

# Freestanding Commercial Building Owner/User or Investment Opportunity

2520 SF | Camas, Washington | \$595,000



Positioned between Downtown Camas and the Port of Camas/Washougal and the new Waterfront Development, this freestanding commercial building offers flexible use potential for owner-users or investors seeking long-term value in an established and improving submarket.

# PROPERTY OVERVIEW



## Address

1902 SE 6th Avenue  
Camas, WA 98607  
Clark County, Washington

## Building Size

±2,520 SF

## Property Type

Freestanding Commercial Building

## Stories

Single-Story

## Year Built

Buyer to Verify

## Lot Size

Buyer to Verify



## PROPERTY CHARACTERISTICS

- Freestanding, single-tenant commercial building with sublet potential
- Ground-level commercial space
- Corner-oriented structure with street frontage
- Storefront windows providing natural light and visibility

## Positioning

Located between Downtown Camas and the Port of Camas/Washougal waterfront, with easy access to Highway 14.

## Use Flexibility

Layout suitable for office, retail, professional services, or studio use.

## Zoning & Permitted Uses

### Zoning Designation

Regional Commercial (RC) — Buyer to Verify

### Permitted Uses May Include:

Office, retail, professional services, and studio uses.  
Buyer to verify all zoning regulations and allowable uses.

## Additional Property Highlights

- Central HVAC
- 700+ SF fenced yard suitable for parking and/or storage
- Small kitchen area
- Four (4) partitioned rooms
- Light to moderate tenant improvements needed for buyer's finishing touches
- Approximately 17 minutes to PDX or Downtown Vancouver via convenient access to Highway 14

# OWNERSHIP & INVESTMENT OVERVIEW

## Owner/User Opportunity

This freestanding commercial building presents an opportunity for owner-users to establish a long-term presence in Camas while controlling occupancy costs through real estate ownership. The property's size, configuration, and permitted-use flexibility make it suitable for a wide range of local businesses seeking stability and long-term equity.

For qualified owner-users, the property may be eligible for the State SSBCI lending program. Additional details available upon inquiry.

## Investor Considerations

From an investment perspective, the property offers single-tenant positioning with potential for lease-up or repositioning based on market demand. Flexible use characteristics, sublet potential, and proximity to established and improving commercial districts support long-term hold strategies or future exit opportunities.

## Ownership Strategy Overview

The asset's ability to serve either an owner-user or an investor provides strategic flexibility throughout the ownership lifecycle. Initial owner occupancy or tenant placement may be followed by stabilization and long-term hold, allowing buyers to adapt their strategy as market conditions and individual objectives evolve.



## Ownership Highlights

- Freestanding, single-tenant commercial building
- Available for owner occupancy or investor lease-up
- Flexible internal layout suitable for multiple commercial uses
- Located between Downtown Camas and the Port of Camas/Washougal waterfront

## Financial Snapshot

- Purchase Price: \$595,000
- Proforma Cap Rate: 6.36%\*

\*Based on proforma assumptions. Additional financial details available upon request.

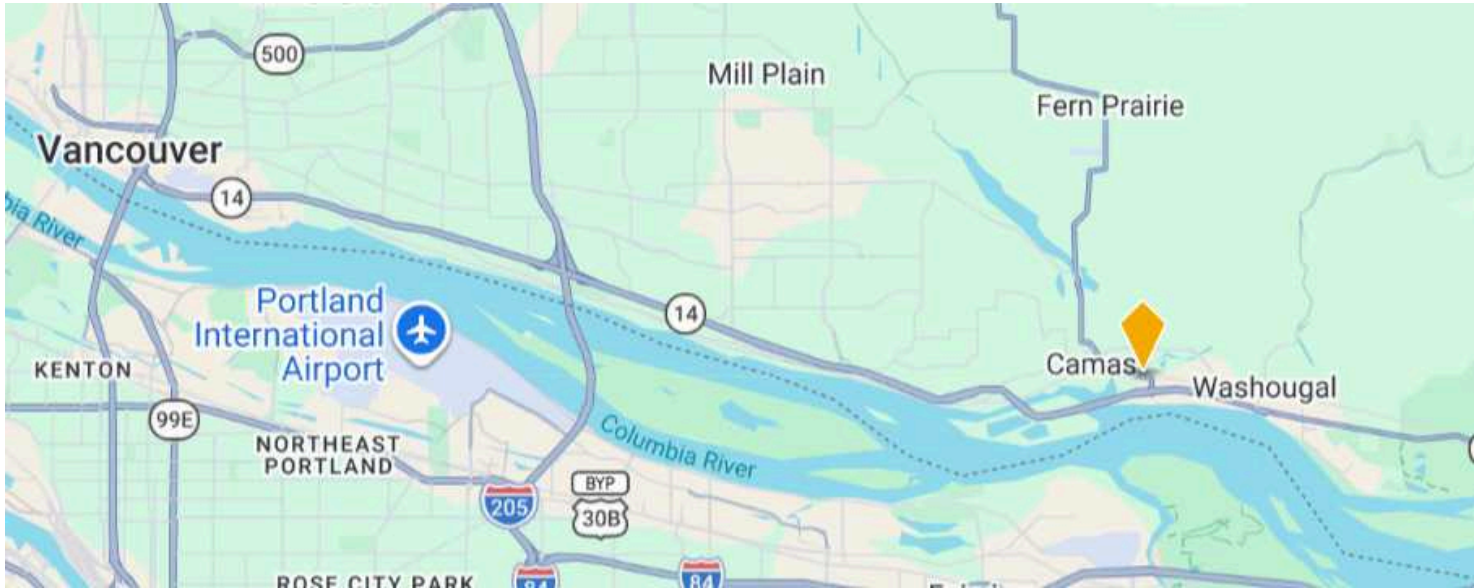
## Delivery / Occupancy Status

The property is currently vacant and available for owner occupancy or investor lease-up following closing.



## Appendix – Location & Market Overview

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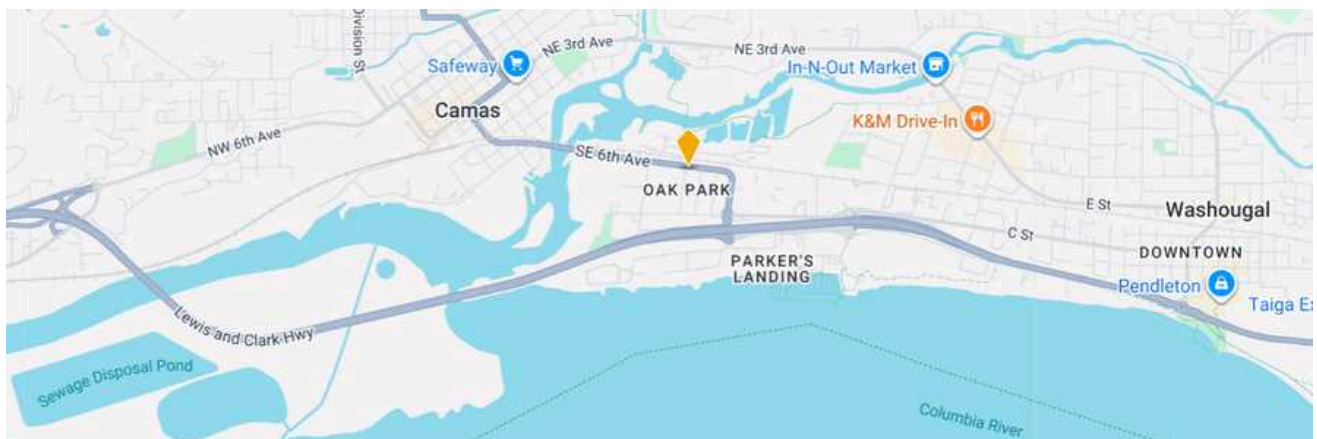
The property is located between Downtown Camas and the Port of Camas/Washougal waterfront, offering convenient access to Highway 14 and surrounding residential and commercial areas.

- Adjacent to Downtown Camas commercial core
- Proximity to Port of Camas/Washougal Waterfront
- Direct access to Highway 14 corridor

# Appendix – Demographics

Population			
	2 miles	5 miles	10 miles
2020 Population	18,037	97,053	498,731
2025 Population	19,637	98,893	494,608
2030 Population Projection	20,452	100,490	496,930
Annual Growth 2020-2025	1.8%	0.4%	-0.2%
Annual Growth 2025-2030	0.8%	0.3%	0.1%
Median Age	40.3	41.1	40.2
Bachelor's Degree or Higher	36%	33%	27%

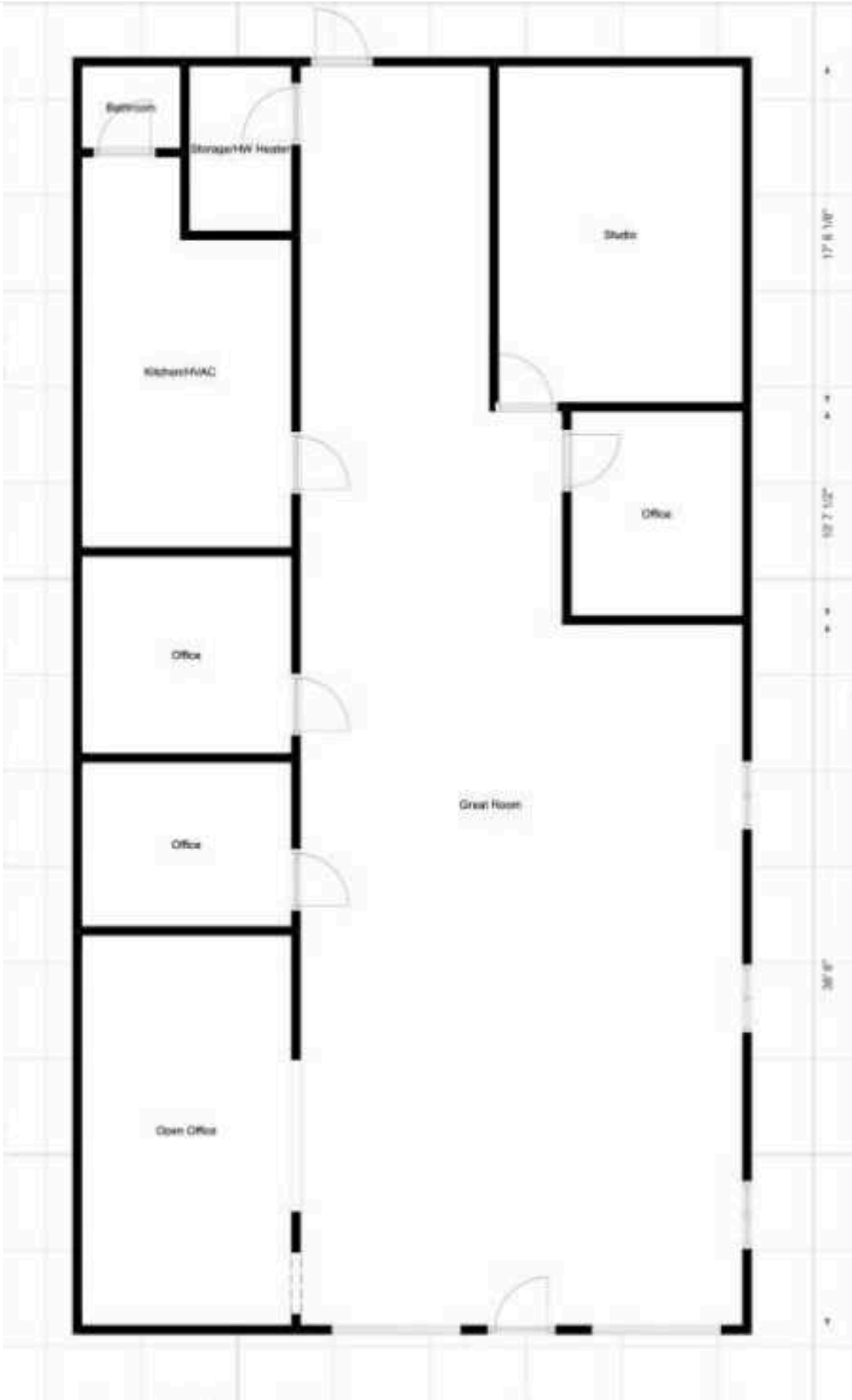
Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$136,694	\$129,543	\$106,909
Median Household Income	\$104,898	\$100,143	\$83,562



Trade area shown for reference.

Demographic information sourced from third-party providers. Buyer to verify.

# Appendix – Property Floorplan



Floor plan is for illustrative purposes only. Buyer to verify dimensions and layout.

## Appendix – Interior Image(s)

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Interior image provided for illustrative purposes. Buyer to verify condition.



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