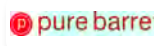


FOR LEASE UNION STATION RETAIL ENDCAP

BY **COSTCO**
WHOLESALE



VANCOUVER, WASHINGTON



LOCATION

301 NE 192nd Ave.
Camas, WA 98607

AVAILABLE SPACE

3,878 SF (divisible)

RENTAL RATE

Please call for details

TRAFFIC COUNTS

192th Ave - 13,037 ADT ('25)
1st St - 9,304 ADT ('25)

HIGHLIGHTS

- Anchored by Costco, Union Station features a strong mix of retail, restaurant, medical, health and fitness tenants serving East Vancouver and Camas
- Located on NE 192nd Avenue, just north of 1st Street sharing signalized access with Costco
- The center is surrounded by growing residential communities and daytime employment, along with a diverse mix of national and regional high volume retailers
- Strong visibility to the main retail corridor with multiple access points into the center
- 2018 construction with ±121 Parking Spaces; 3.4/1,000 SF



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com
Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211
www.cra-nw.com

UNION STATION

301 NE 192ND AVE
CAMAS, WA



FUTURE HP
CORPORATE
CAMPUS
OPENING 2026



SE 1st St 9,107 ADT (25)

13,037 ADT (25)

NE 192nd Ave

SE 192nd Ave

AVAILABLE
3,878 SF

- PeaceHealth
- CORNER OF TASTES
- SHERWIN WILLIAMS
- pure barre
- BMO
- BLACK ROCK COFFEE BAR

UNION STATION

NE 5th St

NE 3rd St

SE 1st St 9,304 ADT (25)

NE 197th Ave

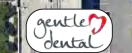
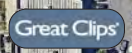
SE 197th Pl

UNION HIGH SCHOOL
2,000 STUDENTS

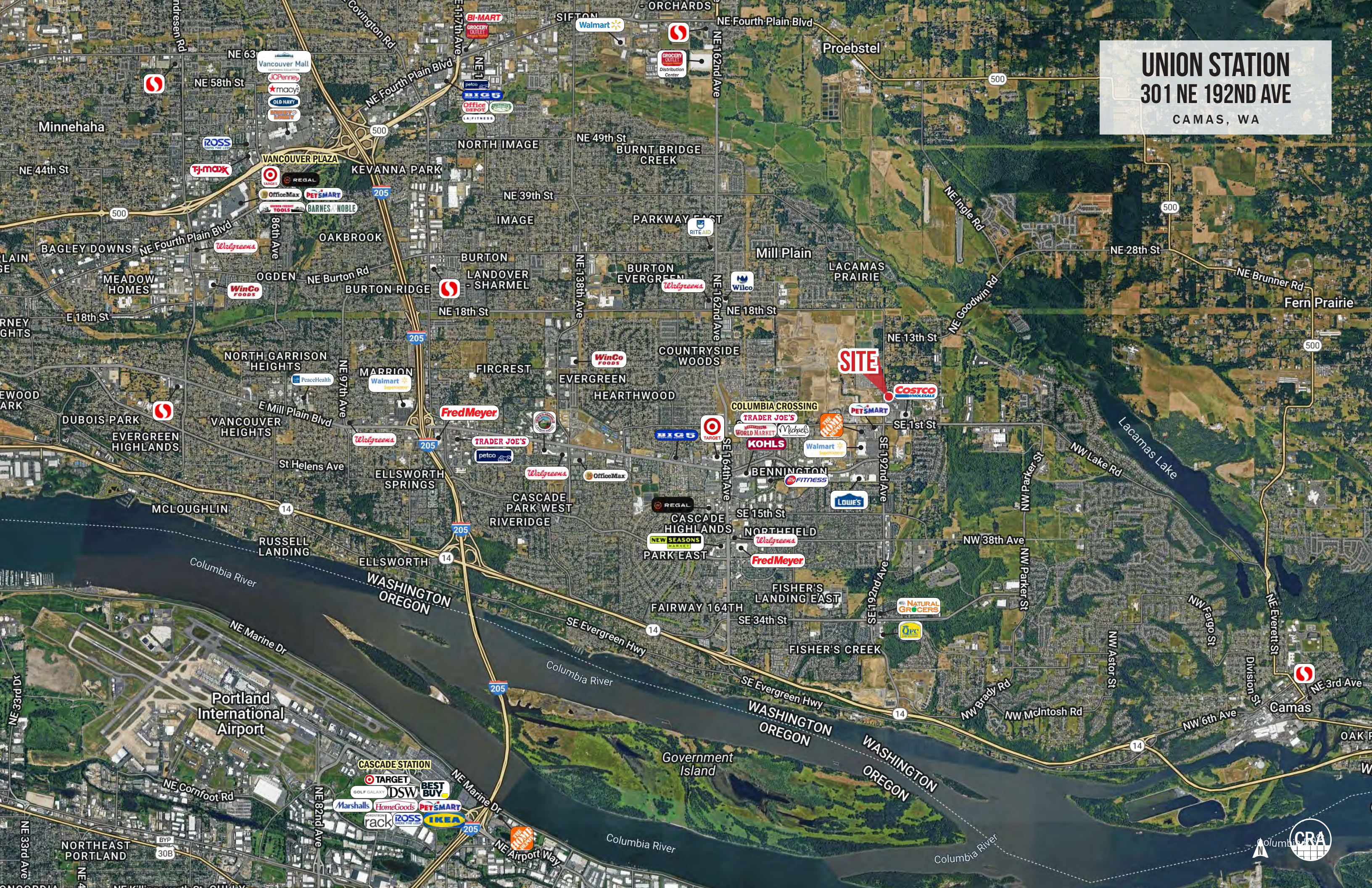
ILLAHEE ELEMENTARY SCHOOL
651 STUDENTS

FUTURE
MEDICAL/OFFICE
160,000 SF

BENNINGTON
ON FIRST
APARTMENTS
582 UNITS



UNION STATION
301 NE 192ND AVE
CAMAS, WA

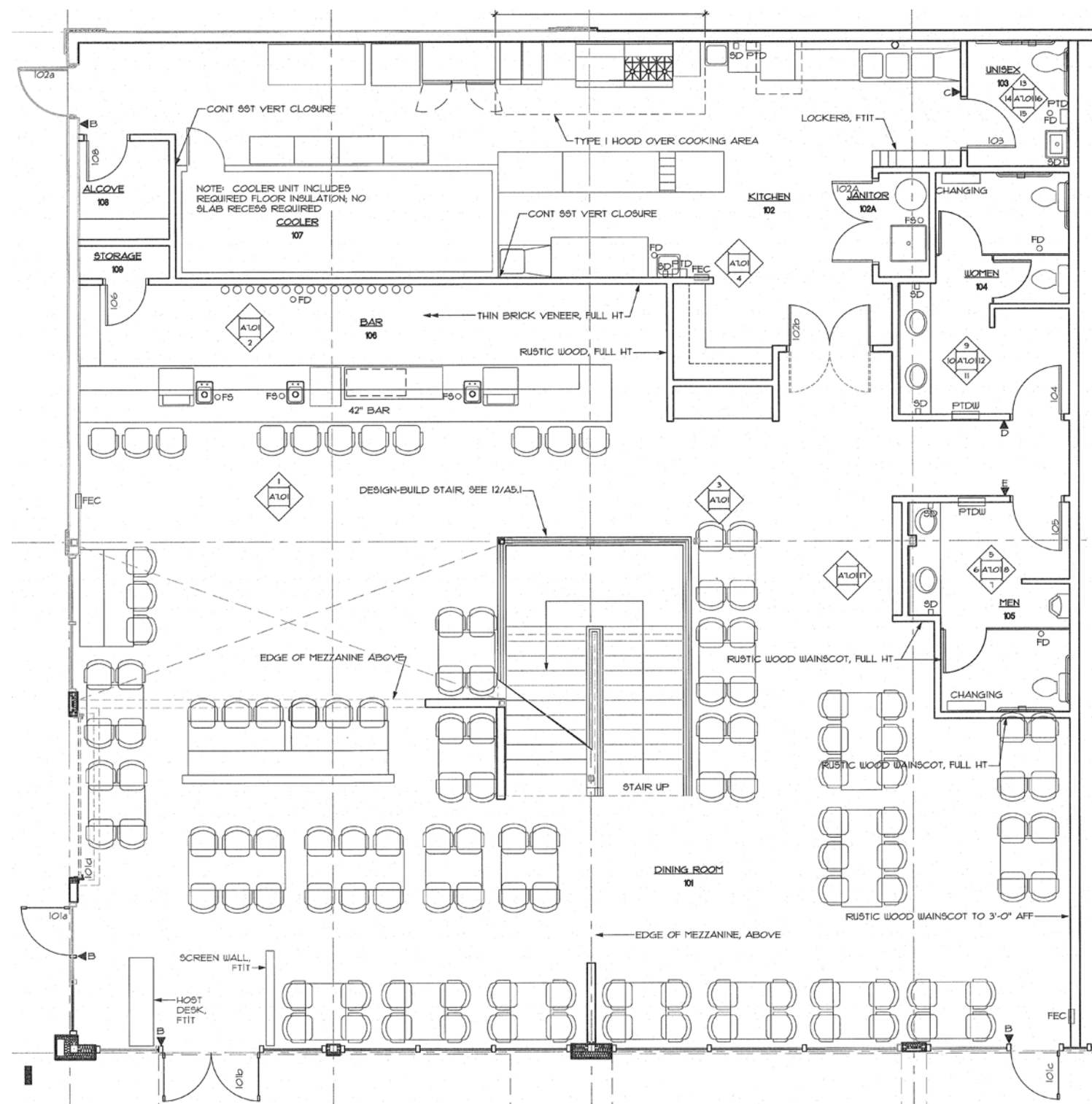


SITE

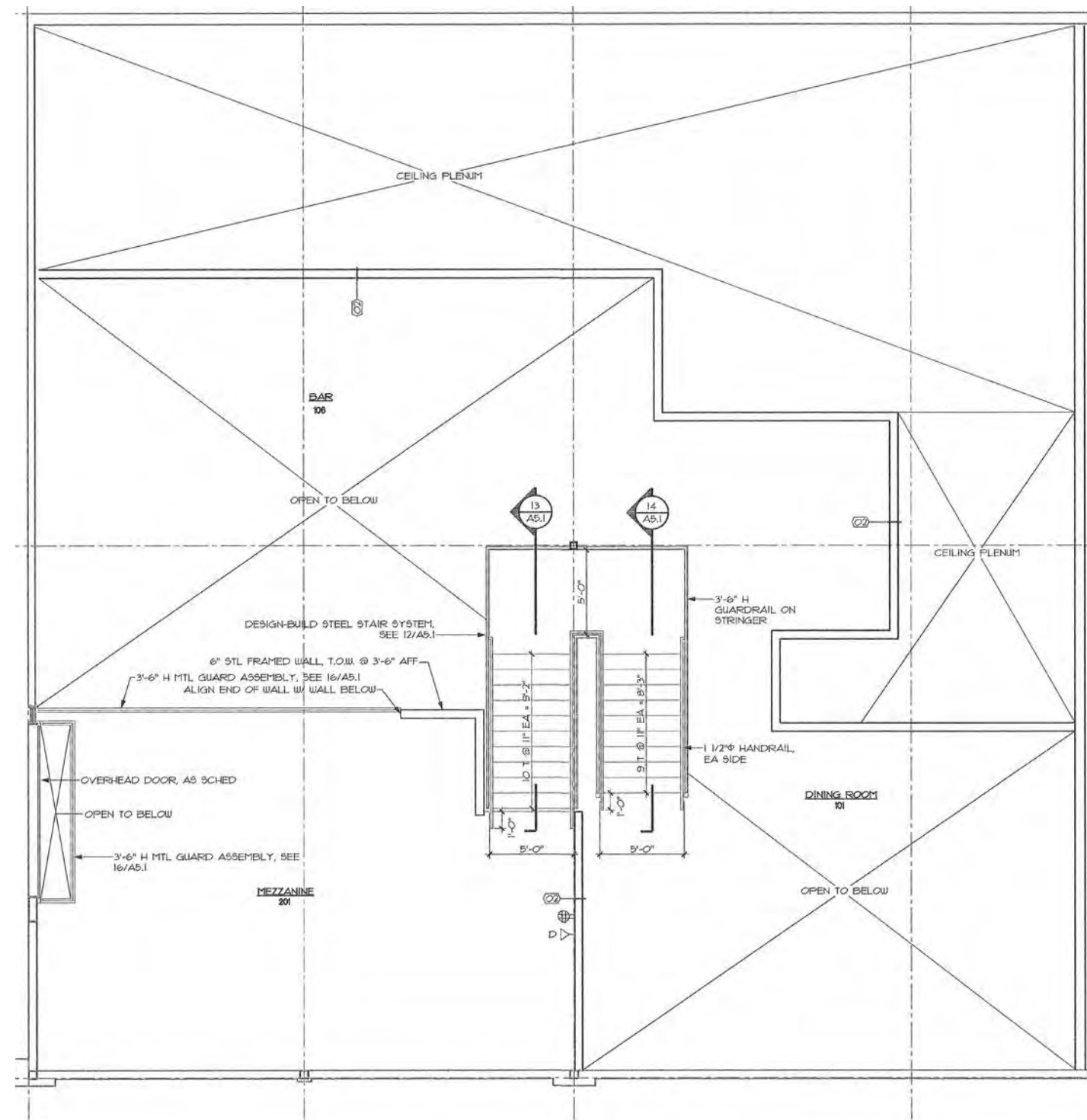




FLOOR PLAN

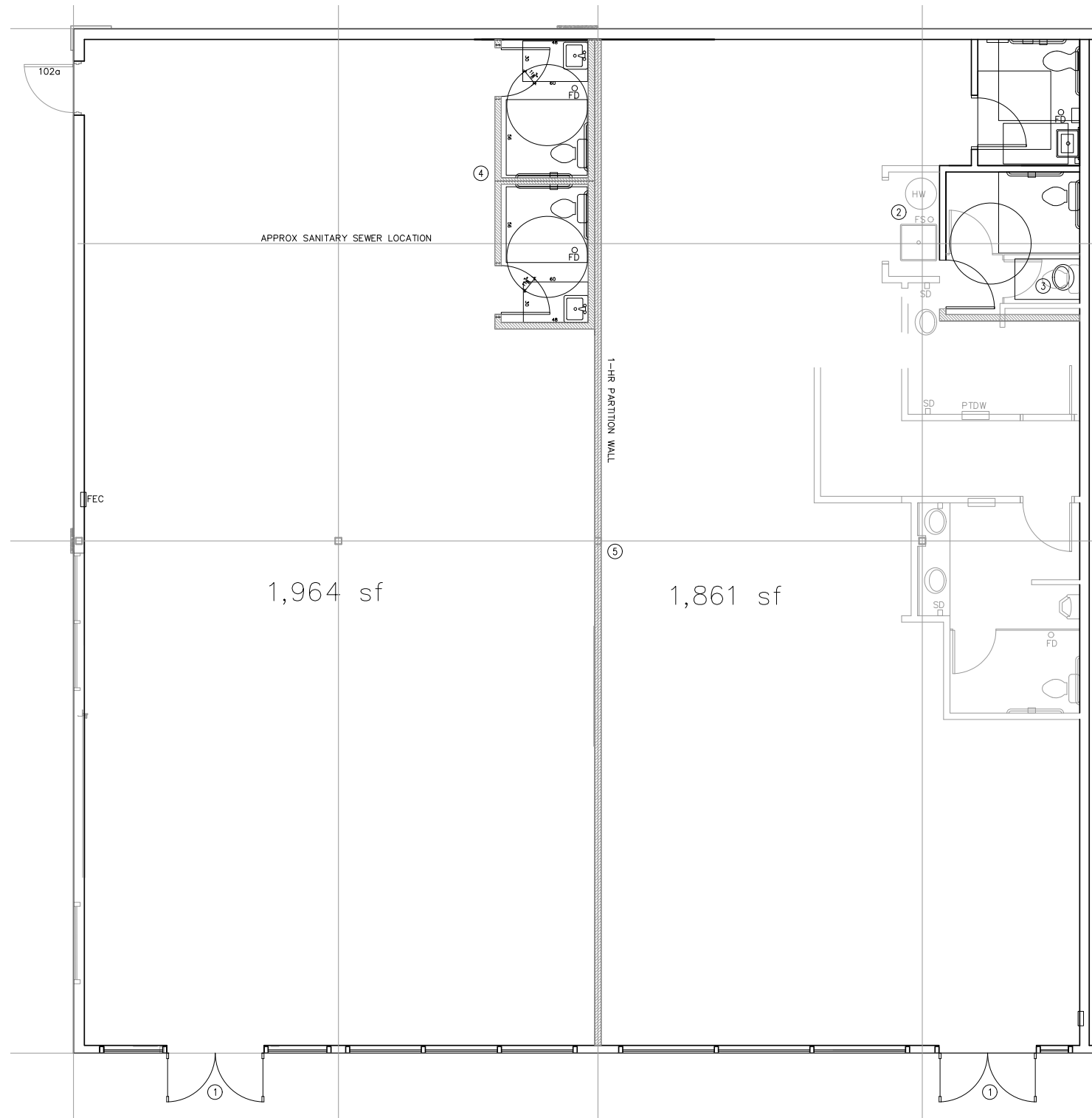


MEZZANINE

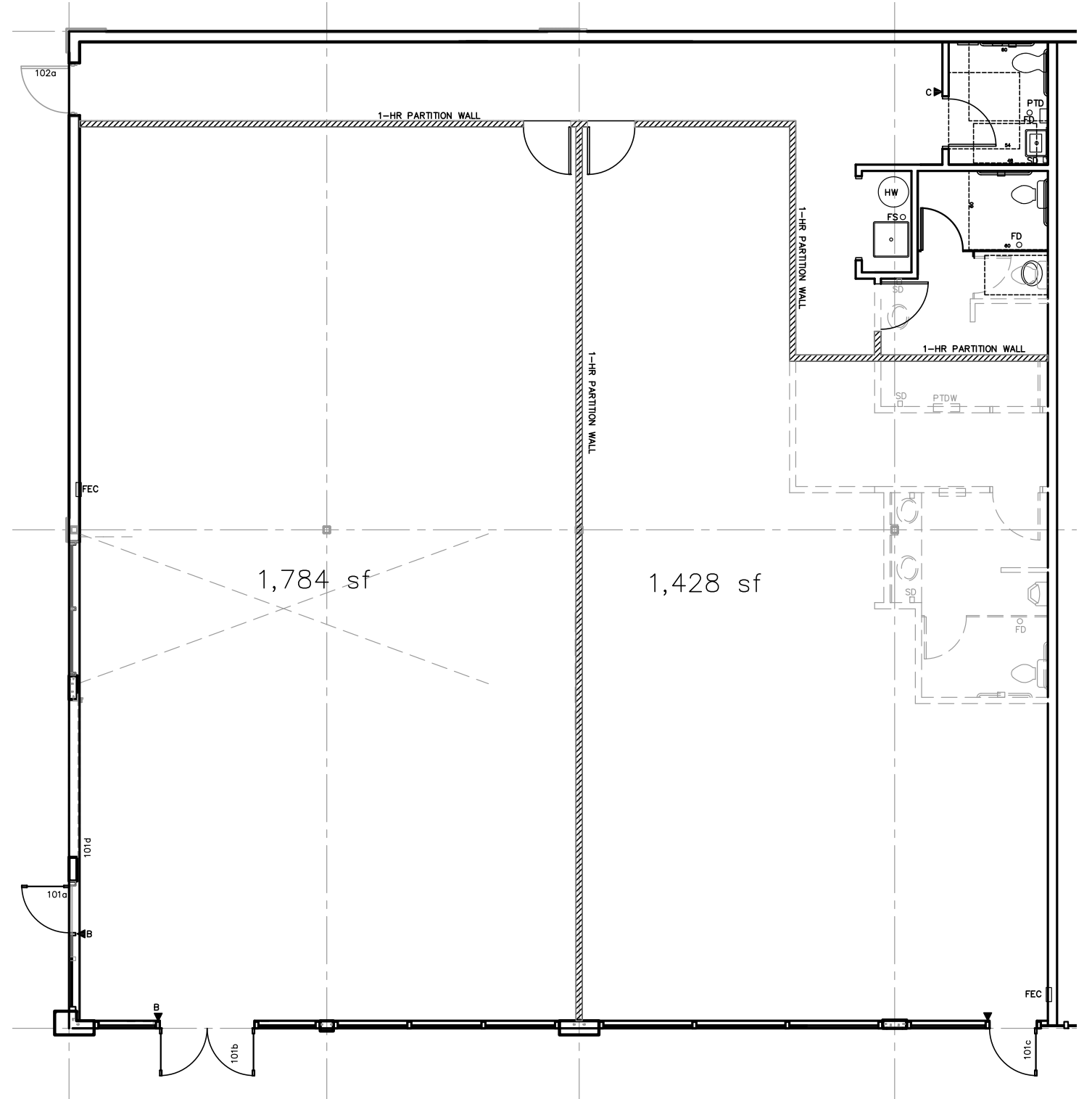


PROPOSED DEMISING PLANS

OPTION A



OPTION B



UNION STATION 301 NE 192ND AVE CAMAS, WA

PHOTOS



Photos are representative only and for marketing purposes

UNION STATION 301 NE 192ND AVE

CAMAS, WA

DEMOGRAPHIC SUMMARY

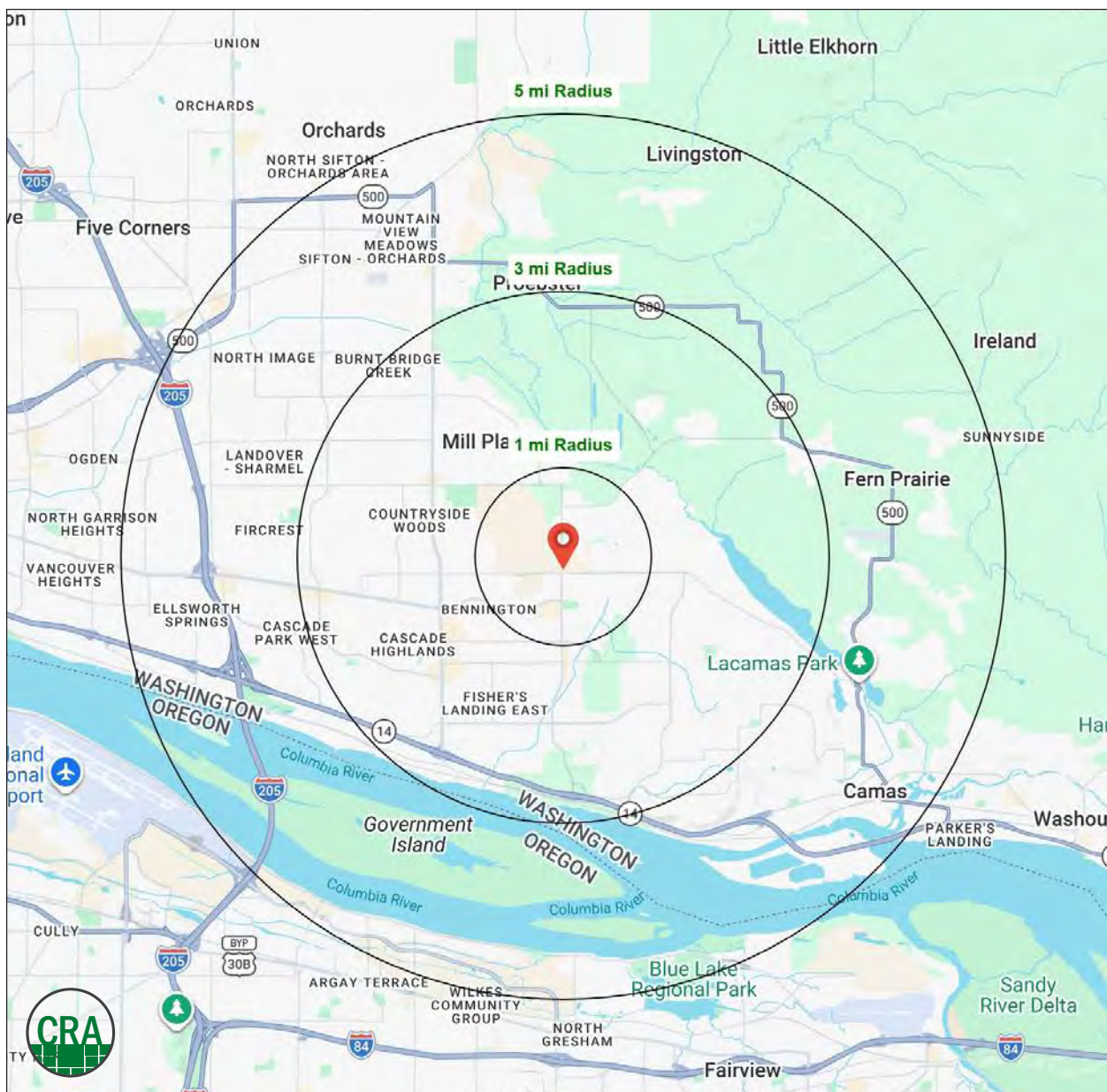
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	5,191	79,215	172,772
Projected Population 2030	5,313	79,098	172,772
Average HH Income	\$153,110	\$148,003	\$134,339
Median Home Value	\$723,025	\$581,229	\$552,023
Daytime Demographics 16+	7,303	51,951	110,459
Some College or Higher	82.8%	72.6%	69.8%

\$153,110

Average Household Income
1 MILE RADIUS

82.8%

College Grads
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6237/-122.4756

Union Station Camas, WA 98607	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,191	79,215	172,772
2030 Projected Population	5,313	79,098	174,989
2020 Census Population	5,623	79,389	167,092
2010 Census Population	3,233	67,803	142,050
Projected Annual Growth 2025 to 2030	0.5%	-	0.3%
Historical Annual Growth 2010 to 2025	4.0%	1.1%	1.4%
2025 Median Age	40.0	40.5	38.5
Households			
2025 Estimated Households	2,230	30,286	65,814
2030 Projected Households	2,301	30,766	67,744
2020 Census Households	2,055	28,750	61,344
2010 Census Households	1,098	24,680	52,359
Projected Annual Growth 2025 to 2030	0.6%	0.3%	0.6%
Historical Annual Growth 2010 to 2025	6.9%	1.5%	1.7%
Race and Ethnicity			
2025 Estimated White	71.5%	71.2%	72.2%
2025 Estimated Black or African American	2.8%	2.9%	3.1%
2025 Estimated Asian or Pacific Islander	14.4%	12.7%	10.2%
2025 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.7%
2025 Estimated Other Races	10.9%	12.7%	13.9%
2025 Estimated Hispanic	10.0%	11.6%	13.1%
Income			
2025 Estimated Average Household Income	\$153,110	\$148,003	\$134,339
2025 Estimated Median Household Income	\$100,577	\$112,394	\$104,668
2025 Estimated Per Capita Income	\$65,791	\$56,656	\$51,255
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.0%	2.5%	2.6%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	3.9%	4.4%
2025 Estimated High School Graduate	14.2%	20.9%	23.2%
2025 Estimated Some College	15.2%	20.5%	23.2%
2025 Estimated Associates Degree Only	9.1%	9.2%	9.8%
2025 Estimated Bachelors Degree Only	37.8%	26.3%	22.9%
2025 Estimated Graduate Degree	20.7%	16.5%	13.9%
Business			
2025 Estimated Total Businesses	217	2,804	6,311
2025 Estimated Total Employees	5,468	26,579	56,599
2025 Estimated Employee Population per Business	25.2	9.5	9.0
2025 Estimated Residential Population per Business	23.9	28.3	27.4

For more information, please contact:

JEFF OLSON 503.957.1452 | jeff@cra-nw.com

KELLI MAKS 503.680.3765 | kelli@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.