

FOR LEASE

6TH AVE COMMERCIAL CENTER



CAMAS, WA

LOCATION

1605 NW 6th Ave
Camas, WA 98607

AVAILABLE SPACE

- 1,690 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

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1605 NW 6TH AVE

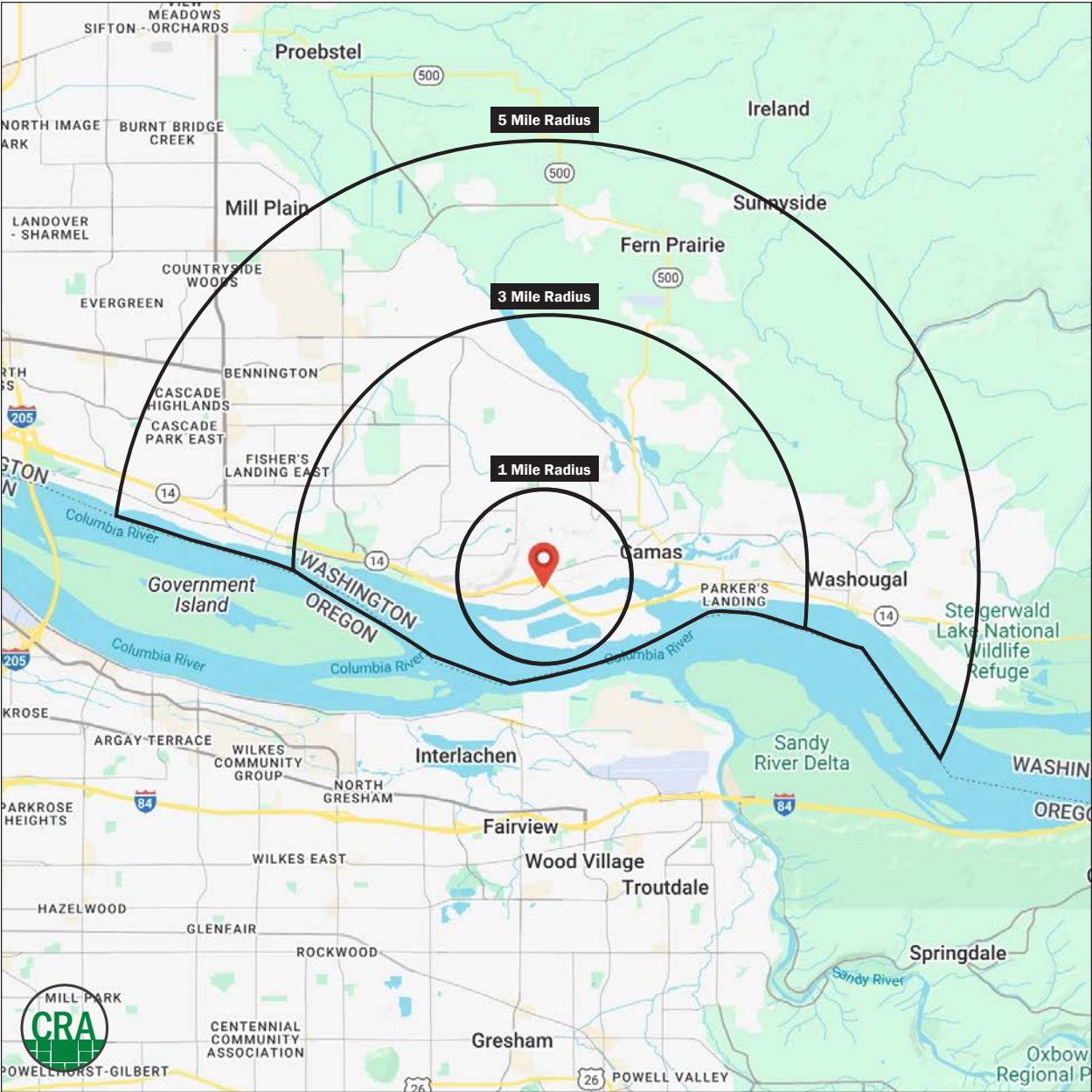
CAMAS, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population (2024)	4,690	31,942	77,459
Projected Population (2029)	4,714	32,723	79,739
Average HH Income	\$187,756	\$182,768	\$157,090
Median Age	39.1	39.8	41.5
Median Home Value	\$622,387	\$634,500	\$597,033

\$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	31,942	77,459
2029 Projected Population	4,714	32,723	79,739
2020 Census Population	4,403	30,685	76,698
2010 Census Population	3,834	24,921	63,196
Projected Annual Growth 2024 to 2029	0.1%	0.5%	0.6%
Historical Annual Growth 2010 to 2024	1.6%	2.0%	1.6%
2024 Median Age	39.1	39.8	41.5
Households			
2024 Estimated Households	1,685	11,353	30,027
2029 Projected Households	1,703	11,718	31,105
2020 Census Households	1,569	10,632	28,433
2010 Census Households	1,361	8,644	23,710
Projected Annual Growth 2024 to 2029	0.2%	0.6%	0.7%
Historical Annual Growth 2010 to 2024	1.7%	2.2%	1.9%
Race and Ethnicity			
2024 Estimated White	79.2%	78.1%	77.0%
2024 Estimated Black or African American	1.3%	1.3%	1.9%
2024 Estimated Asian or Pacific Islander	9.8%	10.9%	10.2%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.5%
2024 Estimated Other Races	9.3%	9.3%	10.4%
2024 Estimated Hispanic	7.3%	7.3%	8.7%
Income			
2024 Estimated Average Household Income	\$187,756	\$182,768	\$157,090
2024 Estimated Median Household Income	\$137,706	\$133,819	\$113,590
2024 Estimated Per Capita Income	\$67,459	\$65,009	\$60,949
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.4%	0.9%	2.0%
2024 Estimated Some High School (Grade Level 9 to 11)	1.5%	2.6%	3.9%
2024 Estimated High School Graduate	29.7%	17.3%	20.6%
2024 Estimated Some College	14.2%	17.1%	19.7%
2024 Estimated Associates Degree Only	9.2%	9.5%	9.4%
2024 Estimated Bachelors Degree Only	31.9%	30.9%	26.7%
2024 Estimated Graduate Degree	13.2%	21.8%	17.7%
Business			
2024 Estimated Total Businesses	108	1,298	3,121
2024 Estimated Total Employees	394	11,020	27,407
2024 Estimated Employee Population per Business	3.6	8.5	8.8
2024 Estimated Residential Population per Business	43.4	24.6	24.8

For more information, please contact:

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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.