



OFFERING MEMORANDUM

LACAMAS FINANCIAL BUILDING

532 NE 3rd Ave, Camas, WA 98607

Marcus & Millichap

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532 NE 3RD AVE

EXCLUSIVELY
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01



EXECUTIVE SUMMARY

Offering Summary
Regional Map
Local Map

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OFFERING SUMMARY

532 NE 3RD AVE



Listing Price
\$1,500,000



Occupancy
67.5%



Price/SF
\$281.95

FINANCIAL

Listing Price	\$1,500,000
Current NOI	\$33,034
Cap Rate	2.22%

OPERATIONAL

Gross Building Area	5,320 SF
Occupancy	67.5%
Off-Street Parking	14 Spaces
Lot Size	0.23 AC (10,018 SF)
Age / Type of Roof	2004 / Torch Down
Age of HVAC Units	2004 & 2024
Year Built / Renovated	1990 / 2004

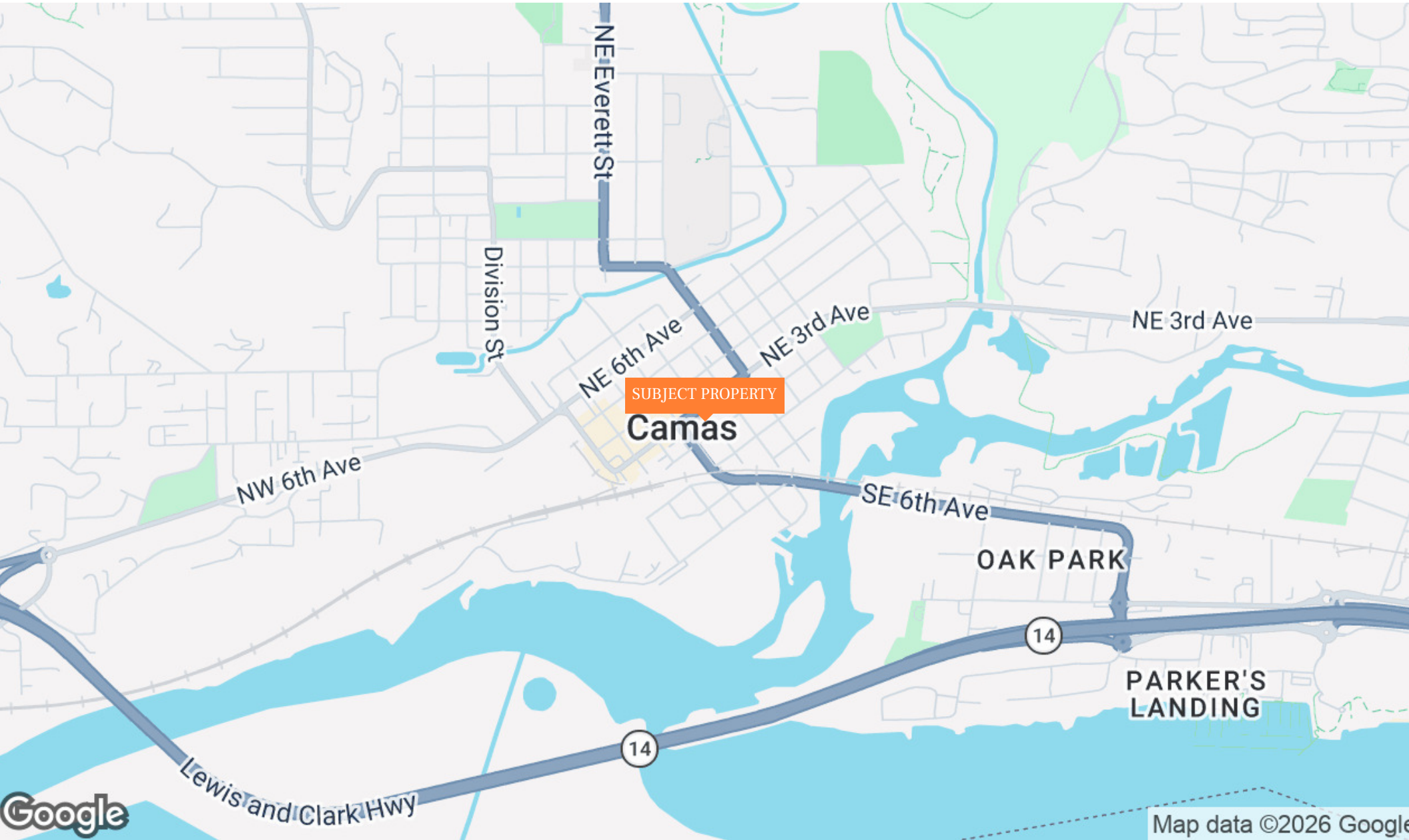






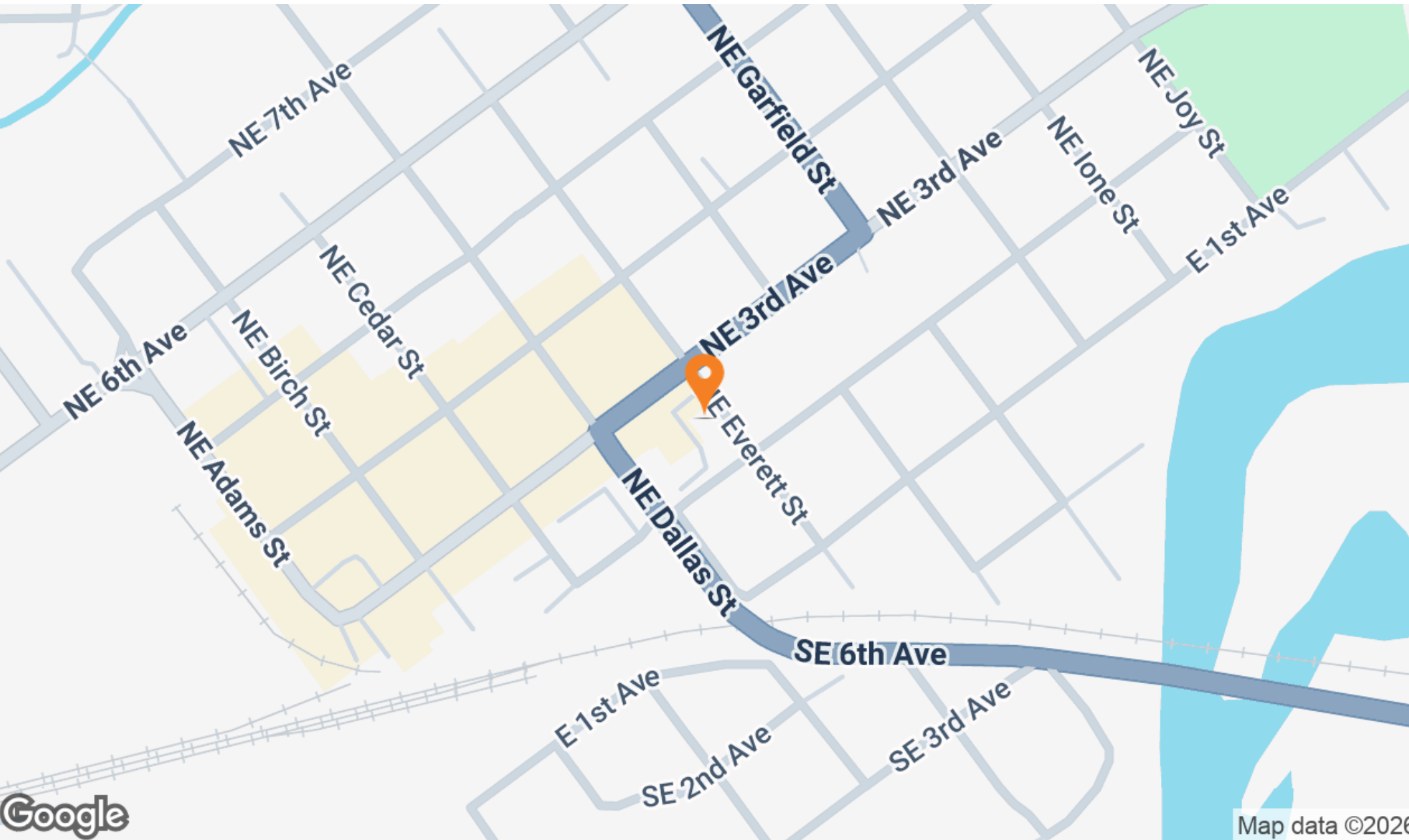
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REGIONAL MAP



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LOCAL MAP



SECTION 2

02

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per SF Chart
Demographics

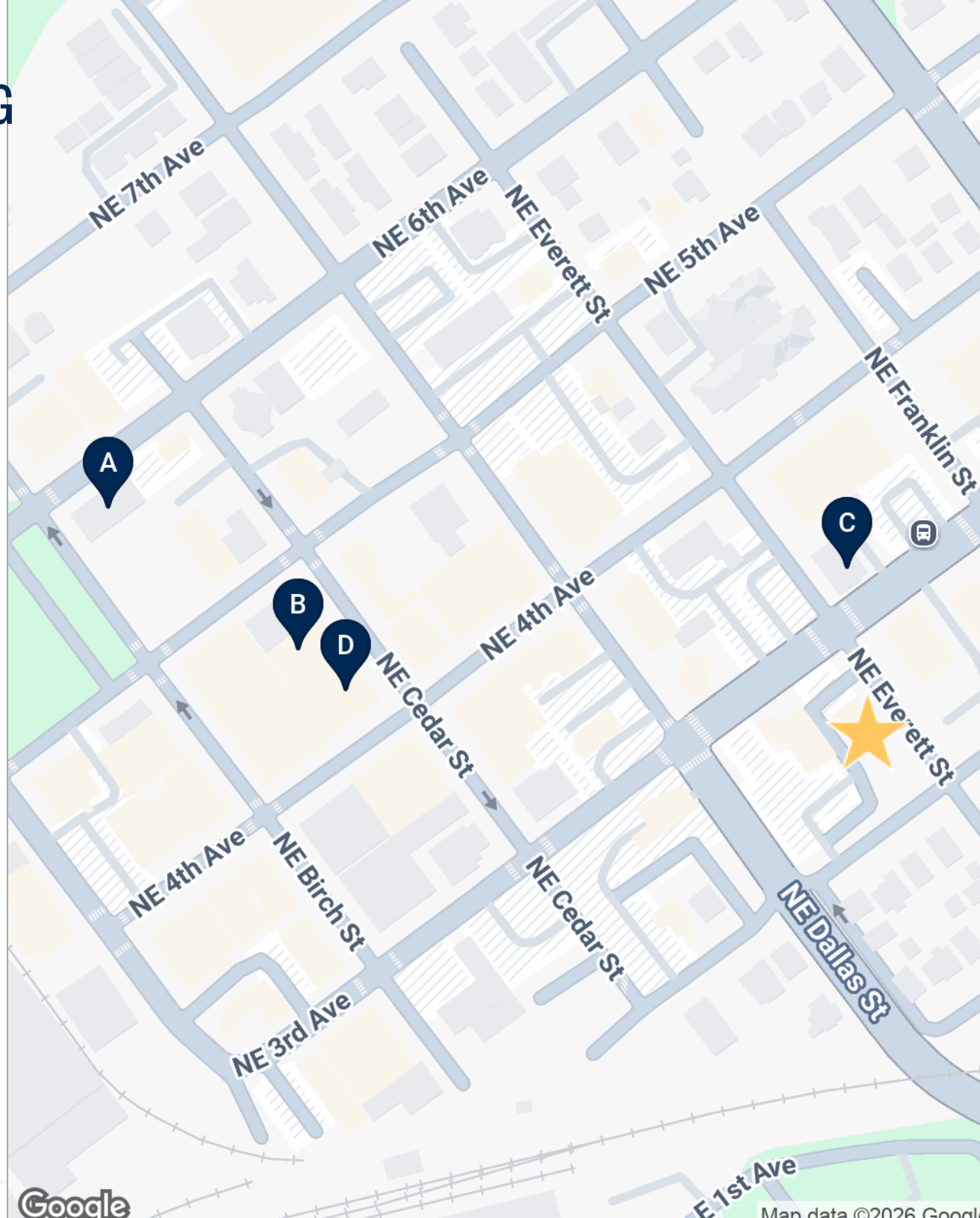
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LACAMAS FINANCIAL BUILDING

SALE COMPS MAP



SALE COMPS MAP

- ★ Lacamas Financial Building
- A Minuteman Press Building
- B Attic Gallery Building
- C Stihl Building
- D Cedar Street Square



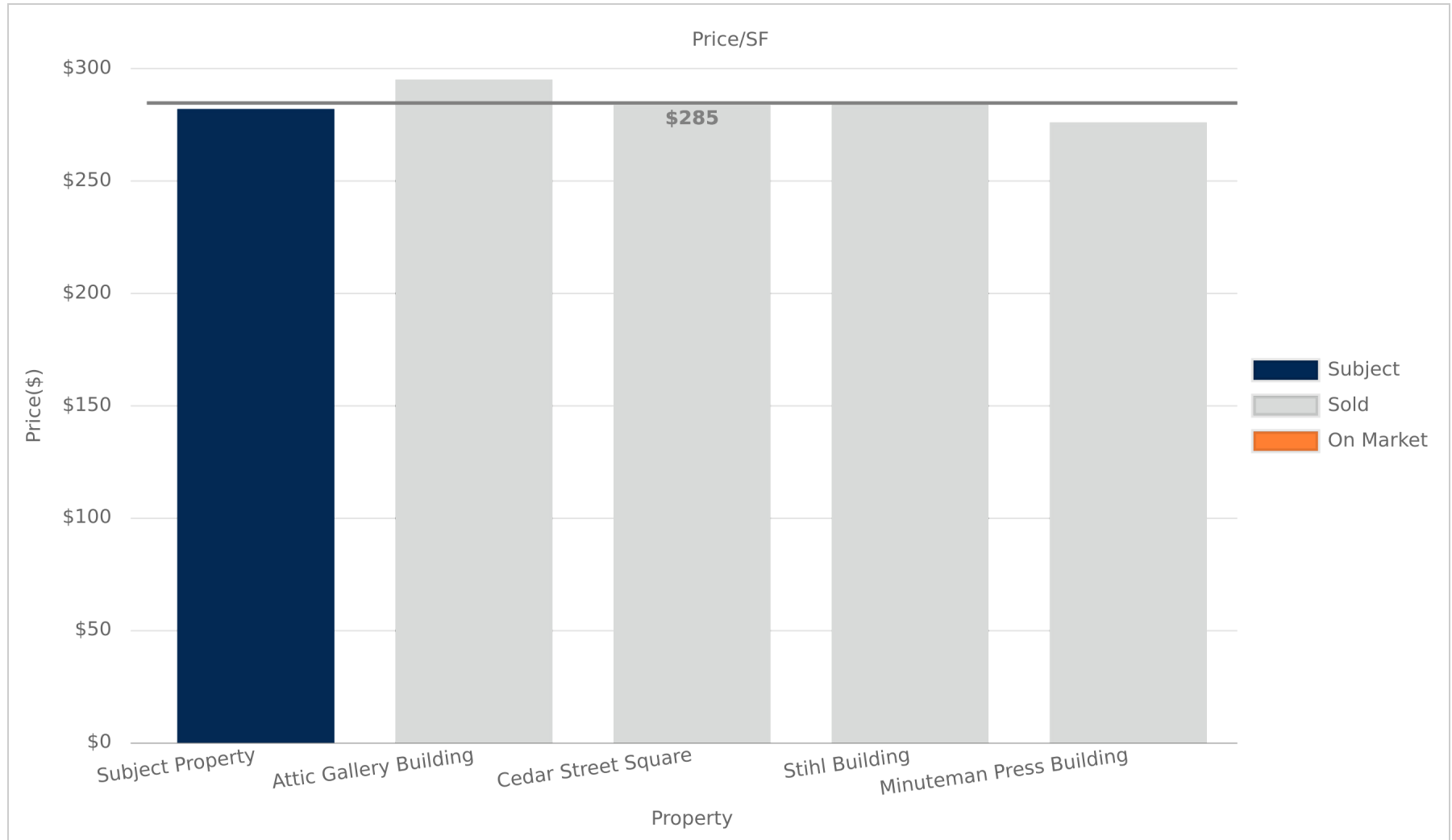
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SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	CAP RATE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
	Lacamas Financial Building 532 NE 3rd Ave Camas, WA 98607	\$1,500,000	2.22%	5,320 SF	\$281.95	0.23 AC	On Market
	SALE COMPARABLES	PRICE	CAP RATE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
	Minuteman Press Building 302 NE 6th Ave Camas, WA 98607	\$1,380,000	5.65%	5,000 SF	\$276.00	0.11 AC	11/15/2024
	Attic Gallery Building 421 NE Cedar St Camas, WA 98607	\$1,475,000	7.21%	5,000 SF	\$295.00	0.13 AC	08/14/2024
	Stihl Building 306 NE Everett St Camas, WA 98607	\$1,420,000	4.56%	5,002 SF	\$283.89	10,002 AC	08/15/2024
	Cedar Street Square 415 NE Cedar Street Camas, WA 98607	\$2,000,000	5.59%	7,050 SF	\$283.69	0.12 AC	06/28/2023
	AVERAGES	\$1,568,750	5.75%	5,513 SF	\$284.64	2,500.59 AC	-

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PRICE PER SF CHART



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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	5,696	37,423	113,316
2025 Estimate			
Total Population	5,411	35,573	109,598
2020 Census			
Total Population	5,159	33,802	107,859
2010 Census			
Total Population	4,578	27,315	93,518
Daytime Population			
2025 Estimate	5,526	28,429	118,584
HOUSEHOLDS			
2030 Projection			
Total Households	2,309	13,827	44,264
2025 Estimate			
Total Households	2,184	13,129	42,651
Average (Mean) Household Size	2.5	2.7	2.6
2020 Census			
Total Households	1,946	11,794	39,569
2010 Census			
Total Households	1,730	9,742	34,167
HOUSEHOLDS BY INCOME			
2025 Estimate			
\$200,000 or More	16.5%	25.2%	17.0%
\$150,000-\$199,999	13.3%	15.2%	12.8%
\$100,000-\$149,999	18.9%	22.0%	21.8%
\$75,000-\$99,999	11.3%	10.2%	13.6%
\$50,000-\$74,999	16.9%	11.2%	14.0%
\$35,000-\$49,999	5.8%	4.9%	7.9%
\$25,000-\$34,999	6.0%	3.6%	4.5%
\$15,000-\$24,999	4.6%	3.6%	3.6%
Under \$15,000	6.6%	4.0%	4.7%
Average Household Income	\$128,564	\$160,800	\$133,665
Median Household Income	\$102,403	\$134,068	\$111,425
Per Capita Income	\$50,741	\$58,191	\$51,114

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	5,411	35,573	109,598
Under 20	26.0%	27.8%	25.2%
20 to 34 Years	17.9%	15.0%	17.6%
35 to 49 Years	22.4%	23.1%	21.6%
50 to 59 Years	12.1%	13.4%	13.6%
60 to 64 Years	5.8%	5.9%	6.0%
65 to 69 Years	5.4%	5.0%	5.3%
70 to 74 Years	4.1%	4.1%	4.5%
Age 75+	6.3%	5.6%	6.2%
Median Age	39.0	40.0	40.0
Population by Gender			
2025 Estimate Total Population	5,411	35,573	109,598
Male Population	48.8%	49.7%	49.6%
Female Population	51.2%	50.3%	50.4%
Travel Time to Work			
Average Travel Time to Work in Minutes	30.0	28.0	29.0

LACAMAS FINANCIAL BUILDING

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 109,598. The population has changed by 17.19 percent since 2010. It is estimated that the population in your area will be 113,316 five years from now, which represents a change of 3.4 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,392 people per square mile.



HOUSEHOLDS

There are currently 42,651 households in your selected geography. The number of households has changed by 24.83 percent since 2010. It is estimated that the number of households in your area will be 44,264 five years from now, which represents a change of 3.8 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2025, the median household income for your selected geography is \$111,425, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 74.55 percent since 2010. It is estimated that the median household income in your area will be \$129,388 five years from now, which represents a change of 16.1 percent from the current year.

The current year per capita income in your area is \$51,114, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$133,665, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 55,755 people in your selected area were employed. The 2010 Census revealed that 62.6 percent of employees are in white-collar occupations in this geography, and 20.6 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSING

The median housing value in your area was \$498,631 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 23,517.00 owner-occupied housing units and 10,648.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 35.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.9 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 30.4 percent in the selected area compared with the 19.6 percent in the U.S.

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