

# Hyas Point

WASHOUGAL, WA 98671



**NOW PRE-LEASING RETAIL / OFFICE / RESTAURANT SPACE**

## CONTACT

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HYAS POINT



**NAI Elliott**



# Property snapshot

Hyas Point is a transformative mixed-use waterfront development along the Columbia River in Washougal, Washington. Designed as a vibrant, community-centric destination, the project integrates retail, restaurant, and office uses within a walkable riverfront setting featuring public plazas, gathering spaces, and riverwalk access.

With excellent visibility from SR-14, ample on-site parking, and flexible ground-floor spaces planned for delivery in Fall 2026, Hyas Point offers retailers a rare opportunity to anchor in one of East Clark County's most anticipated lifestyle destinations, serving Washougal, Camas, and the surrounding region.

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## TRAFFIC COUNTS

- Lewis & Clark Hwy / 2nd St W - 23,246 ADT (2025)
- Lewis & Clark Hwy / 2nd St E - 19,917 ADT (2025)

## HIGHLIGHTS

- 1,000 - 10,000 SF Available
- Planned delivery Fall 2026
- Retail/Office/Restaurant space available
- Ample on-site parking
- Great visibility off SR-14

# Site plan

## AVAILABILITY

### Klipsan

Bldg A  
Retail - 17,456 SF  
Apartments - 92 units

### Sitka

Building B  
Retail - 10,370 SF  
Office - 13,519 SF  
Apartments - 40 units

### Broadrock

Building C  
Retail - 17,612 SF  
Apartments - 95 units

### Cascara

Building D  
Retail - 12,551 SF  
Apartments - 49 units



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## AVAILABILITY

### Building A

Retail - 17,456 SF

Apartments - 92 units



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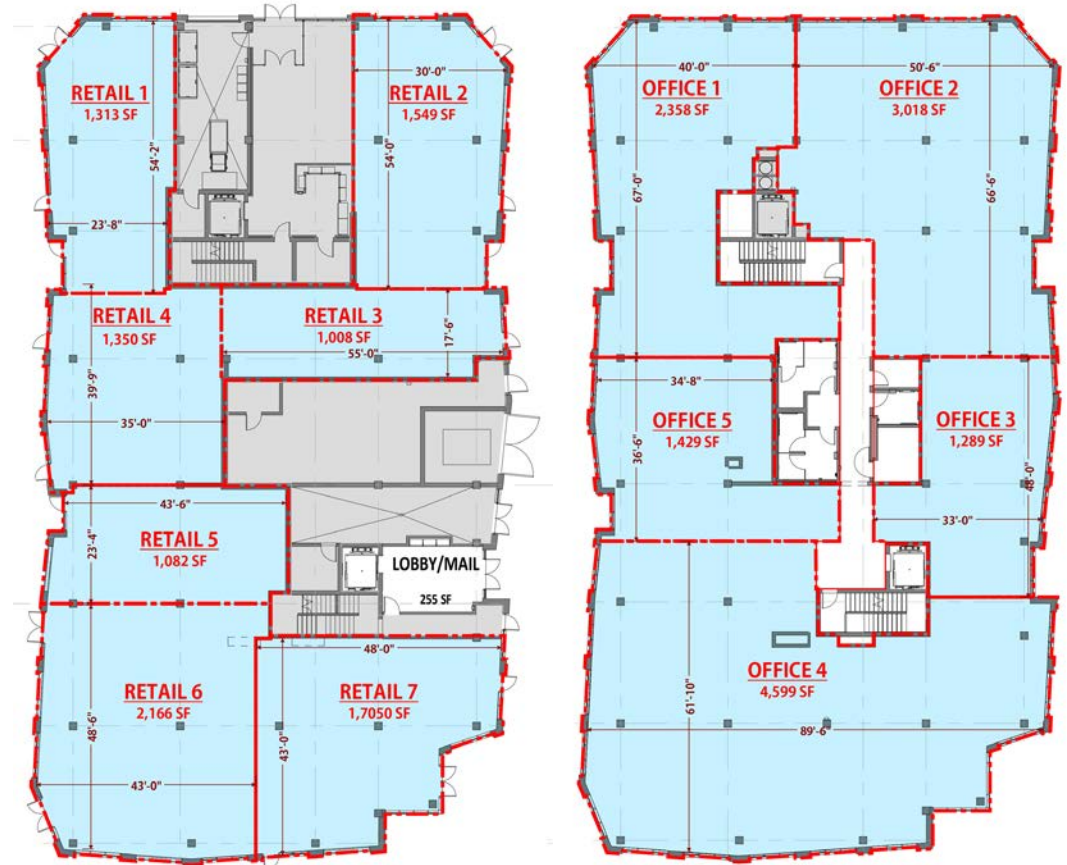
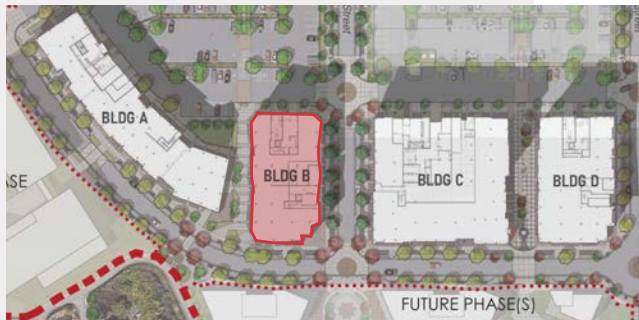
## AVAILABILITY

### Building B

Retail - 10,370 SF

Office - 13,519 SF

Apartments - 40 units



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## AVAILABILITY

### Building C

Retail - 17,612 SF

Apartments - 95 units



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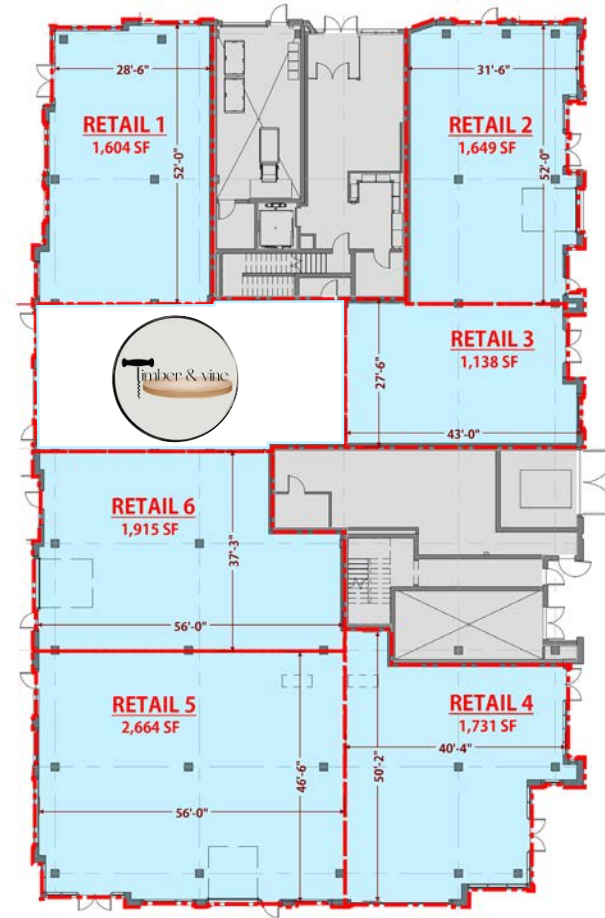
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## AVAILABILITY

### Building D

Retail - 12,551 SF

Apartments - 49 units



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# Future phase



## AVAILABILITY

### Restaurant A

5,200 SF

### Restaurant B

5,500 SF

### Restaurant C

1,800 SF



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# Renderings

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# Renderings

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13.1 MILES  
PORTLAND AIRPORT

22.3 MILES  
TO DOWNTOWN PORTLAND

12.3 MILES  
TO PEACEHEALTH SOUTHWEST  
MEDICAL CENTER

19 MILES  
TO LEGACY SALMON CREEK

19.8 MILES  
TO DOWNTOWN VANCOUVER

**SITE**

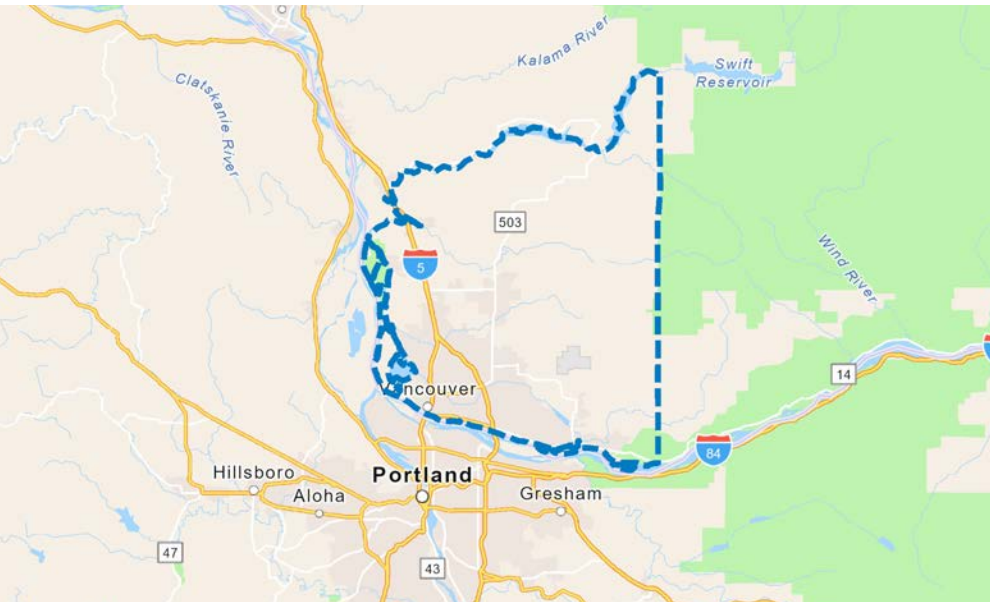
COLUMBIA  
RIVER GORGE



DOWNTOWN  
PORTLAND



# Clark County Demographics



## POPULATION

2024 Population: 542,400

Annual Growth 2024-2033: 1.26 % (1 yr) / 12.8% (10 Yr)

## APARTMENT COUNT

Total Unit Count: 276

Cascara: 49 Units

Broadrock: 95 Units

Sitka: 40 Units

Klipsan: 92 Units

## INCOME

Average Household Income: \$120,560

Median Household Income : \$94,948

## DAYTIME EMPLOYMENT

Total: 236,549

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