



FOR PRE-LEASE



THE VANTAGE AT COLUMBIA PALISADES

**Retail / Service Space and a Premier Pad Ground Lease
Opportunity (Drive-thru Allowed)**

Retail: 2,172 SF | \$50 psf + NNN

Ground Lease | Inquire with Broker

19530 SE Brady Rd, Camas, WA 98607

- The Vantage Will Have 18,192 SF of Retail Space in Four Free-standing Buildings
- Buildings Will Feature CLT Construction with High Ceilings and Sophisticated Natural Wood Finishes
- Great Exposure to 192nd Avenue and Brady Road, Just North of the SR-14 Exit
- Abundant Natural Light and Stunning Views of the Columbia River and Mt Hood
- Available Now

MICHELLE D. ROZAKIS

Principal | Licensed in OR

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NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

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PROPERTY SUMMARY



Building 1A

Nearby Highlights

- Banfield HQ
- Black Rock Coffee Bar
- Boulder Ridge
- Columbia Tech Center
- Costco
- DiTazza Coffee
- Dutch Bros Coffee
- Fisher Investments
- Fred Meyer
- Grapes n' Hops
- Gustav's Pub & Grill
- Holiday Inn Express & Suites
- Killer Burger
- Kohl's
- La Provence
- Michaels
- MOD Pizza
- Natural Grocers
- New Seasons Market
- nLight Global HQ
- PetSmart
- QFC
- Roots Restaurant
- Starbucks
- Target
- The Home Depot
- The Ledges
- Vancouver Clinic
- Vancouver Innovation Center
- Walmart Supercenter
- World Market
- Wyld Pines

PROPERTY DETAILS

Address	19530 SE Brady Rd, Camas, WA 98607
Available Space	2,172 SF
Inline Lease Rate	\$50 psf + NNN
Ground Lease Rate	Inquire with Broker
Use Type	Retail, Service
Availability	Available Now

SPACE	SIZE	AVAILABILITY
BUILDING 1A	6,748 SF Total	
Suite 1	2,200 SF	LEASED - QUARRY
Suite 2	1,817 SF	LEASED - BLANC NAILS
Suite 3	2,579 SF	LEASED - CHIPOTLE

BUILDING 1B	5,402 SF Total	
Suite 1	3,300 SF	LEASED - ONPOINT
Suite 2	2,172 SF	AVAILABLE

BUILDING 1C	4,042 SF Total	
	4,042 SF	LEASED - CLASH

BUILDING 4	Coffee / Drive-thru	
	2,001 SF	LEASED - STARBUCKS

PAD 2A	± 22,434 SF - Ground Lease Opportunity (Drive-thru Allowed)	
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Location Features

- The Columbia Palisades development is an exclusive lifestyle community featuring 84.2 acres of luxury residences, offices, parks, a hotel, modern luxury retail and services, and restaurants
- 4:1000 Parking Ratio On-site
- Visibility from Signalized Intersection
- Highly Accessible from SR-14 Exit to West Camas
- Co-Tenants include CLASH Beauty Collective, Blanc Nails, Quarry Public House, Chipotle, OnPoint and Starbucks
- Multiple National Tenants



SITE PLAN

SITE PLAN



SPACE	SIZE	AVAILABILITY
BUILDING 1B	2,172 SF	Available
PAD 2A	± 22,434 SF Ground Lease Opportunity (Drive-thru Allowed)	

WELCOME

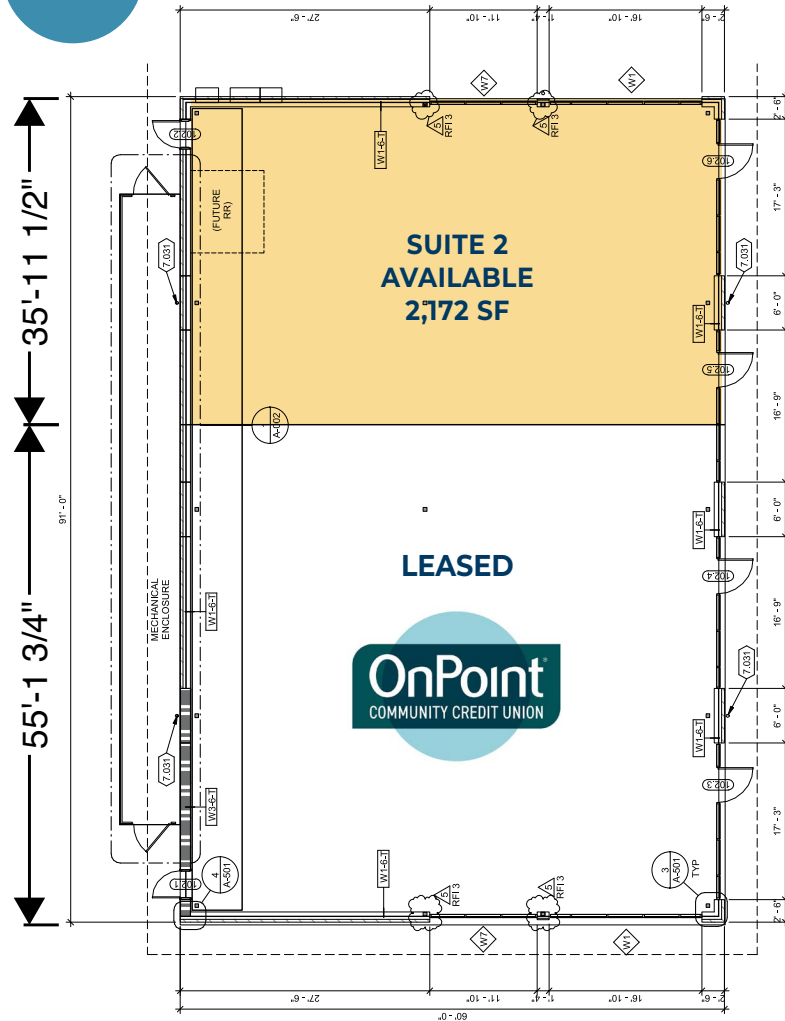




FLOOR PLAN

FLOOR PLAN

1B





DEVELOPMENT PLAN

DEVELOPMENT PLAN

ELEVA
Mixed use: Lodging, Multi-family Residential & Office
4 buildings / 145 Dwelling units
Estimated delivery TBD

HAWES
45,000 SF Office Building & Hotel
Estimated delivery TBD

THE PALISADES
Master Planned Community
Multi-Family, Condos and Retail
Estimated delivery TBD

VANCOUVER CLINIC
25,000 Health Care Facility
Opened Q3, 2020

THE LEDGES
2 Building, 90-unit Apartments & 50-unit Condominiums
Estimated Q4 2024

BOULDER RIDGE
24 high-end Townhomes
Initial homes completed

THE VANTAGE
Four buildings, 18,192 SF Retail
Delivered Q3 2025

HQ - FUTURE DEVELOPMENT
99 Acres, Mixed-Use Development
600,000+ SF
Commercial Space; 2,000 Residential Units;
Community Park & Trails; Phase 1
Estimated delivery TBD

PROJECT AREA

SR-14



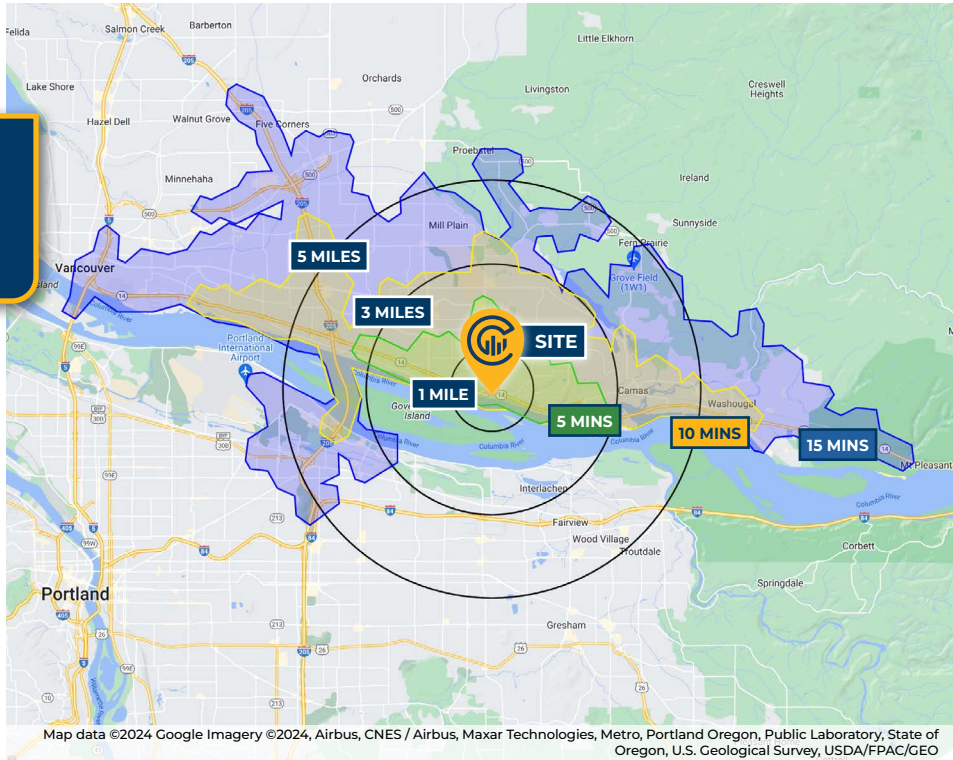
LOCAL AERIAL MAP



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 *Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	4,304	55,604	200,176
2029 Projected Population	4,347	57,063	201,809
2020 Census Population	4,544	54,899	200,738
2010 Census Population	4,008	46,371	178,543
Projected Annual Growth 2024 to 2029	0.2%	0.5%	0.2%
Historical Annual Growth 2010 to 2024	0.5%	1.4%	0.9%
Households & Income			
2024 Estimated Households	1,571	21,949	77,008
2024 Est. Average HH Income	\$173,057	\$148,908	\$121,186
2024 Est. Median HH Income	\$127,588	\$112,910	\$91,220
2024 Est. Per Capita Income	\$63,160	\$58,849	\$46,793
Businesses			
2024 Est. Total Businesses	247	2,425	8,746
2024 Est. Total Employees	1,733	29,594	81,947
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1			



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THE VANTAGE RETAIL