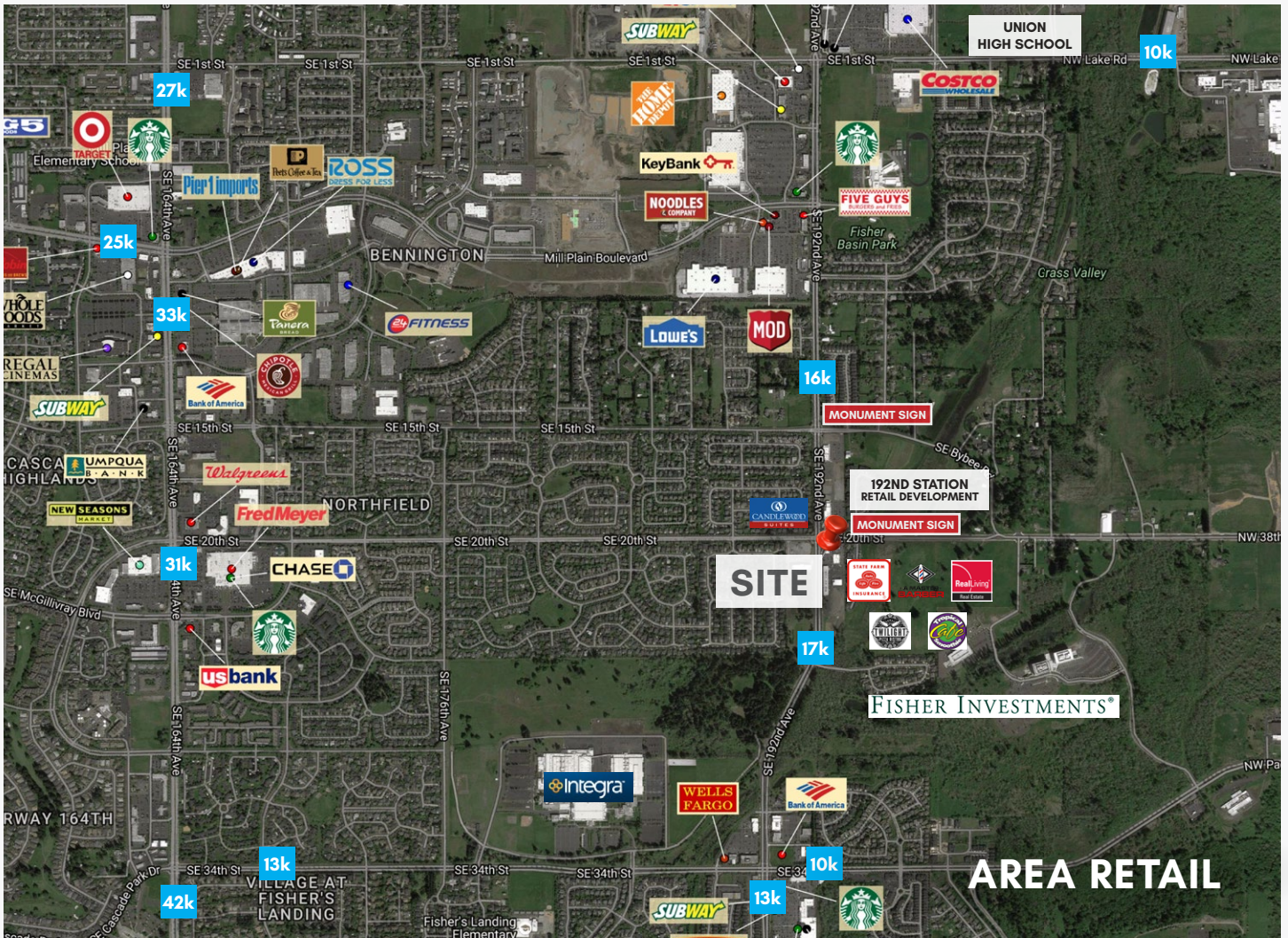
Camas, WA



Retail Space for Lease

SE 192ND STATION SOUTH

Camas, WA



1905 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 *