



PERFECT RETAIL STRIP CAMAS

MANY RETAIL DEVELOPMENT OPPORTUNITIES
4831 NW 38th Avenue, Camas, WA 98607



OFFERING SUMMARY

SALE PRICE:	\$1,975,000
LOT SIZE:	13.55 Acres
ZONING:	Proposed BP Business Park
MARKET:	Camas
SUBMARKET:	NW 38th Avenue
PRICE / SF:	\$3.35

PROPERTY OVERVIEW

Camas is a lovely community that offers a small town feel, but is just minutes outside of Vancouver. The downtown shopping district includes an eclectic mix of coffee shops, theater, art galleries and farmers markets. Located at the entry of the Columbia River Gorge, there are many outdoor recreation opportunities. Some of the most popular past times are world class windsurfing, kayaking and canoeing, fishing, rock climbing and scenic hikes.

Positioned at the foot of affluent Prune Hill, this property offers excellent traffic counts and plenty of opportunity for a long stream of revenue. The city will annex with development, and is proposed to be zoned BP (business park zoning), but may approve other uses with application.

Link to retail, under BP zoning (section 18.07.30): <https://bit.ly/2NC5txi>

PROPERTY HIGHLIGHTS

- 13.55 Acres of level property
- 530' of frontage on fully improved NW 38th Avenue
- Excellent traffic counts

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LAND FOR SALE

AERIAL PROPERTY MAP AND PHOTO

4831 NW 38th Avenue, Camas, WA 98607



Aerial Map Of Property



View of Property

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LAND FOR SALE

LOCATION PHOTOS

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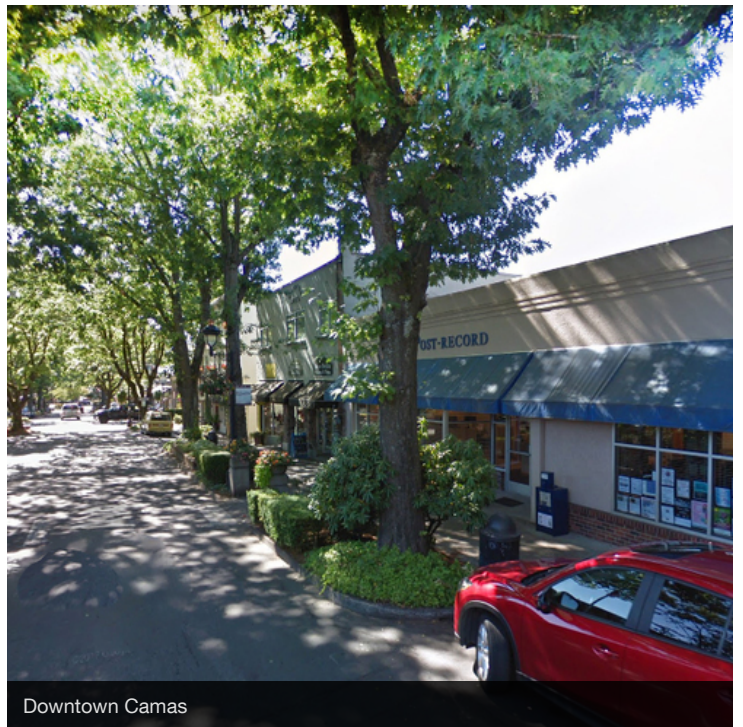
View Of Property From NW 38th Avenue



View Of NW 38th Avenue Improvements



The Columbia River Gorge



Downtown Camas

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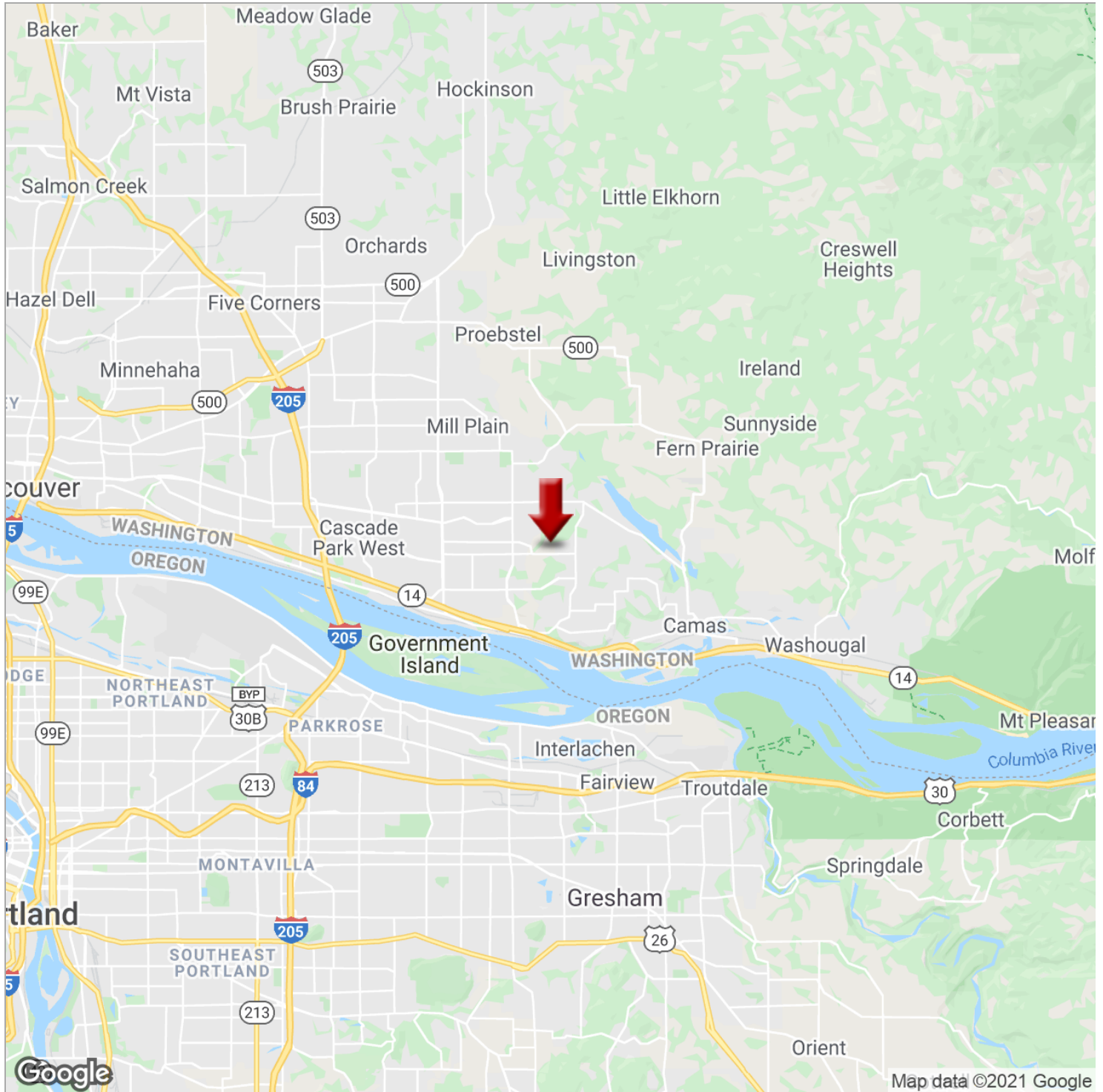
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LOCATION MAP

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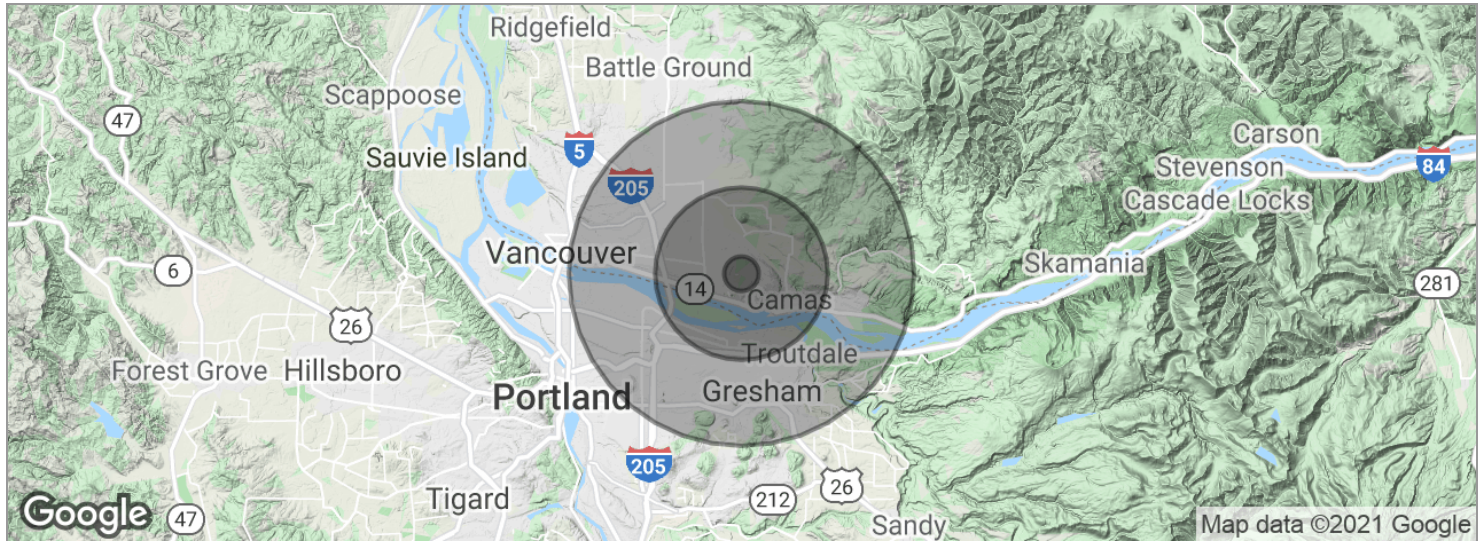
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DEMOGRAPHICS

4831 NW 38th Avenue, Camas, WA 98607



POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,012	121,202	641,391
Median age	36.0	37.7	35.7
Median age (male)	35.1	36.4	35.0
Median age (Female)	38.2	38.9	36.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,906	44,059	238,758
# of persons per HH	2.6	2.8	2.7
Average HH income	\$96,414	\$80,456	\$63,346
Average house value	\$548,910	\$341,318	\$268,898

** Demographic data derived from 2010 US Census*

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RETAILER MAP

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CAMAS, WA

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PRESENTED BY:

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