

FOR LEASE OR BUILD-TO-SUIT » KALAMA, WA

COMMERCIAL DEVELOPMENT SITES

SPENCER CREEK BUSINESS PARK
600,000 SF OFFICE & INDUSTRIAL
FUTURE DEVELOPMENT
1,000+ EMPLOYEES PLANNED

FREWAY
COMMERCIAL

AVAILABLE
APPROXIMATELY
7 ACRES

COMMUNITY
RETAIL SERVICES
AVAILABLE
APPROXIMATELY
5 ACRES

One of the region's best kept secrets, Kalama, offers some of the best value and opportunity for businesses interested in affordability, accessibility and infrastructure-rich properties on which to grow. From sweeping acres of industrial land along the beautiful Columbia River to the commercial district on Interstate 5, Kalama boasts a quality location to grow your business and a quality of life unsurpassed – all just 30 minutes from a major international airport and cultural events in Portland.

LOCATION

Kalama River Rd & I-5 in Kalama, WA

SIZE

Freeway Commercial: +/- 7 Acres
Community Retail Services: +/- 5 Acres

ASKING RATE

Please call for details

HIGHLIGHTS

- Location offers easy access to and from I-5 via exit 32.
- Property is zoned mixed-use.

TRAFFIC COUNTS

I-5 @ Kalama River Rd » 63,743 ADT (18)

COMMERCIAL DEVELOPMENT SITES KALAMA RIVER RD & I-5

KALAMA, WA



MARK MORRIS HIGH SCHOOL
1,004 STUDENTS

LOWER COLUMBIA COLLEGE
2,935 STUDENTS

Rocky Point
411

Kelso

KELSO HIGH SCHOOL
1,547 STUDENTS

R.A. LONG HIGH SCHOOL
941 STUDENTS

Lonview

THREE RIVERS MALL

FOSTER FARMS
707 EMPLOYEES

WEYERHAEUSER
220 EMPLOYEES

PEACEHEALTH ST JOHN MEDICAL CENTER
256 BED COUNT

KAPSTONE PAPER
800 EMPLOYEES

Rose Valley

Rainier

Vision Acres

Carrolls

Prescott

SITES

KALAMA EXPORT

COLUMBIA TERRACE ESTATES

Goble

Beaver Homes

Fibre Federal

KALAMA JR SR HIGH SCHOOL
302 STUDENTS

PORT OF KALAMA

KALAMA HARBOR LODGE

AHLES POINT CABIN

Kalama

30

WASHINGTON
OREGON

Deer Island

Columbia River

Caples

Trenholm

Columbia City

WOODLAND HIGH SCHOOL
713 STUDENTS

Woodland

503



COMMERCIAL DEVELOPMENT SITES

KALAMA RIVER RD & I-5

KALAMA, WA

FREEWAY COMMERCIAL SITE

COMMUNITY RETAIL SERVICES SITE

SPENCER CREEK BUSINESS PARK
600,000 SF OFFICE & INDUSTRIAL
FUTURE DEVELOPMENT
1,000+ EMPLOYEES PLANNED

ALL AMERICAN CONTAINERS

KALAMA EXPORT

KALAMA EXPORT

CAMP KALAMA RV PARK

Florida Cafe

KALAMA FAIR GROUNDS
HAYDU PARK

COLUMBIA TERRACE ESTATES

KALAMA RV & DRY STORAGE

CFN GAS

Garden Goddess Flower Creations

RSG
RIVERSIDE PRODUCTS INC.

KALAMA KOFFEE CO

Columbia Inn RESTAURANT

KALAMA AUTO

HOTEL KALAMA

US POSTAL SERVICE

KALAMA BURGER BAR

Fibre Federal

DELI/PASTRY SHOPPE

DBL D'S FEED FARM/GARDEN

Chevron

GODFREYS PHARMACY

KALAMA MARKET

POKER PETES TAVERN

SUBWAY

Jansen Floral Effects

WILLIE DICK'S FIRST STREET TAVERN

CHINOOK ESPRESSO BAR

KALAMA HARBOR LODGE

Kalama Middle/5th St High School

Kalama Elementary School

Louis Rasmussen



COMMERCIAL DEVELOPMENT SITES

KALAMA RIVER RD & I-5

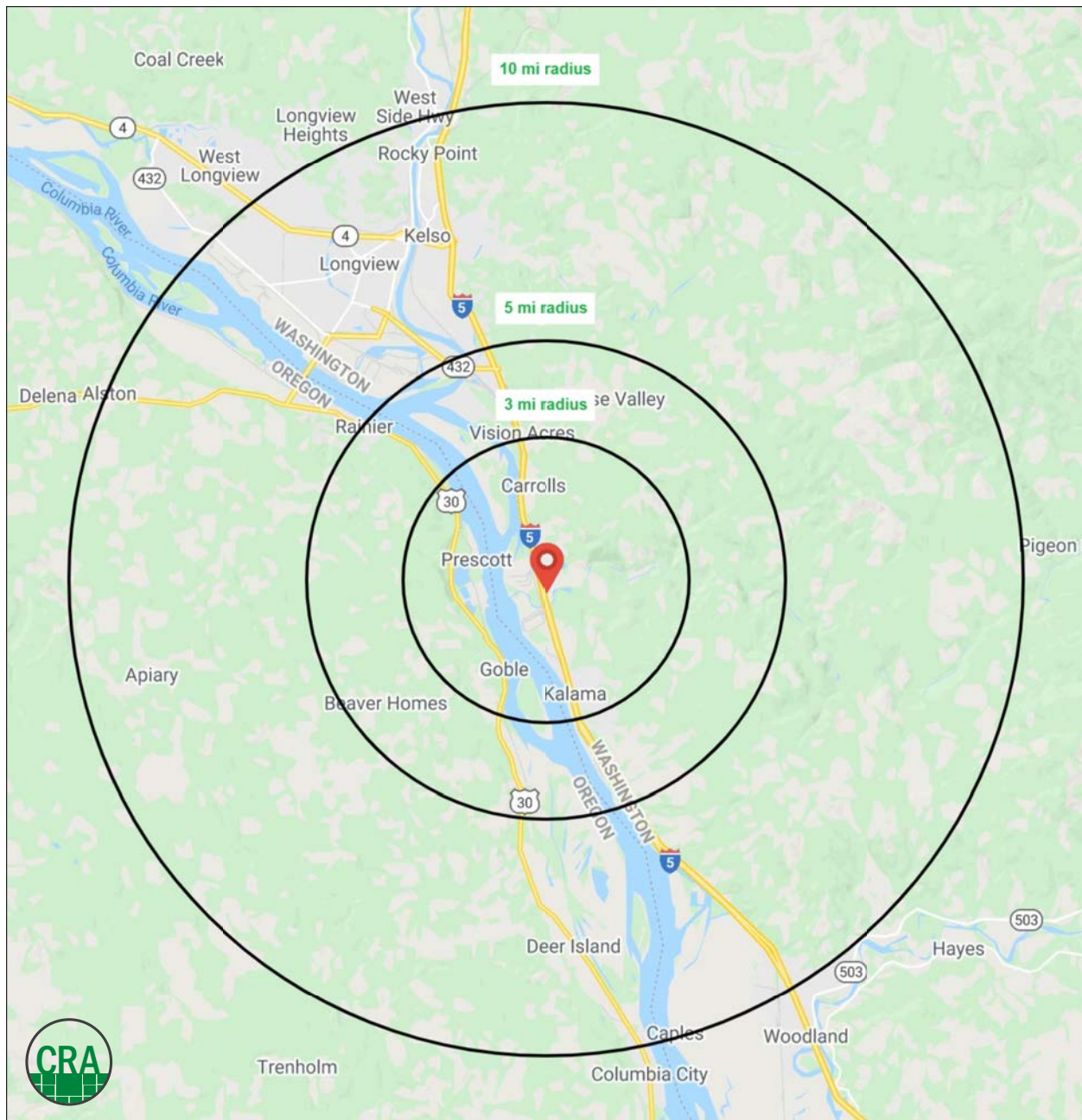
DEMOGRAPHIC SUMMARY

KALAMA, WA

Source: Regis - SitesUSA (2020)	3 MILE	5 MILE	10 MILE
Estimated Population 2020	5,021	11,529	80,809
Average HH Income	\$93,511	\$95,184	\$73,731
Median HH Income	\$76,442	\$73,662	\$57,005
Median Home Value	\$305,889	\$298,445	\$248,770
Daytime Demographics 16+	3,233	6,283	67,368

\$93,511

Average Household Income
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 46.0424/-122.8566

RS1

Kalama Rd & I-5

Kalama, WA 98625

3 mi radius 5 mi radius 10 mi radius

		3 mi radius	5 mi radius	10 mi radius
POPULATION	2020 Estimated Population	4,635	10,609	73,658
	2025 Projected Population	5,021	11,529	80,809
	2010 Census Population	4,166	9,678	69,315
	2000 Census Population	3,399	8,083	64,889
	Projected Annual Growth 2020 to 2025	1.7%	1.7%	1.9%
	Historical Annual Growth 2000 to 2020	1.8%	1.6%	0.7%
HOUSEHOLDS	2020 Median Age	45.8	45.2	40.5
	2020 Estimated Households	1,879	4,185	29,673
	2025 Projected Households	1,907	4,286	30,578
	2010 Census Households	1,674	3,788	27,702
	2000 Census Households	1,330	3,077	25,429
	Projected Annual Growth 2020 to 2025	0.3%	0.5%	0.6%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	2.1%	1.8%	0.8%
	2020 Estimated White	91.3%	91.5%	85.4%
	2020 Estimated Black or African American	0.6%	0.6%	1.5%
	2020 Estimated Asian or Pacific Islander	1.2%	1.1%	2.0%
	2020 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.6%
	2020 Estimated Other Races	5.8%	5.6%	9.5%
INCOME	2020 Estimated Hispanic	4.6%	4.6%	10.0%
	2020 Estimated Average Household Income	\$93,511	\$95,184	\$73,731
	2020 Estimated Median Household Income	\$76,442	\$73,662	\$57,005
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$37,900	\$37,550	\$29,937
	2020 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.8%	3.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.0%	5.9%	8.0%
	2020 Estimated High School Graduate	27.3%	29.7%	30.8%
	2020 Estimated Some College	31.9%	30.0%	29.2%
	2020 Estimated Associates Degree Only	11.9%	12.6%	11.2%
BUSINESS	2020 Estimated Bachelors Degree Only	13.2%	13.4%	10.3%
	2020 Estimated Graduate Degree	6.8%	6.7%	7.1%
	2020 Estimated Total Businesses	153	273	3,470
	2020 Estimated Total Employees	1,673	2,454	39,034
	2020 Estimated Employee Population per Business	11.0	9.0	11.2
	2020 Estimated Residential Population per Business	30.4	38.9	21.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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