

OFFERING MEMORANDUM

CAMAS PROFESSIONAL CENTER

Owner-User or Value-Add Investment Opportunity

3517 NW CAMAS MEADOWS DRIVE, CAMAS, WA 98607



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INVESTMENT
SUMMARY

INVESTMENT SUMMARY

Kidder Mathews is pleased to present the opportunity to acquire Camas Professional Center, newly constructed Class A medical office space located in rapidly growing Camas, WA. Currently 43% occupied, the building provides flexibility for an owner-user while also maintaining stable income from existing tenancy.



\$7,250,000

PRICE

\$362

PRICE/SF

ADDRESS 3517 NW Camas Meadows Drive, Camas, WA

BUILDING AREA 20,027 RSF

LAND AREA 61,855 SF

OCCUPANCY 43%

YEAR BUILT 2022

ZONING Business Park (BP), City of Camas

INVESTMENT HIGHLIGHTS

Beautiful park-like setting featuring a Japanese garden, two water features, putting green, and employee break area

Adjacent to Camas Meadows Golf Course and Camas Meadows Crossing, a newly developed Toll Brothers luxury townhome community

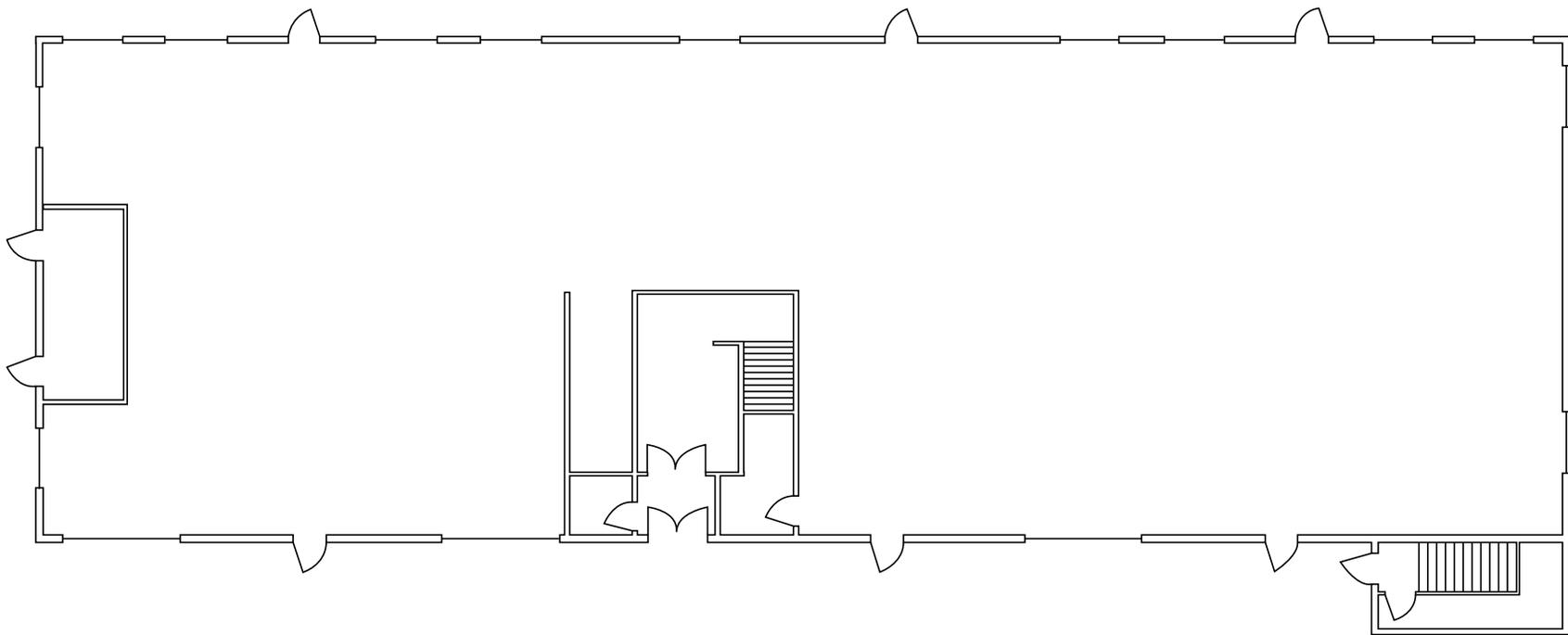
43% occupied with flexibility for an owner-user

Off-street parking (5/1,000)

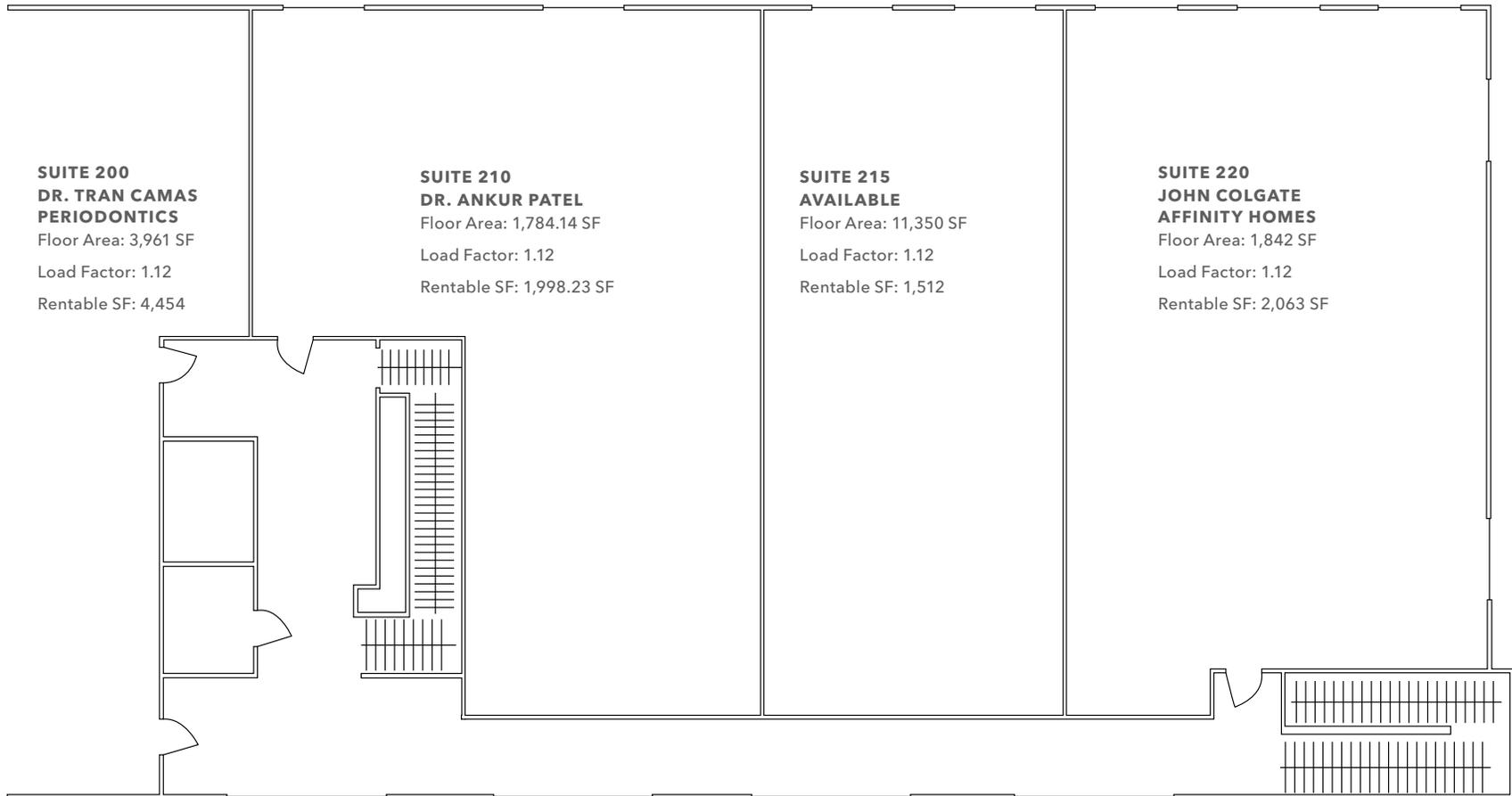


PROPERTY OVERVIEW

1ST FLOOR PLAN



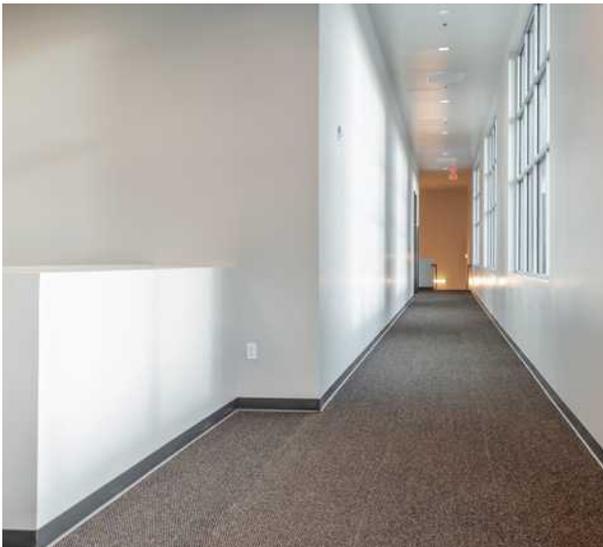
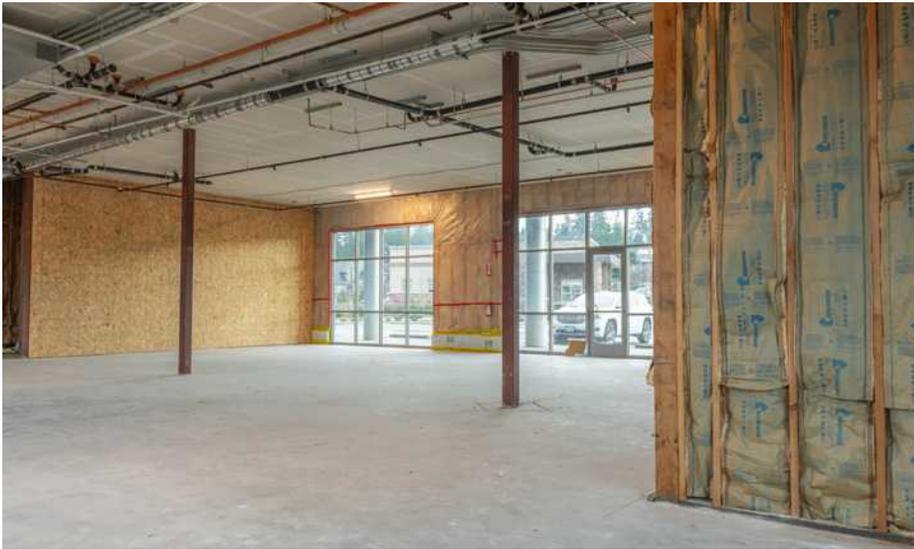
2ND FLOOR PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS





LOCATION OVERVIEW



CAMAS

Camas, WA is a thriving and affluent suburban city located in Clark County in southwest Washington, immediately east of Vancouver, WA and within the broader Portland-Vancouver metropolitan area.

The city enjoys excellent connectivity via Interstate 205 and state highways, providing direct access to Vancouver, Portland, and the I-5 corridor, supporting strong retail traffic and regional spending patterns.

Camas's location within one of the fastest-growing metro areas in the Pacific Northwest enhances its economic visibility and positions it as a desirable commercial node serving both local residents and commuters.

Camas is widely regarded as a high-quality, family-oriented community with strong schools, desirable neighborhoods, and a high rate of homeownership. The Camas School District consistently ranks among the top in northwest Washington, further enhancing demand for family-oriented retail and services.

The city offers scenic amenities including Lacamas Lake and Washougal River trails, community parks, and a walkable downtown with cultural events and festivals – all supporting sustained local spending and community engagement.

LOCATION OVERVIEW



CAMAS PROFESSIONAL CENTER

FRESENIUS KIDNEY CARE

CAMAS MEADOWS GOLF COURSE

NE 164TH ST

Winery

COSTCO WHOLESALE

SE 1ST ST

PARKROSE HARDWARE

SE 192ND AVE

NW LAKE RD

TARGET

Chick-fil-*ls*

THE HOME DEPOT

Walmart

PETSMART

Planet Fitness

COLUMBIA CROSSING

POPEYES LOUISIANA KITCHEN

Wendy's

PANDA EXPRESS

REGAL

KOHL'S

WORLD MARKET

TRADER JOE'S

ROSS DRESS FOR LESS

Michaels

petco

SE 190TH AVE

Walgreens

LOWE'S

SONIC DRIVE-THRU

SONIC

NW 38TH AVE

NEW SEASONS MARKET

Fred Meyer

Dutch Bros

MOD

BURGER KING

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 EST. TOTAL	1,989	51,355	132,047
2030 PROJECTION	2,173	51,846	133,256
2020 CENSUS	1,892	50,650	130,152
PROJECTED GROWTH 2025 - 2030	185	491	1,209

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 EST. MEDIAN HH INCOME	\$128,970	\$131,986	\$111,975
2025 PER CAPITA INCOME	\$84,087	\$62,475	\$54,968
TOTAL BUSINESSES	141	1,941	4,684
TOTAL EMPLOYEES	1,757	20,074	38,827

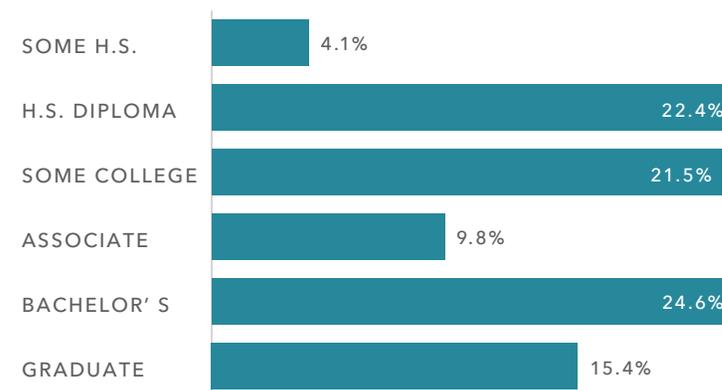
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	773	18,644	49,860
2030 PROJECTED	860	19,092	51,088
2020 CENSUS	623	17,364	47,080
GROWTH 2025 - 2030	87	448	1,228

AVERAGE HOUSEHOLD INCOME



EDUCATION (5 MILES)



Data Source: ©2025, Sites USA

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