

— AVAILABLE —

WASHOUGAL DRIVE-THRU



LOCATION

103 C Street in Washougal, WA

AVAILABLE SPACE

Building: 2,188 SF
Land: 31,363 SF

ECONOMICS

Please call for details

TRAFFIC COUNTS

C Street - 5,030 ADT ('18)
State Route 14 - 24,751 ADT ('20)

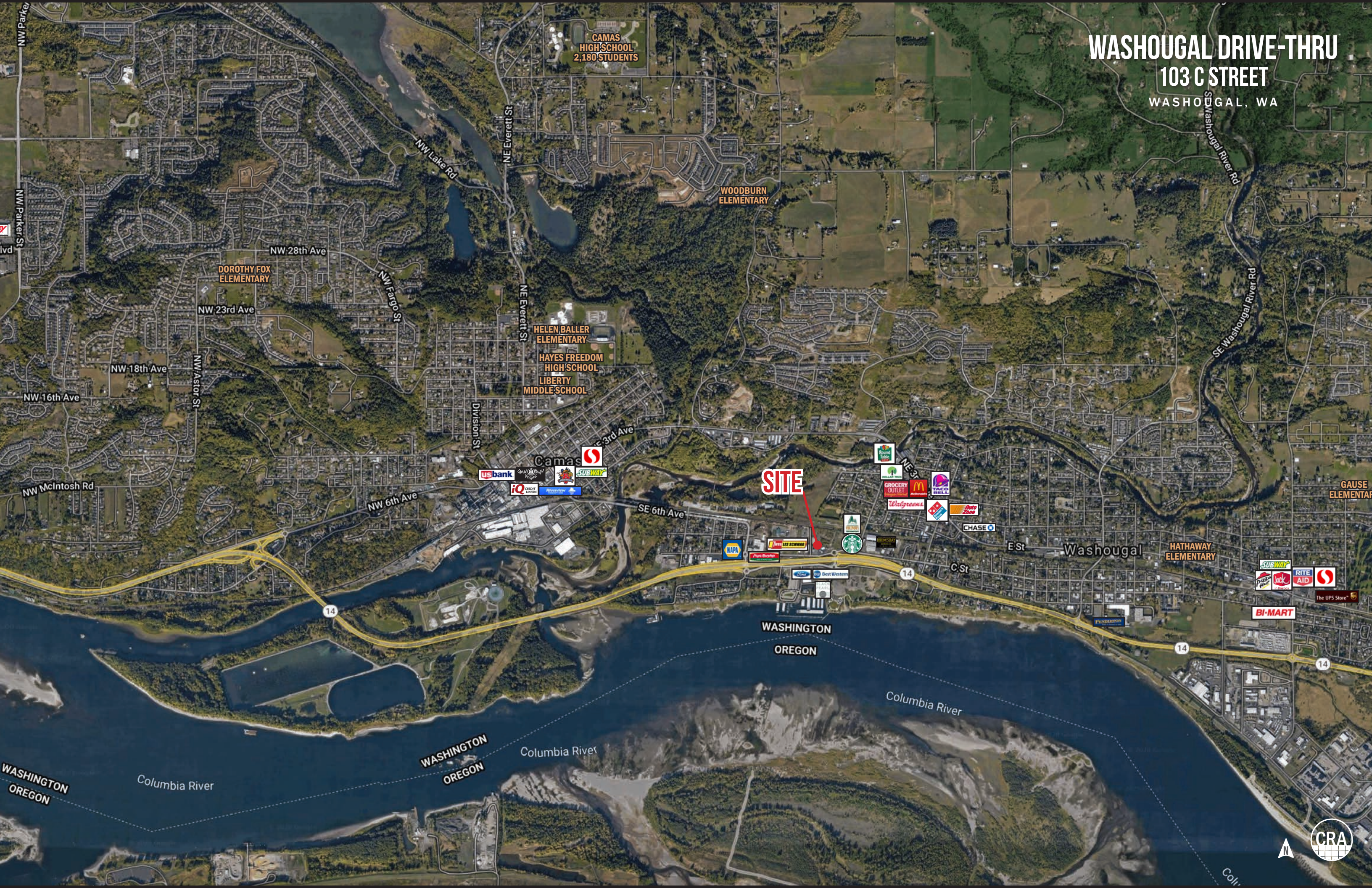
HIGHLIGHTS

- Washougal's location balances the benefit of small town living with closeness to big city amenities like fast-growing East Vancouver. Because Washougal sits on the eastern edge of Clark County, it is branded as the "Gateway to the Columbia River Gorge." Homes in Washougal have 'front row' views of The Gorge, Columbia River, and Crown Point across the river, but with quick access to Portland International Airport (PDX) for vacation or business travel.
- Major employers in the area include Pendleton Woolen Mill but forest products are well-represented in the list of major employers because of abundant raw materials for products like decking, fencing, siding, pilings, etc.
- Higher-than-average household incomes.

WASHOUGAL DRIVE-THRU

103 C STREET

WASHOUGAL, WA



SITE





NE 3rd Loop

NE 3rd

Washougal River

Washougal River

Washougal River

NE 2nd Ave

E 1st Ave

SE 2nd Ave

SE 3rd Ave

SE 6th Ave

SE 7th Ave

SE 8th Ave

Lewis and Clark Hwy

Frontage Rd

S Marina Way

Lewis and Clark Hwy

SE 11th Ave

SE 12th Ave

S 1st St

WASHINGTON OREGON

SITE



CAMAS WASHOUGAL MUNICIPAL COURT



THE PUFFIN CAFE

WASHOUGAL WATERFRONT PARK

PARKER'S LANDING HISTORICAL PARK

Camas Washougal Animal Hospital



WASHOUGAL DRIVE-THRU 103 C STREET

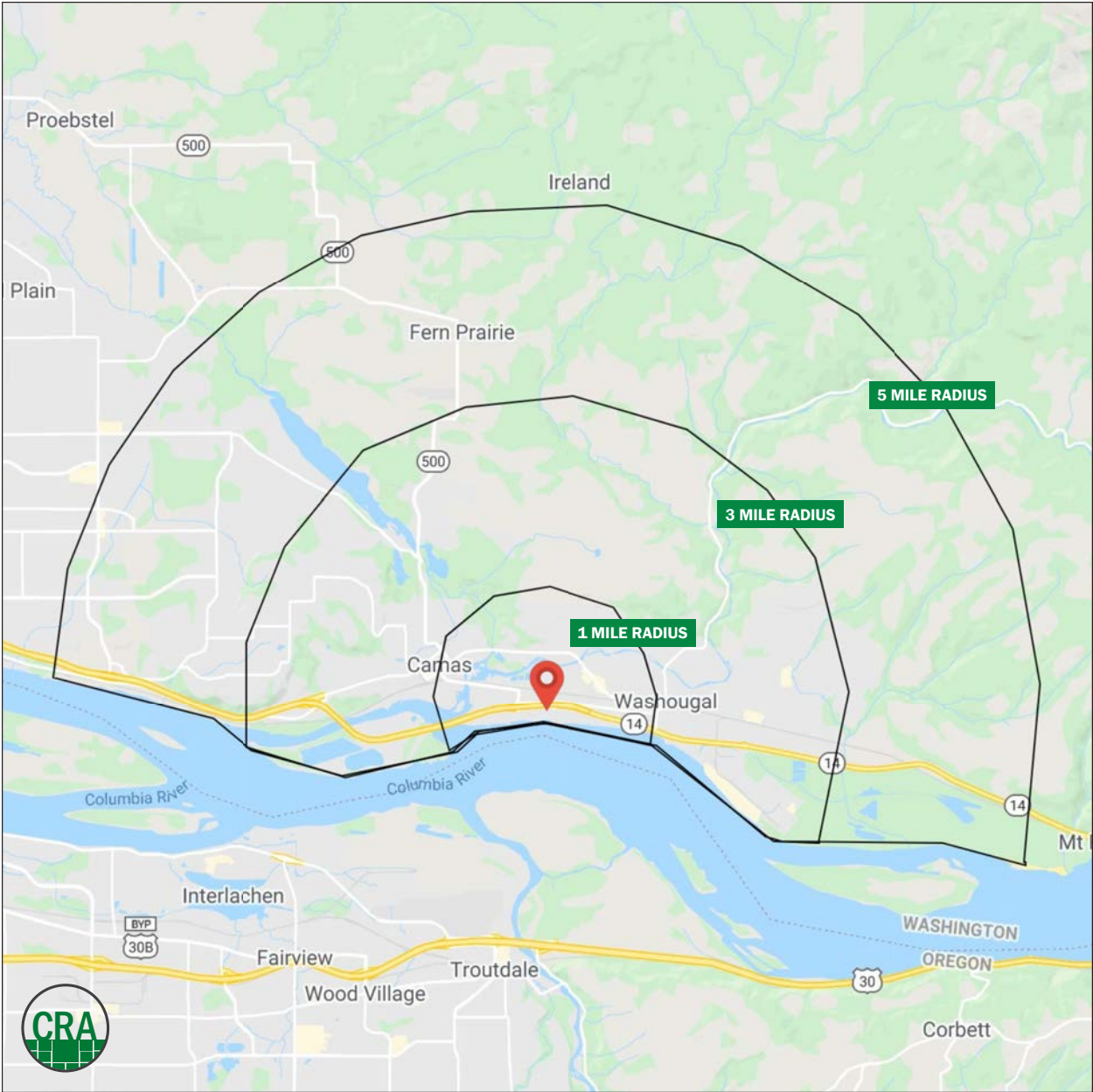
WASHOUGAL, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	7,668	32,638	51,573
Projected Population 2025	8,378	35,377	55,722
Average HH Income	\$100,209	\$122,415	\$133,427
Median Home Value	\$376,854	\$385,933	\$407,197
Daytime Demographics 16+	4,520	16,954	28,868
Some College or Higher	69.6%	74.7%	77.3%

\$133,427

Average Household Income
5 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6057/-122.3794

RF1

103 C Street

Trade Area

Washougal 5 mile trade area

POPULATION	2020 Estimated Population	51,573
	2025 Projected Population	55,722
	2010 Census Population	44,213
	2000 Census Population	29,039
	Projected Annual Growth 2020 to 2025	1.6%
	Historical Annual Growth 2000 to 2020	3.9%
	HOUSEHOLDS	2020 Estimated Households
2025 Projected Households		20,080
2010 Census Households		15,696
2000 Census Households		10,557
Projected Annual Growth 2020 to 2025		1.5%
Historical Annual Growth 2000 to 2020		3.9%
AGE		2020 Est. Population Under 10 Years
	2020 Est. Population 10 to 19 Years	13.6%
	2020 Est. Population 20 to 29 Years	9.8%
	2020 Est. Population 30 to 44 Years	20.8%
	2020 Est. Population 45 to 59 Years	21.2%
	2020 Est. Population 60 to 74 Years	16.2%
	2020 Est. Population 75 Years or Over	5.7%
	2020 Est. Median Age	39.6
MARITAL STATUS & GENDER	2020 Est. Male Population	49.9%
	2020 Est. Female Population	50.1%
	2020 Est. Never Married	23.8%
	2020 Est. Now Married	60.2%
	2020 Est. Separated or Divorced	12.3%
	2020 Est. Widowed	3.7%
INCOME	2020 Est. HH Income \$200,000 or More	14.5%
	2020 Est. HH Income \$150,000 to \$199,999	12.9%
	2020 Est. HH Income \$100,000 to \$149,999	22.8%
	2020 Est. HH Income \$75,000 to \$99,999	14.4%
	2020 Est. HH Income \$50,000 to \$74,999	14.5%
	2020 Est. HH Income \$35,000 to \$49,999	7.7%
	2020 Est. HH Income \$25,000 to \$34,999	4.9%
	2020 Est. HH Income \$15,000 to \$24,999	4.3%
	2020 Est. HH Income Under \$15,000	4.2%
	2020 Est. Average Household Income	\$133,427
	2020 Est. Median Household Income	\$101,972
	2020 Est. Per Capita Income	\$48,437
	2020 Est. Total Businesses	1,442
2020 Est. Total Employees	13,906	

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

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RACE	2020 Est. White	85.5%
	2020 Est. Black	1.1%
	2020 Est. Asian or Pacific Islander	6.5%
	2020 Est. American Indian or Alaska Native	0.7%
	2020 Est. Other Races	6.1%
HISPANIC	2020 Est. Hispanic Population	3,100
	2020 Est. Hispanic Population	6.0%
	2025 Proj. Hispanic Population	6.4%
	2010 Hispanic Population	4.4%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	35,628
	2020 Est. Elementary (Grade Level 0 to 8)	1.0%
	2020 Est. Some High School (Grade Level 9 to 11)	4.1%
	2020 Est. High School Graduate	17.6%
	2020 Est. Some College	24.3%
	2020 Est. Associate Degree Only	10.4%
	2020 Est. Bachelor Degree Only	25.7%
	2020 Est. Graduate Degree	16.9%
HOUSING	2020 Est. Total Housing Units	19,248
	2020 Est. Owner-Occupied	75.1%
	2020 Est. Renter-Occupied	22.2%
	2020 Est. Vacant Housing	2.8%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	9.8%
	2020 Homes Built 2000 to 2009	26.6%
	2020 Homes Built 1990 to 1999	23.4%
	2020 Homes Built 1980 to 1989	6.8%
	2020 Homes Built 1970 to 1979	10.4%
	2020 Homes Built 1960 to 1969	4.3%
	2020 Homes Built 1950 to 1959	5.4%
	2020 Homes Built Before 1949	10.5%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.5%
	2020 Home Value \$500,000 to \$999,999	27.1%
	2020 Home Value \$400,000 to \$499,999	20.8%
	2020 Home Value \$300,000 to \$399,999	30.4%
	2020 Home Value \$200,000 to \$299,999	14.1%
	2020 Home Value \$150,000 to \$199,999	1.9%
	2020 Home Value \$100,000 to \$149,999	1.1%
	2020 Home Value \$50,000 to \$99,999	0.4%
	2020 Home Value \$25,000 to \$49,999	0.7%
	2020 Home Value Under \$25,000	2.3%
	2020 Median Home Value	\$407,197
	2020 Median Rent	\$1,249

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**COMMERCIAL
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NORTHWEST LLC**

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	40,601
	2020 Est. Civilian Employed	63.1%
	2020 Est. Civilian Unemployed	2.6%
	2020 Est. in Armed Forces	-
	2020 Est. not in Labor Force	34.3%
	2020 Labor Force Males	49.7%
	2020 Labor Force Females	50.3%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	25,624
	2020 Mgmt, Business, & Financial Operations	20.5%
	2020 Professional, Related	25.4%
	2020 Service	14.0%
	2020 Sales, Office	21.3%
	2020 Farming, Fishing, Forestry	-
	2020 Construction, Extraction, Maintenance	7.3%
	2020 Production, Transport, Material Moving	11.5%
	2020 White Collar Workers	67.1%
	2020 Blue Collar Workers	32.9%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	73.9%
	2020 Drive to Work in Carpool	8.3%
	2020 Travel to Work by Public Transportation	2.8%
	2020 Drive to Work on Motorcycle	-
	2020 Walk or Bicycle to Work	2.6%
	2020 Other Means	0.7%
	2020 Work at Home	11.6%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	25.4%
	2020 Travel to Work in 15 to 29 Minutes	35.5%
	2020 Travel to Work in 30 to 59 Minutes	30.4%
	2020 Travel to Work in 60 Minutes or More	10.2%
	2020 Average Travel Time to Work	24.0
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$1.63 B
	2020 Est. Apparel	\$58.38 M
	2020 Est. Contributions, Gifts	\$97.8 M
	2020 Est. Education, Reading	\$57.04 M
	2020 Est. Entertainment	\$94.58 M
	2020 Est. Food, Beverages, Tobacco	\$245.38 M
	2020 Est. Furnishings, Equipment	\$58.53 M
	2020 Est. Health Care, Insurance	\$146.28 M
	2020 Est. Household Operations, Shelter, Utilities	\$519.66 M
	2020 Est. Miscellaneous Expenses	\$30.93 M
	2020 Est. Personal Care	\$21.85 M
2020 Est. Transportation	\$296.91 M	

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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