

## BREWING EQUIPMENT & BUILDING FOR SALE

# 1834 Main Street

WASHOUGAL, WA 98671

Brewery with equipment in place



### AVAILABLE SPACE

- PUB: 1,750 SF, rated for 47 occupants with large operable windows, plus outdoor seating and 1,000 SF of basement storage
- BREWERY: 4,750 SF, well equipped, excellent condition, ready for operation

### SALE PRICE

\$2,400,000 - Building and equipment

### HIGHLIGHTS

- Unique opportunity for a brewery/brewpub in prime location on Main Street in Washougal, Washington.
- Brewery equipment is included for fast and easy launch.
- Ideal expansion location for existing brand or startup for new business
- Covered dock height loading

### CONTACT

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Matthew Sichel 503 972 7206 / [msichel@naielliott.com](mailto:msichel@naielliott.com)

**NAI**Elliott

# Brewery with equipment in place



## BREWERY HIGHLIGHTS

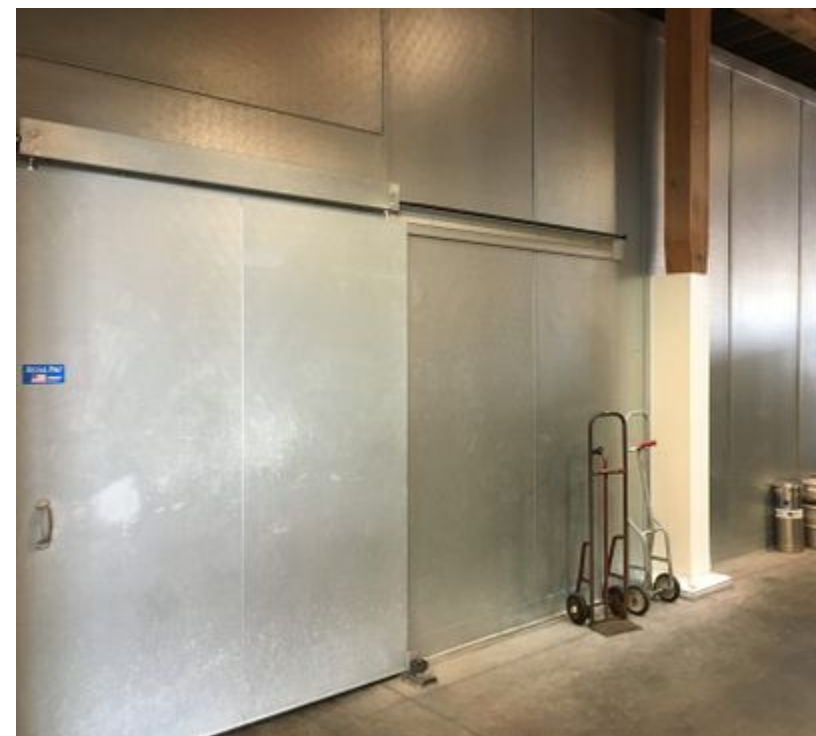
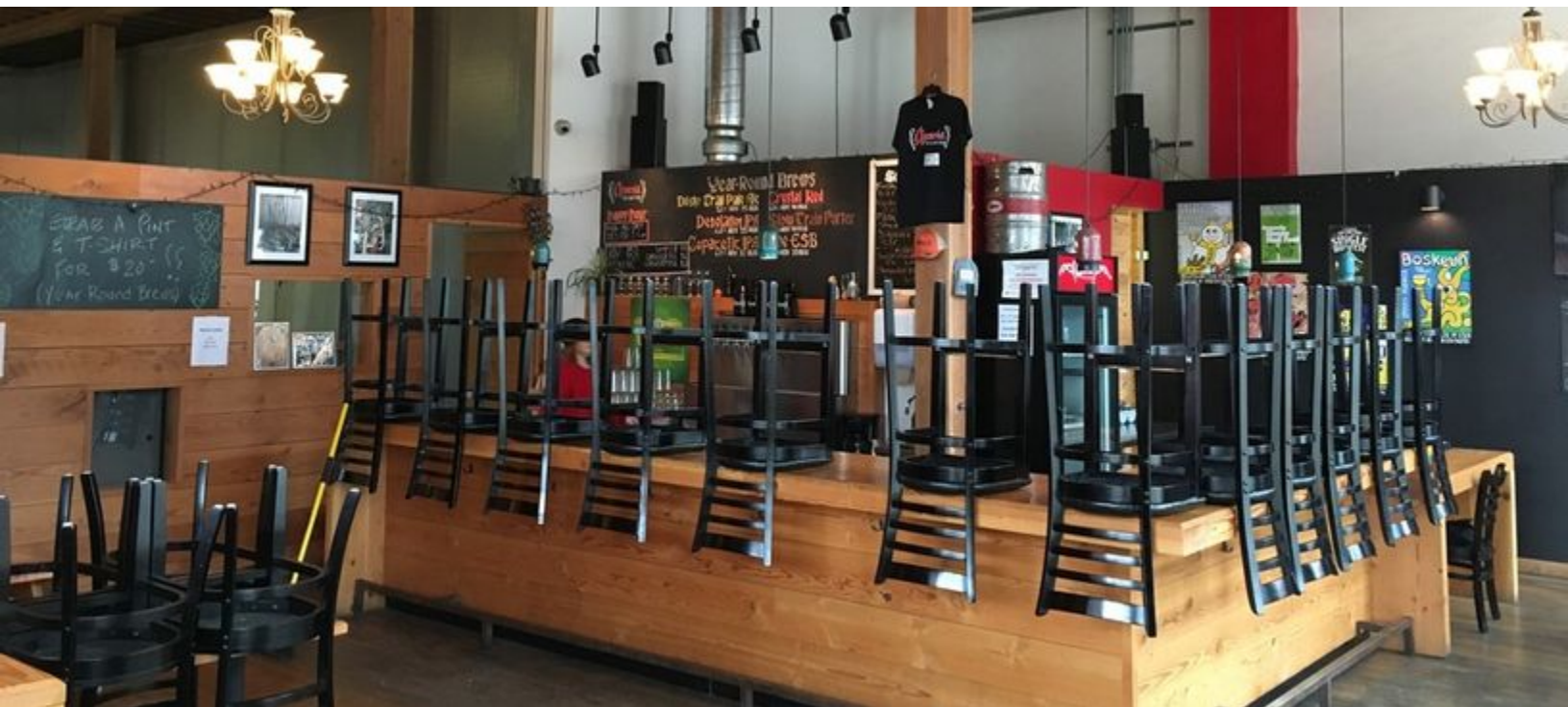
- Gravity-fed brewhouse
- Metalcraft 15 bbl
- Five 30 bbl fermenters
- Two 30 bbl bright tanks
- Glycol chiller with expansion lines for ten additional fermenters
- Complete equipment list available upon request
- Complete "As-Built Drawings" available upon request

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# Interior Photos



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# CAMAS & WASHOUGAL, WA



CAMAS HIGH SCHOOL  
2,180 STUDENTS

WOODBURN ELEMENTARY

DOROTHY FOX ELEMENTARY

HELEN BALLER ELEMENTARY

HAYES FREEDOM HIGH SCHOOL

LIBERTY MIDDLE SCHOOL

CAMAS

WASHOUGAL

GAUSE ELEMENTARY

WASHOUGAL HIGH SCHOOL  
1,030 STUDENTS

HATHAWAY ELEMENTARY

SITE

JEMTEGAARD MIDDLE SCHOOL

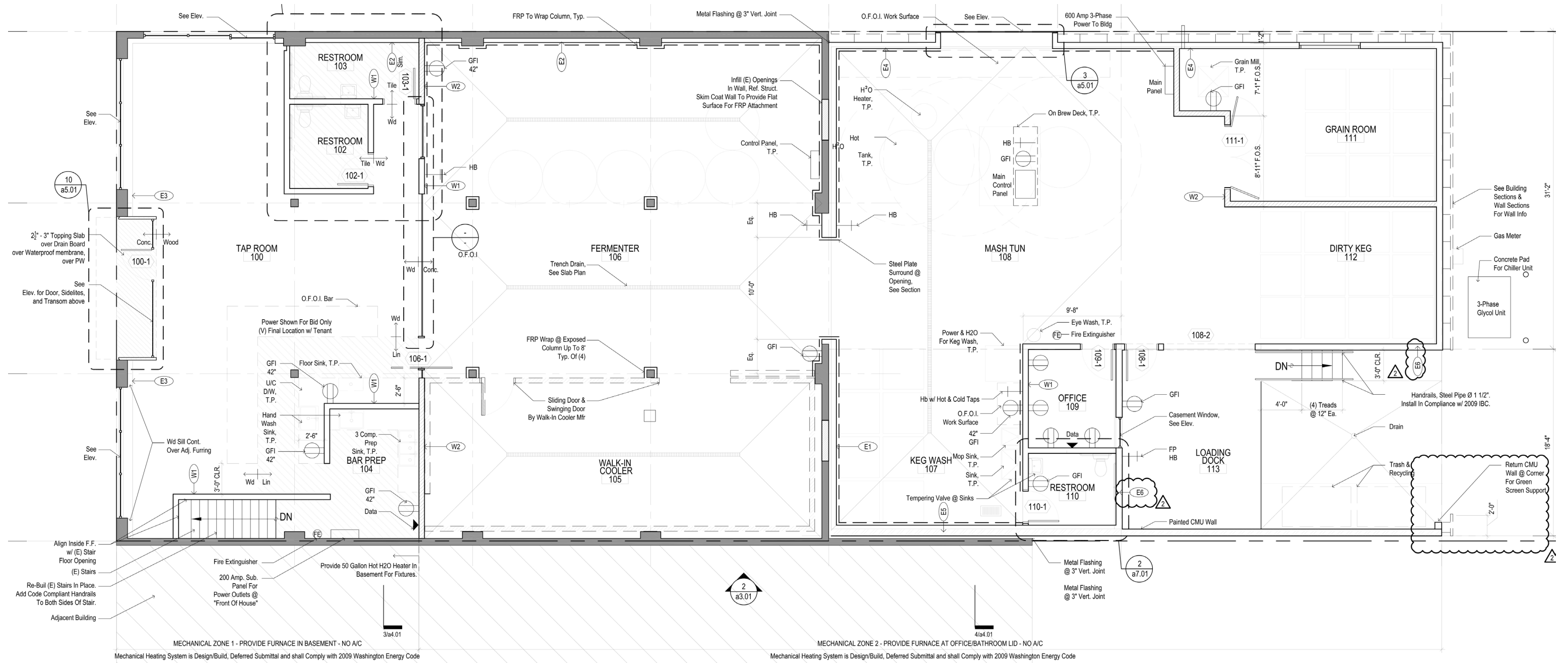
WASHINGTON OREGON

WASHINGTON OREGON

Columbia River

Columbia River

# Floor Plan



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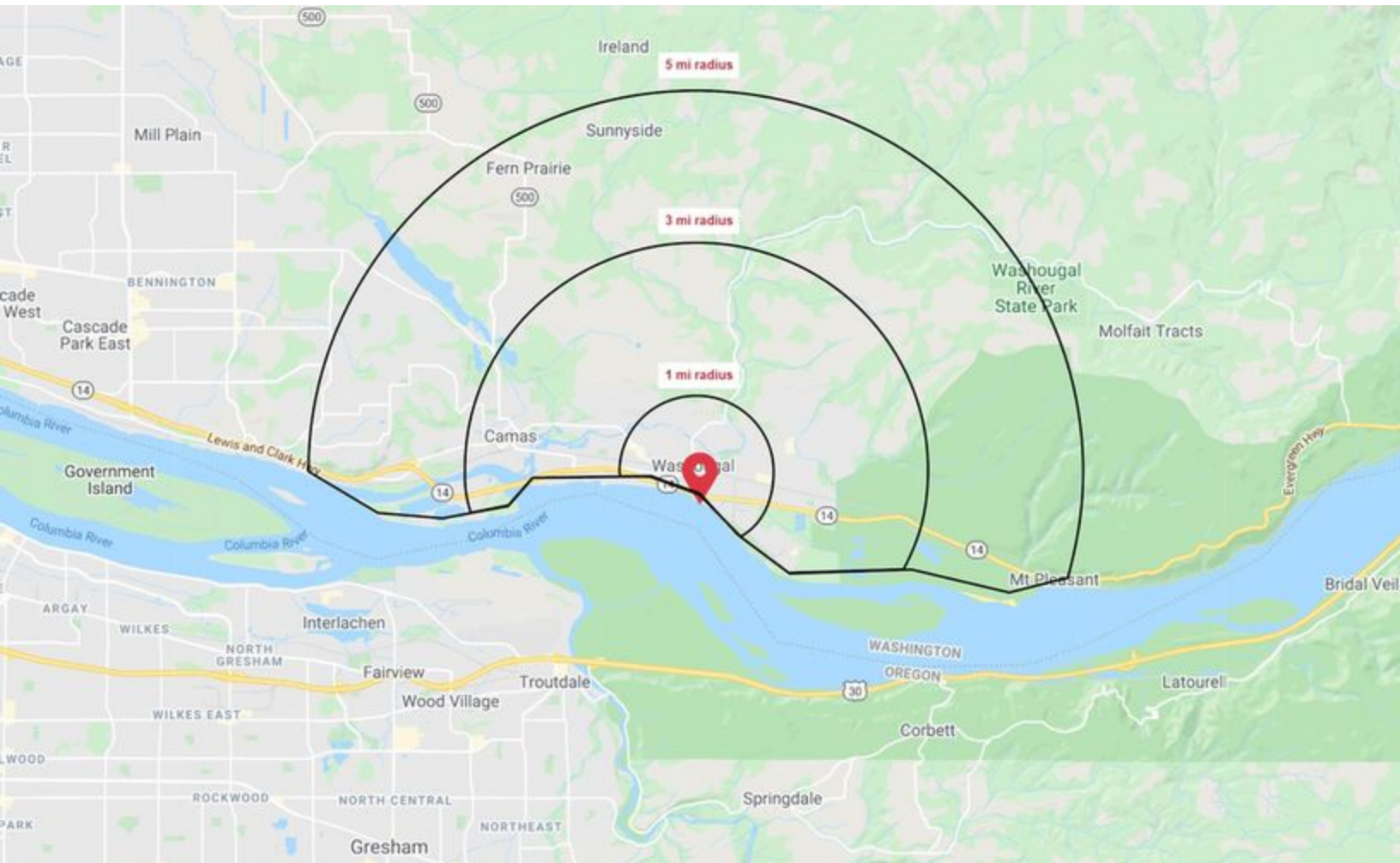
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# Demographics

	1 MILE TRADE AREA	3 MILE TRADE AREA	5 MILE TRADE AREA
Estimated Total Population 2025	6,958	25,968	47,220
Projected Total Population 2020	6,380	23,954	43,720
Average HH Income	\$98,966	\$115,895	\$134,777
Median Home Value	\$328,128	\$375,957	\$403,011
Estimated Total Households	2,507	9,005	15,890
Daytime Demographics 16+	4,097	14,950	23,427
Some College or Higher	64.3%	72.3%	76.1%

Source: Regis – SitesUSA (2020)



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# Demographics-Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections  
 Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.5793/-122.3518

1834 Main Street Washougal, WA 98671		1 mi trade area	3 mi trade area	5 mi trade area
POPULATION	2025 Projected Population	6,958	25,968	47,291
	2020 Estimated Population	6,380	23,954	43,785
	2010 Census Population	5,887	20,118	37,432
	2000 Census Population	5,193	14,189	25,263
	Projected Annual Growth 2020 to 2025	1.8%	1.7%	1.6%
	Historical Annual Growth 2000 to 2020	1.1%	3.4%	3.7%
HOUSEHOLDS	2020 Estimated Households	2,507	9,005	15,916
	2025 Projected Households	2,752	9,828	17,305
	2010 Census Households	2,276	7,489	13,432
	2000 Census Households	2,025	5,412	9,296
	Projected Annual Growth 2020 to 2025	2.0%	1.8%	1.7%
	Historical Annual Growth 2000 to 2020	1.2%	3.3%	3.6%
AGE	2020 Est. Population Under 10 Years	12.2%	11.7%	12.3%
	2020 Est. Population 10 to 19 Years	12.5%	12.7%	13.3%
	2020 Est. Population 20 to 29 Years	12.4%	11.2%	10.0%
	2020 Est. Population 30 to 44 Years	19.7%	19.9%	20.9%
	2020 Est. Population 45 to 59 Years	20.7%	20.6%	21.0%
	2020 Est. Population 60 to 74 Years	15.3%	16.8%	16.5%
	2020 Est. Population 75 Years or Over	7.1%	7.1%	6.1%
	2020 Est. Median Age	38.4	39.8	39.8
MARITAL STATUS & GENDER	2020 Est. Male Population	50.4%	49.8%	49.8%
	2020 Est. Female Population	49.6%	50.2%	50.2%
	2020 Est. Never Married	27.6%	24.3%	23.9%
	2020 Est. Now Married	51.5%	57.8%	59.4%
	2020 Est. Separated or Divorced	15.6%	12.9%	12.8%
	2020 Est. Widowed	5.3%	5.0%	3.8%
INCOME	2020 Est. HH Income \$200,000 or More	5.0%	12.1%	16.6%
	2020 Est. HH Income \$150,000 to \$199,999	7.0%	9.4%	12.1%
	2020 Est. HH Income \$100,000 to \$149,999	19.5%	22.7%	22.6%
	2020 Est. HH Income \$75,000 to \$99,999	18.6%	16.1%	14.4%
	2020 Est. HH Income \$50,000 to \$74,999	19.6%	16.0%	14.7%
	2020 Est. HH Income \$35,000 to \$49,999	9.3%	7.6%	6.6%
	2020 Est. HH Income \$25,000 to \$34,999	6.9%	6.1%	5.2%
	2020 Est. HH Income \$15,000 to \$24,999	7.3%	4.5%	3.6%
	2020 Est. HH Income Under \$15,000	6.7%	5.6%	4.2%
	2020 Est. Average Household Income	\$98,966	\$115,895	\$134,723
	2020 Est. Median Household Income	\$76,141	\$93,068	\$105,788
	2020 Est. Per Capita Income	\$38,894	\$43,611	\$48,995
	2020 Est. Total Businesses	310	965	1,437
2020 Est. Total Employees	1,982	6,387	8,623	

This report is produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.  
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RACE	2020 Est. White	88.6%	89.1%	87.0%
	2020 Est. Black	0.8%	0.8%	1.0%
	2020 Est. Asian or Pacific Islander	1.5%	2.7%	5.1%
	2020 Est. American Indian or Alaska Native	1.5%	0.9%	0.8%
	2020 Est. Other Races	7.7%	6.5%	6.1%
HISPANIC	2020 Est. Hispanic Population	467	1,533	2,598
	2020 Est. Hispanic Population	7.3%	6.4%	5.9%
	2025 Proj. Hispanic Population	7.8%	6.8%	6.3%
	2010 Hispanic Population	5.4%	4.9%	4.3%
EDUCATION (Adults 25 or older)	2020 Est. Adult Population (25 Years or Over)	4,439	16,861	30,522
	2020 Est. Elementary (Grade Level 0 to 8)	2.2%	1.2%	1.0%
	2020 Est. Some High School (Grade Level 9 to 11)	5.9%	4.7%	4.1%
	2020 Est. High School Graduate	27.7%	21.8%	18.8%
	2020 Est. Some College	30.3%	27.0%	24.4%
	2020 Est. Associate Degree Only	10.2%	11.0%	10.2%
	2020 Est. Bachelor Degree Only	16.9%	21.3%	25.2%
	2020 Est. Graduate Degree	6.8%	12.9%	16.3%
HOUSING	2020 Est. Total Housing Units	2,648	9,431	16,627
	2020 Est. Owner-Occupied	58.0%	67.5%	73.0%
	2020 Est. Renter-Occupied	36.6%	28.0%	22.7%
	2020 Est. Vacant Housing	5.3%	4.5%	4.3%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	5.3%	8.1%	9.4%
	2020 Homes Built 2000 to 2009	10.7%	22.8%	24.0%
	2020 Homes Built 1990 to 1999	16.8%	19.0%	22.0%
	2020 Homes Built 1980 to 1989	8.0%	6.5%	7.0%
	2020 Homes Built 1970 to 1979	18.8%	13.4%	11.1%
	2020 Homes Built 1960 to 1969	5.9%	5.2%	4.7%
	2020 Homes Built 1950 to 1959	10.3%	6.6%	6.0%
	2020 Homes Built Before 1949	18.8%	13.9%	11.4%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.4%	1.1%	1.1%
	2020 Home Value \$500,000 to \$999,999	12.5%	19.5%	26.1%
	2020 Home Value \$400,000 to \$499,999	13.2%	19.5%	20.9%
	2020 Home Value \$300,000 to \$399,999	33.4%	31.6%	30.4%
	2020 Home Value \$200,000 to \$299,999	27.4%	18.8%	14.4%
	2020 Home Value \$150,000 to \$199,999	5.2%	3.0%	2.1%
	2020 Home Value \$100,000 to \$149,999	4.1%	2.1%	1.3%
	2020 Home Value \$50,000 to \$99,999	0.7%	0.6%	0.4%
	2020 Home Value \$25,000 to \$49,999	0.9%	1.1%	0.7%
	2020 Home Value Under \$25,000	2.2%	2.8%	2.6%
	2020 Median Home Value	\$328,128	\$375,957	\$402,971
	2020 Median Rent	\$1,111	\$1,183	\$1,223

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	5,136	19,313	34,735
	2020 Est. Civilian Employed	58.8%	55.6%	57.3%
	2020 Est. Civilian Unemployed	4.9%	4.9%	4.9%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	36.3%	39.5%	37.8%
	2020 Labor Force Males	49.8%	49.5%	49.6%
	2020 Labor Force Females	50.2%	50.5%	50.4%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	3,021	10,738	19,891
	2020 Mgmt, Business, & Financial Operations	12.3%	17.1%	19.6%
	2020 Professional, Related	19.9%	21.8%	24.7%
	2020 Service	14.4%	15.6%	14.5%
	2020 Sales, Office	27.7%	23.0%	21.8%
	2020 Farming, Fishing, Forestry	-	-	-
	2020 Construction, Extraction, Maintenance	12.6%	8.9%	7.6%
	2020 Production, Transport, Material Moving	13.2%	13.7%	11.9%
	2020 White Collar Workers	59.8%	61.8%	66.0%
	2020 Blue Collar Workers	40.2%	38.2%	34.0%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	77.0%	76.4%	74.5%
	2020 Drive to Work in Carpool	11.0%	8.2%	8.1%
	2020 Travel to Work by Public Transportation	1.0%	1.9%	2.8%
	2020 Drive to Work on Motorcycle	-	-	-
	2020 Walk or Bicycle to Work	5.2%	3.9%	2.8%
	2020 Other Means	0.7%	0.5%	0.7%
	2020 Work at Home	5.2%	9.0%	11.0%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	32.5%	25.3%	24.9%
	2020 Travel to Work in 15 to 29 Minutes	38.1%	34.9%	34.6%
	2020 Travel to Work in 30 to 59 Minutes	28.9%	30.0%	30.5%
	2020 Travel to Work in 60 Minutes or More	6.9%	9.7%	10.5%
	2020 Average Travel Time to Work	21.7	24.2	24.4
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$177.1 M	\$708.86 M	\$1.39 B
	2020 Est. Apparel	\$6.21 M	\$25.21 M	\$49.92 M
	2020 Est. Contributions, Gifts	\$9.91 M	\$41.89 M	\$84.57 M
	2020 Est. Education, Reading	\$5.47 M	\$23.87 M	\$49.32 M
	2020 Est. Entertainment	\$10 M	\$40.79 M	\$80.86 M
	2020 Est. Food, Beverages, Tobacco	\$27.3 M	\$107.64 M	\$209.05 M
	2020 Est. Furnishings, Equipment	\$6.22 M	\$25.29 M	\$50.02 M
	2020 Est. Health Care, Insurance	\$16.32 M	\$64.32 M	\$124.57 M
	2020 Est. Household Operations, Shelter, Utilities	\$57.39 M	\$227.34 M	\$443.36 M
	2020 Est. Miscellaneous Expenses	\$3.33 M	\$13.43 M	\$26.42 M
	2020 Est. Personal Care	\$2.38 M	\$9.53 M	\$18.65 M
	2020 Est. Transportation	\$32.57 M	\$129.57 M	\$252.92 M

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