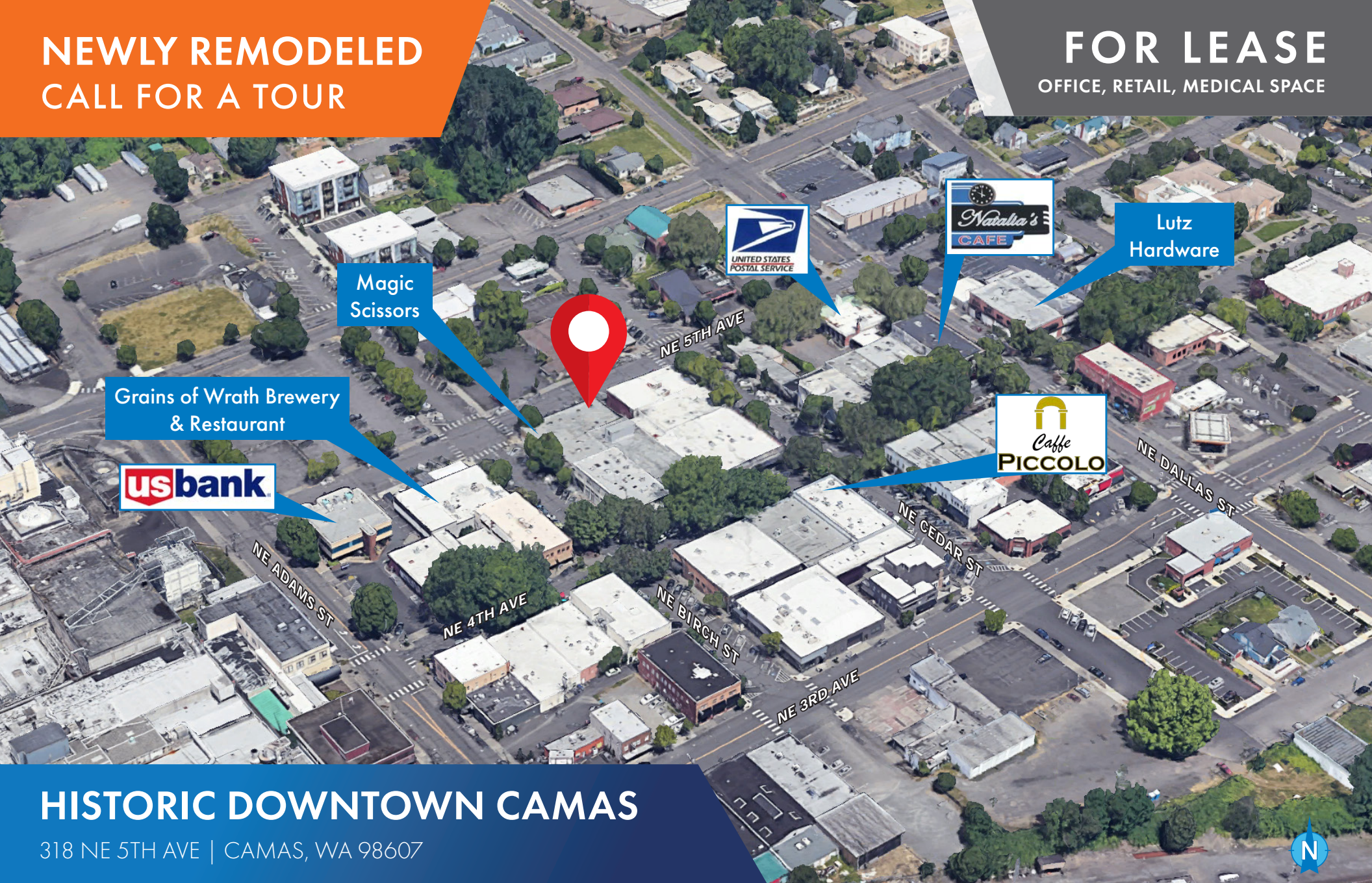


NEWLY REMODELED
CALL FOR A TOUR

FOR LEASE
OFFICE, RETAIL, MEDICAL SPACE



HISTORIC DOWNTOWN CAMAS

318 NE 5TH AVE | CAMAS, WA 98607

For more information or a property tour, please contact:

THOMAS MCDOWELL
503.225.8473
TomM@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

05/21/2026



Norris & Stevens

12503 SE MILL PLAIN BLVD • SUITE 260 • VANCOUVER, WA 98684
503.223.3171 • NORRIS-STEVENS.COM

HISTORIC DOWNTOWN CAMAS

318 NE 5th Ave | Camas, WA 98607

OFFICE, RETAIL, MEDICAL SPACE FOR LEASE

DETAILS

- Size: ± 1,450 SF
- Lease rate: \$24.83/SF/YR, Modified Gross
Call for details

FEATURES

- Ample street parking
- Large signage available above door
- Located in the heart of historic downtown Camas
- Neighboring tenants include: Grains of Wrath Brewing and Restaurant, Magic Scissors Hair Salon, Wise Move Real Estate, Imperial Cleaners
- ADT security system, 2 door sensors, glass break sensor and siren
- Private offices & reception area
- Call for a tour

DEMOGRAPHICS

| | 1 MILE | 3 MILES |
|-------------------------|-----------|-----------|
| Population | 6,300 | 37,290 |
| Households | 2,315 | 13,134 |
| Median Age | 40.6 | 41.0 |
| Median Household Income | \$103,139 | \$124,276 |
| Daytime Employees | 2,859 | 11,359 |



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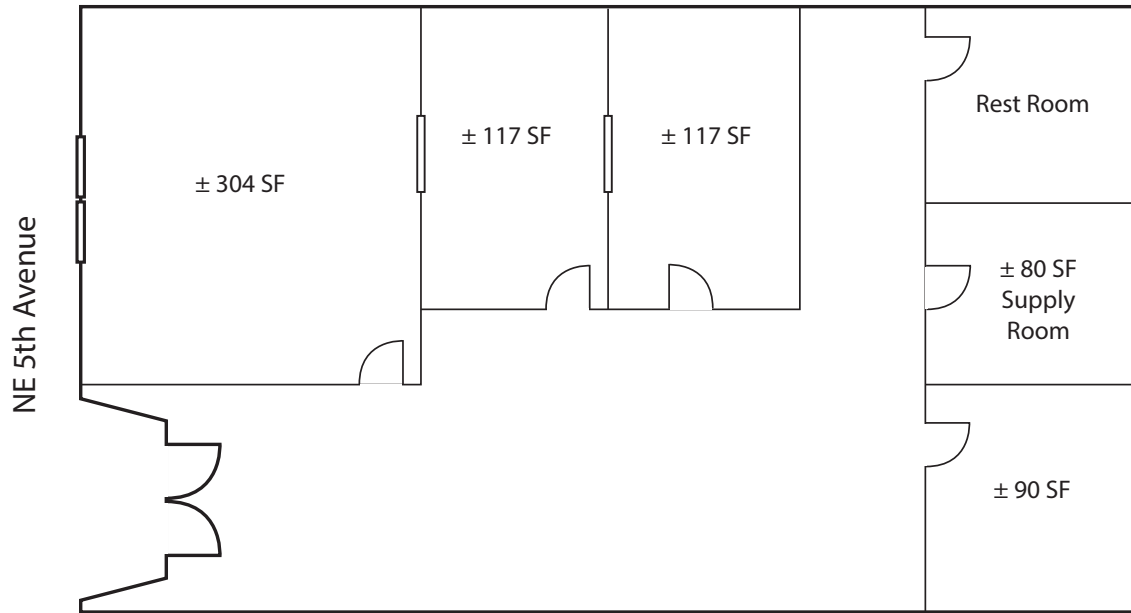
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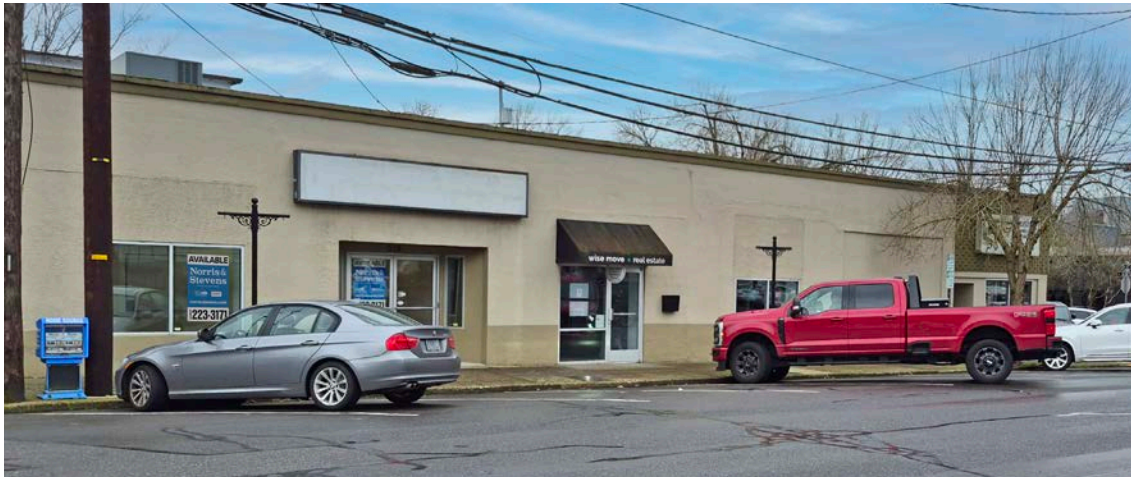
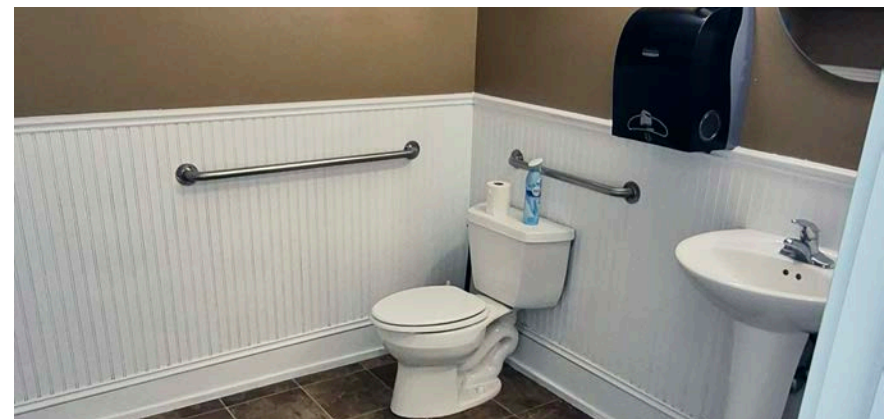
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*Approximate Scale & Room Square Feet



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WHY DOWNTOWN CAMAS?

Camas, Washington, offers a compelling combination of economic advantages, a high quality of life, and proximity to major metropolitan areas, making it a desirable location for businesses. Its strong local economy, diverse job market, and proximity to both Portland and Vancouver offer numerous benefits for businesses looking to relocate. Here's why Camas is a good place for businesses:

STRONG LOCAL ECONOMY

Camas has a diverse economy with a mix of manufacturing, technology, and service industries, according to the Downtown Camas Association.

PROXIMITY TO MAJOR JOB MARKETS

Camas benefits from its close proximity to the larger Portland and Vancouver job markets, providing a wide pool of talent and opportunities.

LOWER COST OF LIVING

Compared to some other parts of the Pacific Northwest, Camas offers a relatively lower cost of living, which can be attractive to businesses.

NO STATE INCOME TAX

Washington State does not have a state income tax, which can be a significant advantage for businesses.

Overall, Camas offers a compelling combination of economic benefits, a high quality of life, and convenient location, making it an attractive place for businesses to locate and grow.

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PROXIMITY AND ACCESSIBILITY

- **Close to Portland International Airport:** Camas is located 15 minutes from Portland International Airport, making it convenient for travel.
- **Easy Access to Highways:** Camas has easy access to major highways, including I-5, I-84, and I-205, making it easy to travel to other parts of the region.

DOWNTOWN EVENTS

The Downtown Camas Association hosts a series of events throughout the year, and you'll be right in the middle of it. Some highlights include: a plant & garden fair in May, a car show in June, Camas Days in July, a Comic Con and vintage/art fair in August, and a holiday celebration in December.

To see all the events, visit: downtowncamas.com.



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