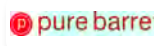


# FOR LEASE UNION STATION RETAIL ENDCAP

BY **COSTCO**  
**WHOLESALE**



VANCOUVER, WASHINGTON



## LOCATION

301 NE 192nd Ave.  
Camas, WA 98607

## AVAILABLE SPACE

3,878 SF (divisible)

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

192th Ave - 13,037 ADT ('25)  
1st St - 9,304 ADT ('25)

## HIGHLIGHTS

- Anchored by Costco, Union Station features a strong mix of retail, restaurant, medical, health and fitness tenants serving East Vancouver and Camas
- Located on NE 192nd Avenue, just north of 1st Street sharing signalized access with Costco
- The center is surrounded by growing residential communities and daytime employment, along with a diverse mix of national and regional high volume retailers
- Strong visibility to the main retail corridor with multiple access points into the center
- 2018 construction with ±121 Parking Spaces; 3.4/1,000 SF



COMMERCIAL  
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NORTHWEST LLC

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Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211  
www.cra-nw.com

# UNION STATION

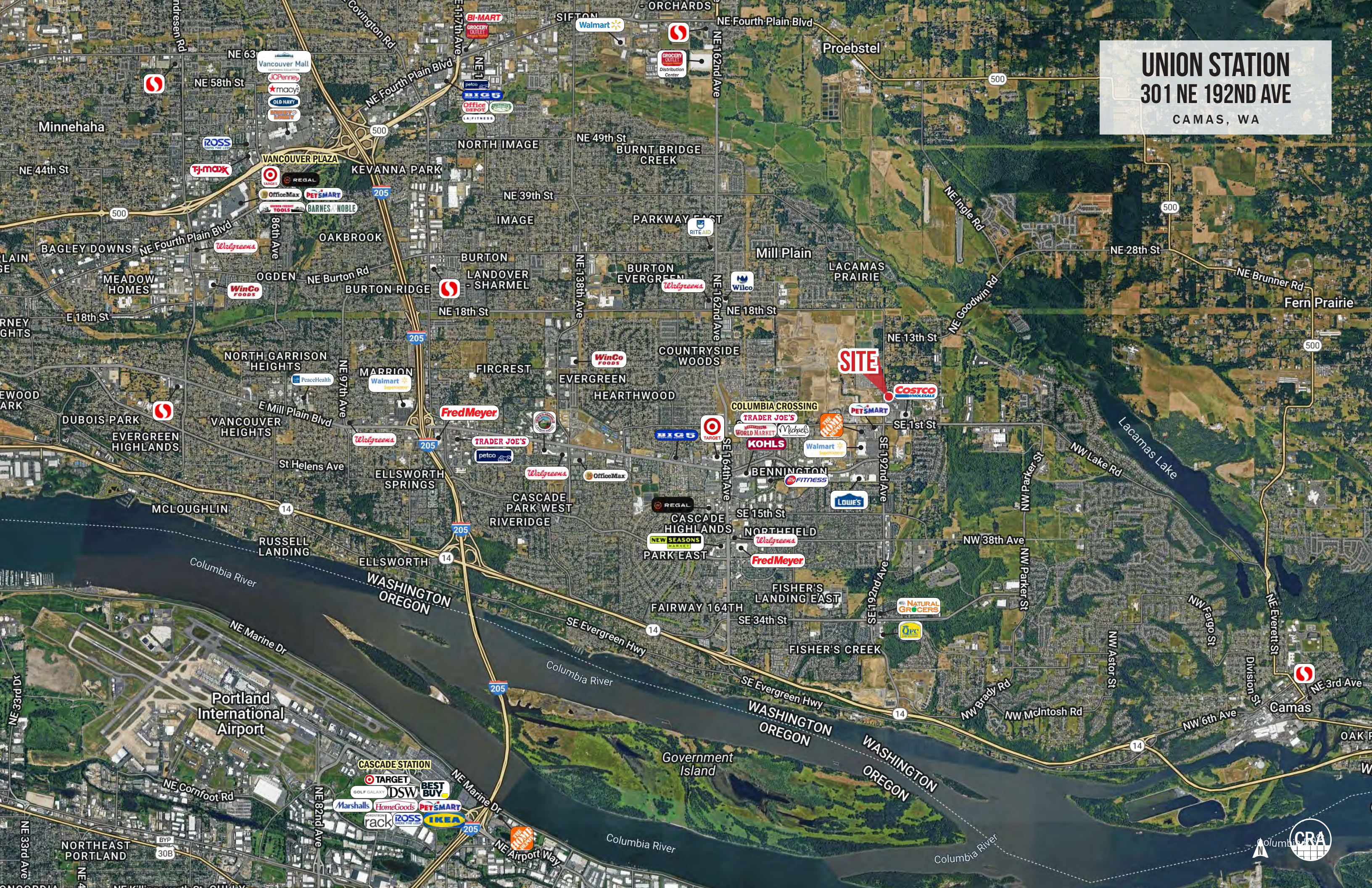
301 NE 192ND AVE  
CAMAS, WA



FUTURE HP  
CORPORATE  
CAMPUS  
OPENING 2026



**UNION STATION**  
**301 NE 192ND AVE**  
CAMAS, WA





# UNION STATION 301 NE 192ND AVE CAMAS, WA

## PHOTOS



Photos are representative only and for marketing purposes

# UNION STATION 301 NE 192ND AVE

CAMAS, WA

## DEMOGRAPHIC SUMMARY

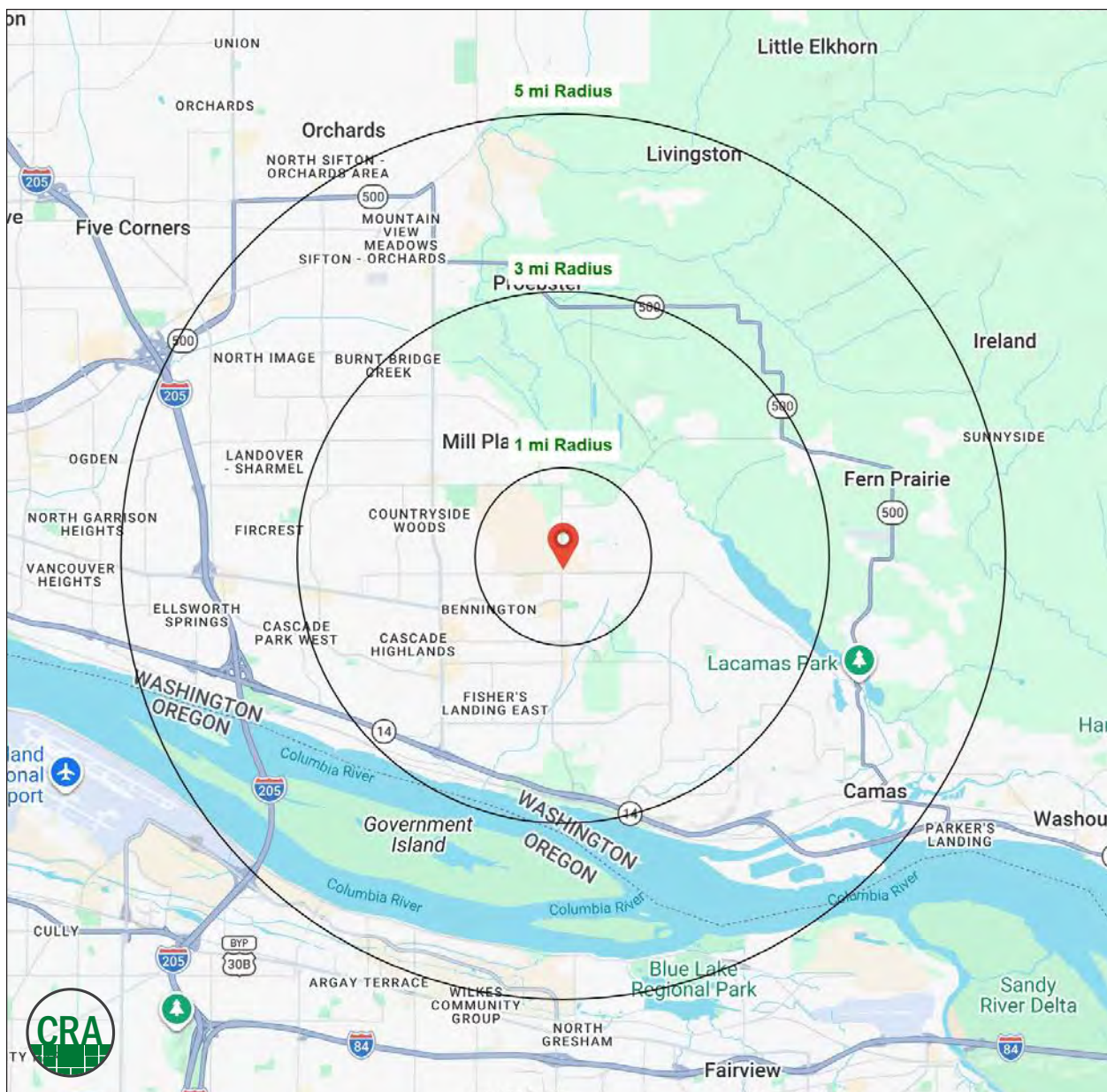
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	5,191	79,215	172,772
Projected Population 2030	5,313	79,098	172,772
Average HH Income	\$153,110	\$148,003	\$134,339
Median Home Value	\$723,025	\$581,229	\$552,023
Daytime Demographics 16+	7,303	51,951	110,459
Some College or Higher	82.8%	72.6%	69.8%

### \$153,110

Average Household Income  
1 MILE RADIUS

### 82.8%

College Grads  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6237/-122.4756

<b>Union Station</b> <b>Camas, WA 98607</b>	<b>1 mi</b> <b>radius</b>	<b>3 mi</b> <b>radius</b>	<b>5 mi</b> <b>radius</b>
<b>Population</b>			
2025 Estimated Population	5,191	79,215	172,772
2030 Projected Population	5,313	79,098	174,989
2020 Census Population	5,623	79,389	167,092
2010 Census Population	3,233	67,803	142,050
Projected Annual Growth 2025 to 2030	0.5%	-	0.3%
Historical Annual Growth 2010 to 2025	4.0%	1.1%	1.4%
2025 Median Age	40.0	40.5	38.5
<b>Households</b>			
2025 Estimated Households	2,230	30,286	65,814
2030 Projected Households	2,301	30,766	67,744
2020 Census Households	2,055	28,750	61,344
2010 Census Households	1,098	24,680	52,359
Projected Annual Growth 2025 to 2030	0.6%	0.3%	0.6%
Historical Annual Growth 2010 to 2025	6.9%	1.5%	1.7%
<b>Race and Ethnicity</b>			
2025 Estimated White	71.5%	71.2%	72.2%
2025 Estimated Black or African American	2.8%	2.9%	3.1%
2025 Estimated Asian or Pacific Islander	14.4%	12.7%	10.2%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.7%
2025 Estimated Other Races	10.9%	12.7%	13.9%
2025 Estimated Hispanic	10.0%	11.6%	13.1%
<b>Income</b>			
2025 Estimated Average Household Income	\$153,110	\$148,003	\$134,339
2025 Estimated Median Household Income	\$100,577	\$112,394	\$104,668
2025 Estimated Per Capita Income	\$65,791	\$56,656	\$51,255
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.0%	2.5%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	3.9%	4.4%
2025 Estimated High School Graduate	14.2%	20.9%	23.2%
2025 Estimated Some College	15.2%	20.5%	23.2%
2025 Estimated Associates Degree Only	9.1%	9.2%	9.8%
2025 Estimated Bachelors Degree Only	37.8%	26.3%	22.9%
2025 Estimated Graduate Degree	20.7%	16.5%	13.9%
<b>Business</b>			
2025 Estimated Total Businesses	217	2,804	6,311
2025 Estimated Total Employees	5,468	26,579	56,599
2025 Estimated Employee Population per Business	25.2	9.5	9.0
2025 Estimated Residential Population per Business	23.9	28.3	27.4

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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