



THE NINES AT CAMAS MEADOWS

Commercial Pad or Build-to-Suit Opportunity

4525 NW CAMAS MEADOWS DRIVE | CAMAS, WASHINGTON 98607



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Ethos Commercial Advisors LLC, an Oregon limited liability company (the "Agent"), has been engaged as the exclusive sales representative for the sale of 4525 NW Camas Meadows Drive (the "Property") or Ownership (the "Seller"). The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions, and limitations of the Confidentiality Agreement furnished by the Agent prior to the delivery of this Offering Memorandum.

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The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed material, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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LICENSED IN OREGON, WASHINGTON, AND TEXAS





Property Summary

FOR SALE COMMERCIAL PAD OR BUILD-TO-SUIT

BUILDING SIZE 3,000-7,000 SF

LOT SIZE 1.2 Acres

PRICING Available Upon Request

LOCATION The Nines at Camas Meadows – on 18-hole Championship Public Golf Course

DEVELOPMENT

- 37 Single-Family Homes
- 40 Luxury Townhomes
- Adjacent to Highly Acclaimed Camas Meadows Golf Club

POTENTIAL USES

- Brewery + Food Cart Pod
- Restaurant / Retail
- Office or Mixed-Use
- Medical / Dental

DEMOGRAPHICS High-income, growing residential community within top-ranked school district

COMPETITIVE ADVANTAGE Limited nearby food, beverage, and retail options – strong capture potential from residents, golfers, and visitors

The Nines at Camas Meadows

COMMERCIAL OPPORTUNITY

The Nines at Camas Meadows presents a unique opportunity to acquire a premier 3,000 SF commercial building pad within one of Southwest Washington's most desirable residential and recreational communities. This site at Camas Meadows Golf Club provides an opportunity to serve residents of The Nines' 77 new luxury homes, as well as the many golfers and visitors who use the public championship course each year. With limited food, beverage, and retail options in the immediate area, this location is ideally positioned to capture pent-up demand and become the focal point for community dining, gathering, and entertainment.

FLEXIBLE BUILD-TO-SUIT OFFERING

This commercial pad is available for sale as a build-to-suit development with highly adaptable configurations. Potential uses include:

BREWERY WITH RESTAURANT COMPONENT to attract both residents and golfers.

BREWERY WITH FOOD CART POD, creating a destination hub for casual dining and community events.

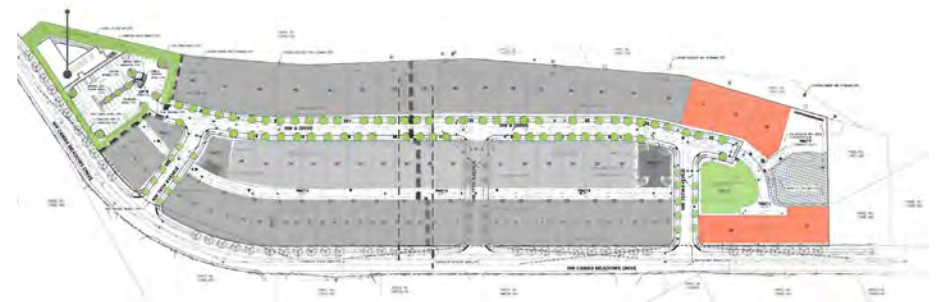
FULL-SERVICE RESTAURANT OR RETAIL CONCEPT serving daily neighborhood needs and golf course patrons.

OFFICE OR MIXED-USE CONFIGURATION designed for professional service providers seeking a premier location.

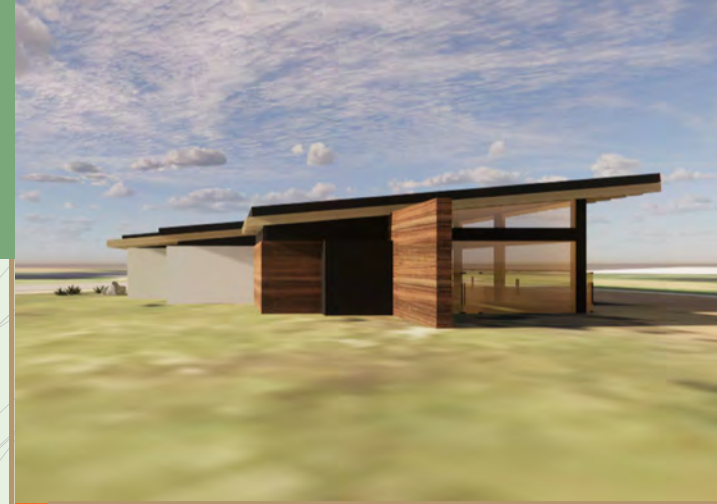
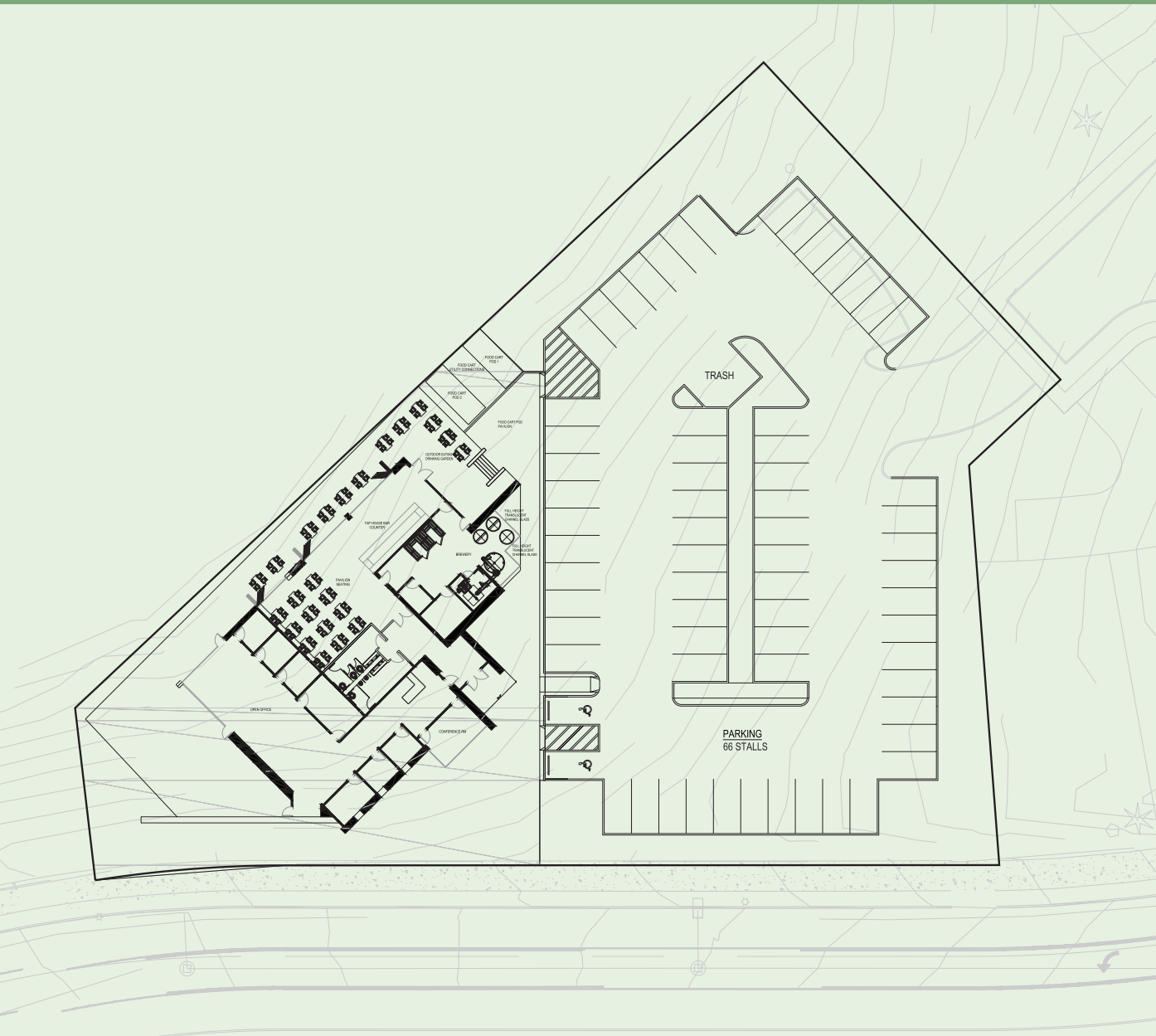
With strong residential growth, direct adjacency to a championship golf course, and the lack of comparable offerings in the immediate trade area, this opportunity provides the ideal foundation for a high-performing commercial venture in the heart of Camas.

COMMUNITY OVERVIEW

The Nines at Camas Meadows is a thoughtfully planned residential community designed to integrate high-quality housing with natural and recreational amenities. The neighborhood offers a mix of spacious single-level homes, primary-on-the-main residences, and modern townhomes, with select homesites featuring direct views of the 18-hole premier Camas Meadows Golf Club. Open space and an oak mitigation area enhance the community's setting, while internal walking trails provide connectivity and a sense of cohesion. Designed to balance luxury, lifestyle, and long-term market appeal, The Nines at Camas Meadows is positioned as a flagship residential offering within the thriving Camas market.



SITE PLAN (CART POD / TAP HOUSE CONCEPT)



CAMAS, WASHINGTON: MARKET OVERVIEW

Camas, Washington, is one of the premier markets in the Portland metropolitan area, recognized for its exceptional schools, high quality of life, and strong community identity. Located along the Columbia River with convenient access to both Portland and Vancouver, Camas offers the advantages of a small, connected city supported by the economic strength of a major metro. Its consistent population growth, favorable demographics, and reputation as a highly desirable place to live have created sustained housing demand and a competitive market environment.

The city's housing inventory ranges from historic homes in its downtown core to modern estates along Prune Hill and Lacamas Lake, with luxury neighborhoods such as Dawson's Ridge, The Glade at Green Mountain, and Tidland Heights drawing high-end buyers. Market fundamentals remain strong, with the median home price near \$785,000 and luxury properties extending well into the multi-million-dollar range. Limited supply, combined with steady in-migration, has reinforced pricing stability and value appreciation. With a highly regarded school district, abundant recreational amenities, and proximity to employment centers, Camas continues to rank among the most resilient and attractive residential submarkets in Southwest Washington.

WITHIN 1 MILE OF THE PROPERTY

MEDIAN HOME VALUE



\$832,487

AVG. HOUSEHOLD INCOME



\$150,394

WITHIN 5 MILES OF THE PROPERTY

POPULATION



153,030
2024

165,541
2029 Projected

NO. OF HOUSEHOLDS



55,835
2024

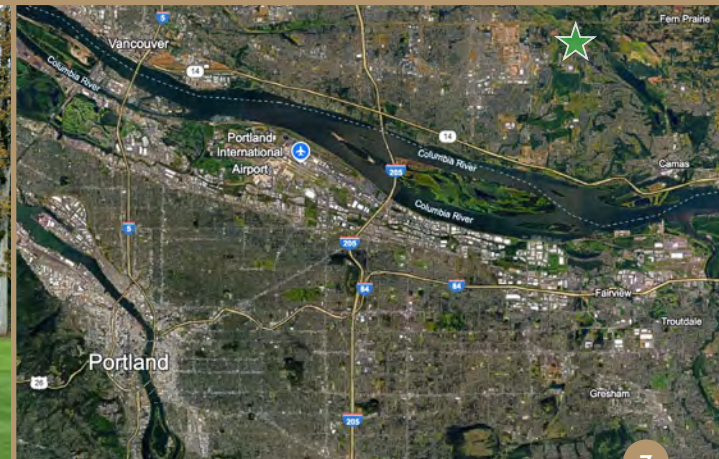
60,477
2029 Projected

PROJECTED ANNUAL GROWTH



1.7%
2024-2029

Area Map



ethos
COMMERCIAL ADVISORS

NW CAMAS MEADOWS DR.