

NW CORNER OF NE 192ND AVENUE & SE 1ST STREET, VANCOUVER, WA

## LACAMAS SQUARE – Delivery late Spring 2021



### NOW LEASING IN VANCOUVER, WASHINGTON

Lacamas Square is a proposed development located at the northwest corner of NE 192nd Avenue and SE 1st Street in fast growing East Vancouver, WA.

An additional 29,560 new residential units are planned in the area due to the expansion of the urban growth boundary. Several local large employers in technology and manufacturing ensure higher-than-average household incomes.

HP Inc. plans to build a new facility in Vancouver, with potential to expand into an enormous corporate campus. Initial plans call for 330,000 square feet of office space in two buildings, part of the city's broader effort to encourage economic development on Vancouver's eastern edge. Intriguingly, public documents indicate HP's project could expand to 1.5 million square feet in research and manufacturing space on nearly 100 acres over 15 years.

### AVAILABLE

Retail/Office/Restaurant Space:

- 1,200 SF – 20,000 SF

Drive-thru and Ground Lease Opportunities

**FOR LEASING  
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# LACAMAS SQUARE

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## SITE PLAN

### SITE DATA

ZONE:	CC - COMMUNITY COMMERCIAL	
BEFORE R.O.W. DEDICATIONS	8.577 ACRES	373,624 S.F.
AFTER R.O.W. DEDICATIONS	8.015 ACRES	349,142 S.F.
SIDEWALK EASEMENTS	0.230 ACRES	10,036 S.F.
DEVELOPABLE AREA	7.785 ACRES	339,196 S.F.

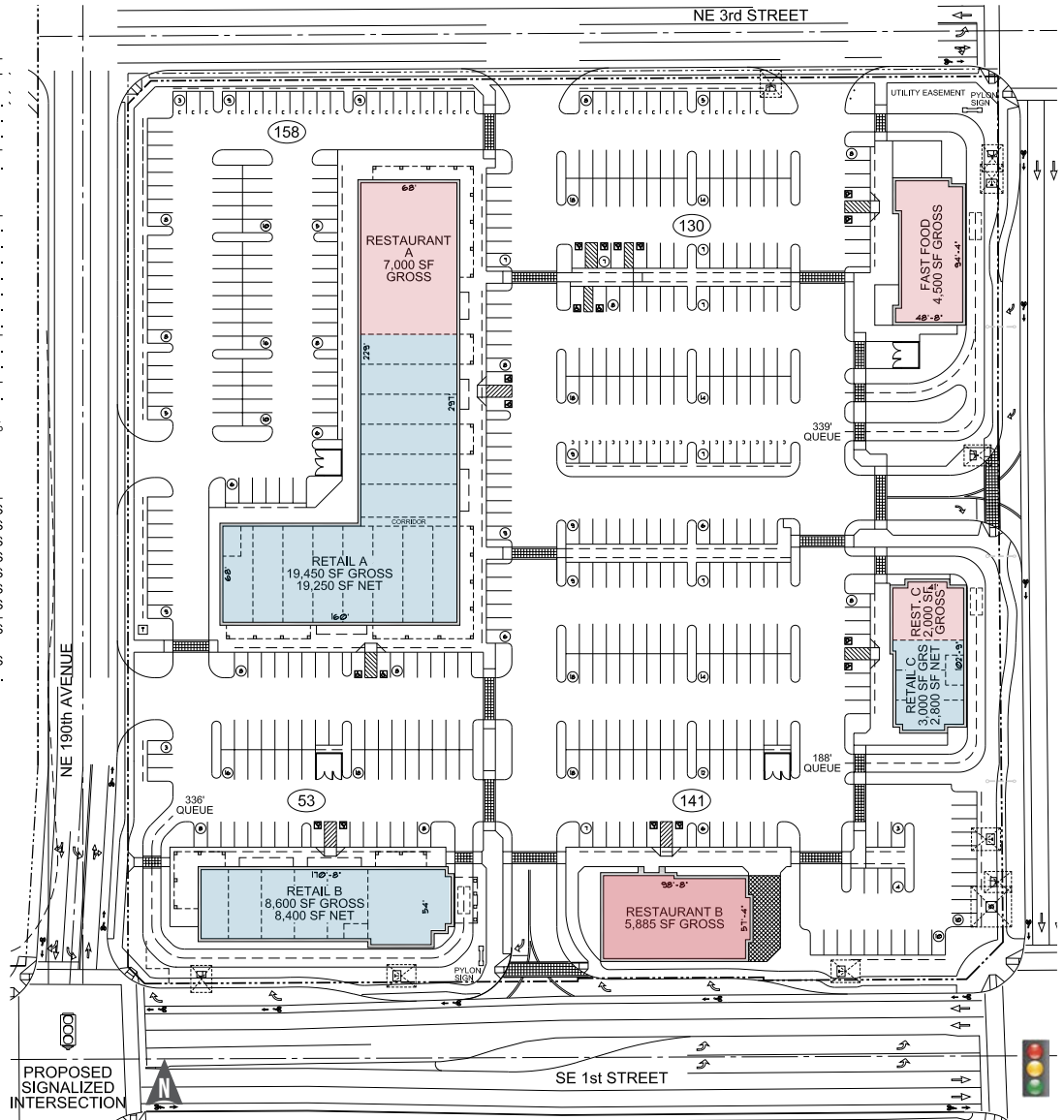
### BUILDING AREA

FAST FOOD	4,500 S.F.
RESTAURANT A	7,000 S.F.
RESTAURANT B	5,885 S.F.
RESTAURANT C	2,000 S.F.
RETAIL A	19,250 S.F.
RETAIL B	8,400 S.F.
RETAIL C	2,800 S.F.
TOTAL BUILDING AREA (NET):	49,835 S.F.
UTIL ROOMS AND CORRIDOR:	600 S.F.
TOTAL BUILDING AREA (GROSS):	50,435 S.F.
BUILDING COVERAGE, OVERALL:	14.9 %

PARKING	MIN. RATIO (PER 1,000 S.F.)	MINIMUM PARKING
FAST FOOD	4	18 STALLS
RESTAURANT A	4	28 STALLS
RESTAURANT B	4	24 STALLS
RESTAURANT C	4	8 STALLS
RETAIL A	3.33	64 STALLS
RETAIL B	3.33	28 STALLS
RETAIL C	3.33	9 STALLS
TOTAL REQUIRED PARKING		179 STALLS
PROVIDED PARKING		482 STALLS
OVERALL PARKING RATIO		9.6 / 1,000 S.F.

### PROPERTY HIGHLIGHTS

- Major employers in the area include Hewlett-Packard, WaferTech and Georgia Pacific. Well-known local and national retailers visible in the area include Costco, Walmart, Home Depot, Kohl's, Lowe's, PetSmart, QFC, Cost Plus World Market, Bed Bath & Beyond, Michaels, Fred Meyer and New Seasons.



### DEMOGRAPHICS (2020)

RADIUS	1 MILE	3 MILE	5 MILE
Population	7,634	76,891	157,814
Avg. Household Income	\$122,184	\$117,479	\$103,940
Daytime Population	5,159	24,210	60,723



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## TRADE AREA AERIAL



## CONTACT US

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The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.