

FOR LEASE

6TH AVE COMMERCIAL CENTER



CAMAS, WA

LOCATION

1605 NW 6th Ave
Camas, WA 98607

AVAILABLE SPACE

- 2,000 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Lewis and Clark Hwy – 15,585 ADT ('24)
NW 6th Ave – 15,341 ('24)

HIGHLIGHTS

- Located at the gateway to Camas and Washougal.
- Co-tenants include Dutch Bros and Chevron.
- Great visibility from Lewis and Clark Hwy/Hwy 14.
- Pylon signage available.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Alex MacLean IV

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6TH AVE COMMERCIAL CENTER
1605 NW 6TH AVE
CAMAS, WA



CAMAS
HIGH SCHOOL
2,163 STUDENTS

WOODBURN
ELEMENTARY

DOROTHY FOX
ELEMENTARY

HELEN BALLER
ELEMENTARY

HAYES FREEDOM
HIGH SCHOOL

LIBERTY
MIDDLE SCHOOL

HATHAWAY
ELEMENTARY

GAUSE
ELEMENTARY

SITE

Dutch Bros
Chevron

US Bank

IQ CREDIT UNION

Subway

Subway

NAPA

MURPHY'S

Best Western

Starbucks

GROCERY OUTLET

McDonald's

TACO BELL

Walgreens

Auto Zone

CHASE

Subway

Pizza Hut

Jack-in-the-Box

RITEAID

BI-MART

The UPS Store

WASHINGTON
OREGON

WASHINGTON
OREGON

WASHINGTON
OREGON

Columbia River

Columbia River

Columbia River

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6TH AVE COMMERCIAL CENTER

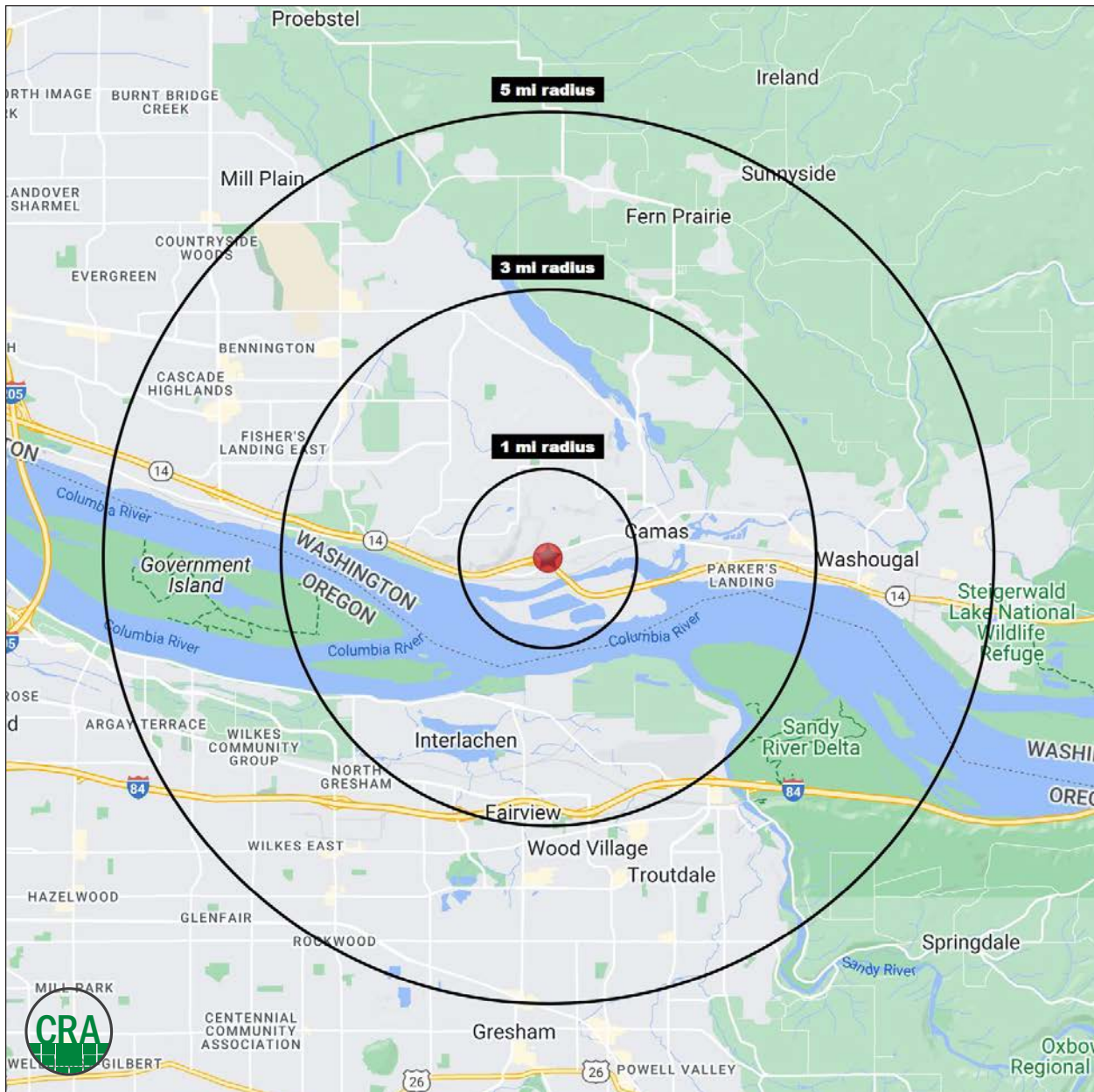
1605 NW 6TH AVE

DEMOGRAPHIC SUMMARY

CAMAS, WA

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population (2024)	4,690	38,871	152,329
Projected Population (2029)	4,714	39,006	150,959
Average HH Income	\$187,756	\$169,917	\$125,731
Median Age	39.1	39.9	39.7
Median Home Value	\$622,387	\$592,357	\$519,279

\$187,756
Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5814/-122.4278

1605 NW 6th Ave Camas, WA 98607	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	4,690	38,871	152,329
2029 Projected Population	4,714	39,006	150,959
2020 Census Population	4,403	37,836	155,879
2010 Census Population	3,834	31,295	137,099
Projected Annual Growth 2024 to 2029	0.1%	-	-0.2%
Historical Annual Growth 2010 to 2024	1.6%	1.7%	0.8%
2024 Median Age	39.1	39.9	39.7
Households			
2024 Estimated Households	1,685	13,935	58,589
2029 Projected Households	1,703	14,065	58,517
2020 Census Households	1,569	13,338	57,912
2010 Census Households	1,361	11,115	51,496
Projected Annual Growth 2024 to 2029	0.2%	0.2%	-
Historical Annual Growth 2010 to 2024	1.7%	1.8%	1.0%
Race and Ethnicity			
2024 Estimated White	79.2%	75.1%	70.1%
2024 Estimated Black or African American	1.3%	2.1%	4.6%
2024 Estimated Asian or Pacific Islander	9.8%	10.7%	9.6%
2024 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.9%
2024 Estimated Other Races	9.3%	11.5%	14.9%
2024 Estimated Hispanic	7.3%	10.1%	14.6%
Income			
2024 Estimated Average Household Income	\$187,756	\$169,917	\$125,731
2024 Estimated Median Household Income	\$137,706	\$127,575	\$93,951
2024 Estimated Per Capita Income	\$67,459	\$61,007	\$48,492
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.4%	1.6%	4.6%
2024 Estimated Some High School (Grade Level 9 to 11)	1.5%	3.3%	5.2%
2024 Estimated High School Graduate	29.7%	19.0%	24.0%
2024 Estimated Some College	14.2%	18.6%	22.5%
2024 Estimated Associates Degree Only	9.2%	9.6%	9.4%
2024 Estimated Bachelors Degree Only	31.9%	28.5%	21.4%
2024 Estimated Graduate Degree	13.2%	19.3%	12.9%
Business			
2024 Estimated Total Businesses	108	1,721	6,486
2024 Estimated Total Employees	394	17,244	62,699
2024 Estimated Employee Population per Business	3.6	10.0	9.7
2024 Estimated Residential Population per Business	43.4	22.6	23.5

For more information, please contact:

ALEX MACLEAN IV 503.866.6425 | alex4@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.