

ONE STOP SHOPPING CENTER

3504-3536 NE 3rd Avenue | Camas, WA 98607

FOR SALE



[CLICK HERE FOR DRONE VIDEO](#)

SHOPPING CENTER FOR SALE

- Price: \$5,600,000
- Cap Rate: \pm 7.06%
- Price/SF: \$144
- Zoning: Regional Commercial (RC)
- Leasable SF: \pm 38,850 SF
- Land Area: \pm 2.44 Acres
- Occupancy: 97% - Eleven spaces leased to a mix of service and convenience, and showroom tenants
- Parking: \pm 149 Spaces
- Excellent corner location with good access to HWY 14. Less than 1 mile from Washougal Water Front Park
- Potential development of South Parking Lot Parcels
- Killian Pacific has announced plans for Ninebark, a new \$80 Million residential community on 9 acres less than 1 mile south. In addition, the Port of Camas-Washougal and RKM development are planning a 20+ acre mixed-use development between Parker's Landing and Ninebark.



01.25.2021

For more information or a property tour, please contact:

TODD VANDOMELEN

503.225.8475

ToddV@norris-stevens.com



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

Norris & Stevens

12503 SE Mill Plain Boulevard • Suite 260

Vancouver, WA 98684

503.223.3171 • norris-stevens.com

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PROPERTY PHOTOS



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LOCATION AERIAL



PORTLAND-BASED DEVELOPMENT FIRM KILLIAN PACIFIC HAS ANNOUNCED PLANS FOR A \$80 MILLION RESIDENTIAL DEVELOPMENT CALLED NINEBARK, LOCATED NEXT TO THE PARKER'S LANDING AREA.

THE 242 UNIT DEVELOPMENT WILL BE BUILT ON A 9-ACRE SITE A SHORT DISTANCE EAST OF THE PORT OF CAMAS-WASHOUGAL. THE AREA BETWEEN IS ALSO SLATED TO BE DEVELOPED INTO A COMMERCIAL AND MIXED-USE CENTER AS PART OF A SEPARATE MASTER PLANNED PROJECT FROM THE PORT IN PARTNERSHIP WITH RKM DEVELOPMENT.

CONSTRUCTION ON NINEBARK IS ANTICIPATED TO BEGIN IN THE FALL OF 2021, WITH THE FIRST UNITS OPENING UP ABOUT A YEAR

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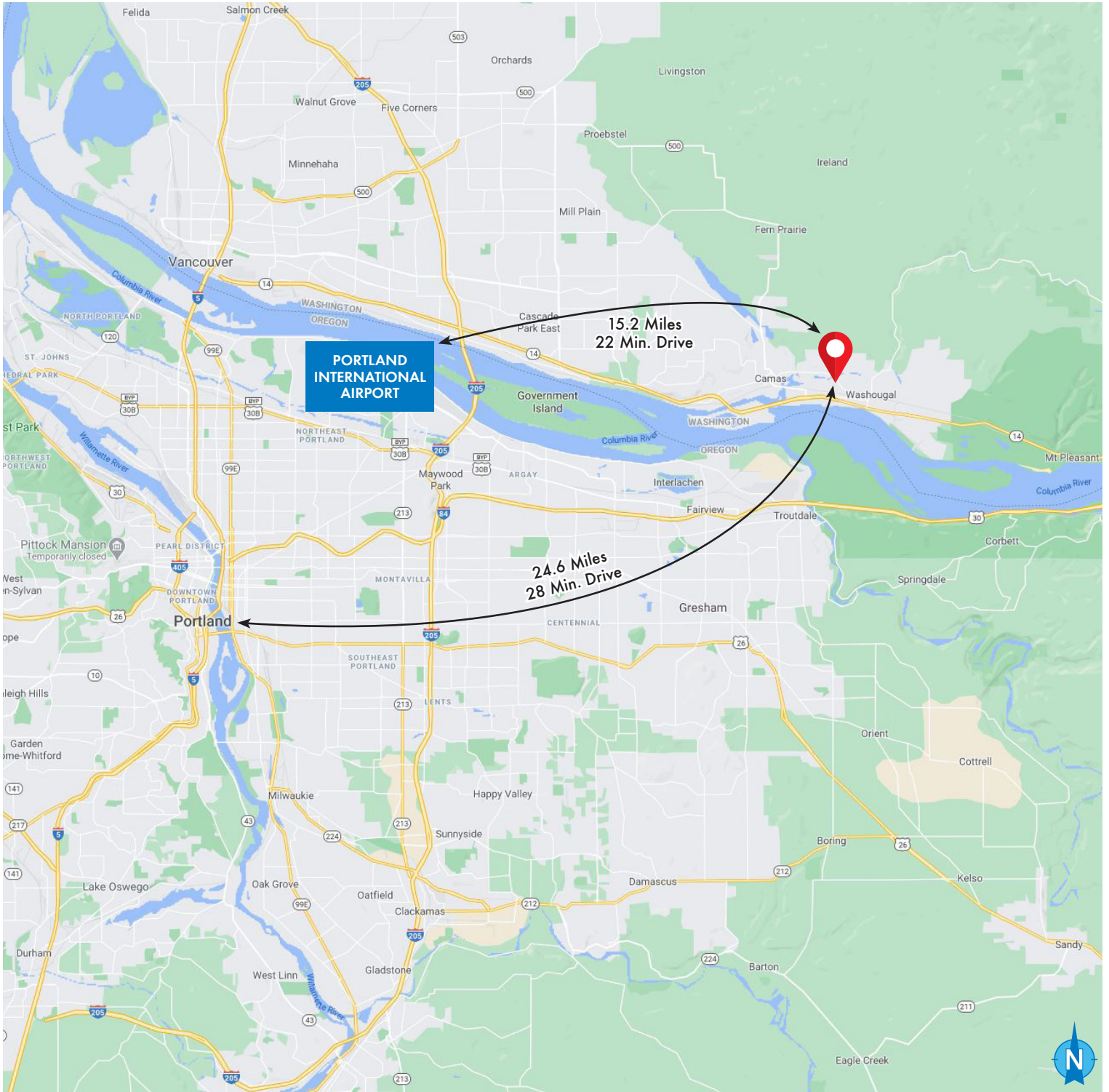
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LOCATION MAP



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