

FOR LEASE

CAMAS PROFESSIONAL CENTER

3517 NW CAMAS MEADOWS DRIVE, CAMAS, WA 98607



PROPERTY OVERVIEW

Camas Professional Center is a newly constructed Class A medical office space located in rapidly growing Camas, WA.



\$30.00

FOR LEASE RATE

1.5-10K SF

SPACE AVAILABLE

ADDRESS 3517 NW Camas Meadows Drive, Camas, WA

SPACE AVAILABLE
Ground Floor: 10,000 SF
Second Floor: 1,512 SF

YEAR BUILT 2022

USES Ideal for healthcare providers or office tenants.

SIGNAGE Exterior signage opportunity

PROPERTY HIGHLIGHTS

Beautiful park-like setting featuring a Japanese garden, two water features, putting green, and employee break area

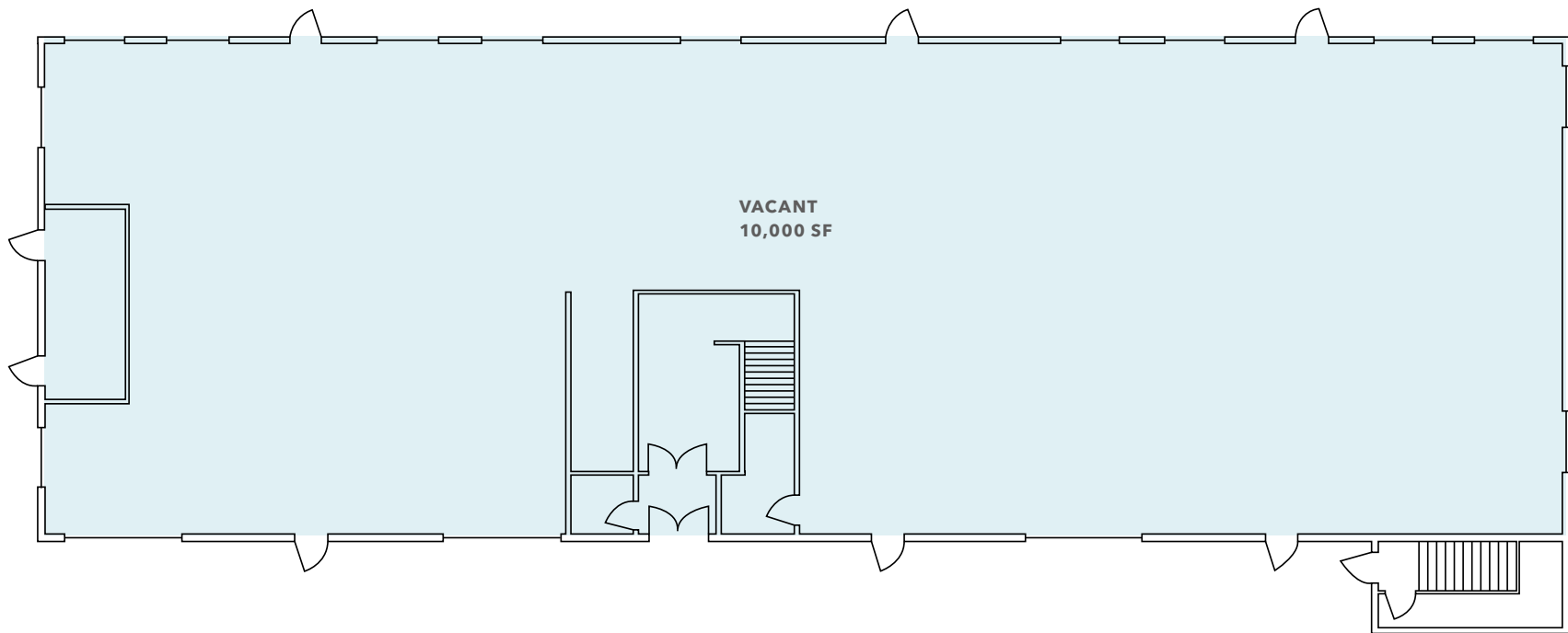
Adjacent to Camas Meadows Gold Course and Camas Meadows Crossing, a newly developed Toll Brothers luxury townhome community

43% occupied with flexibility for an owner-user

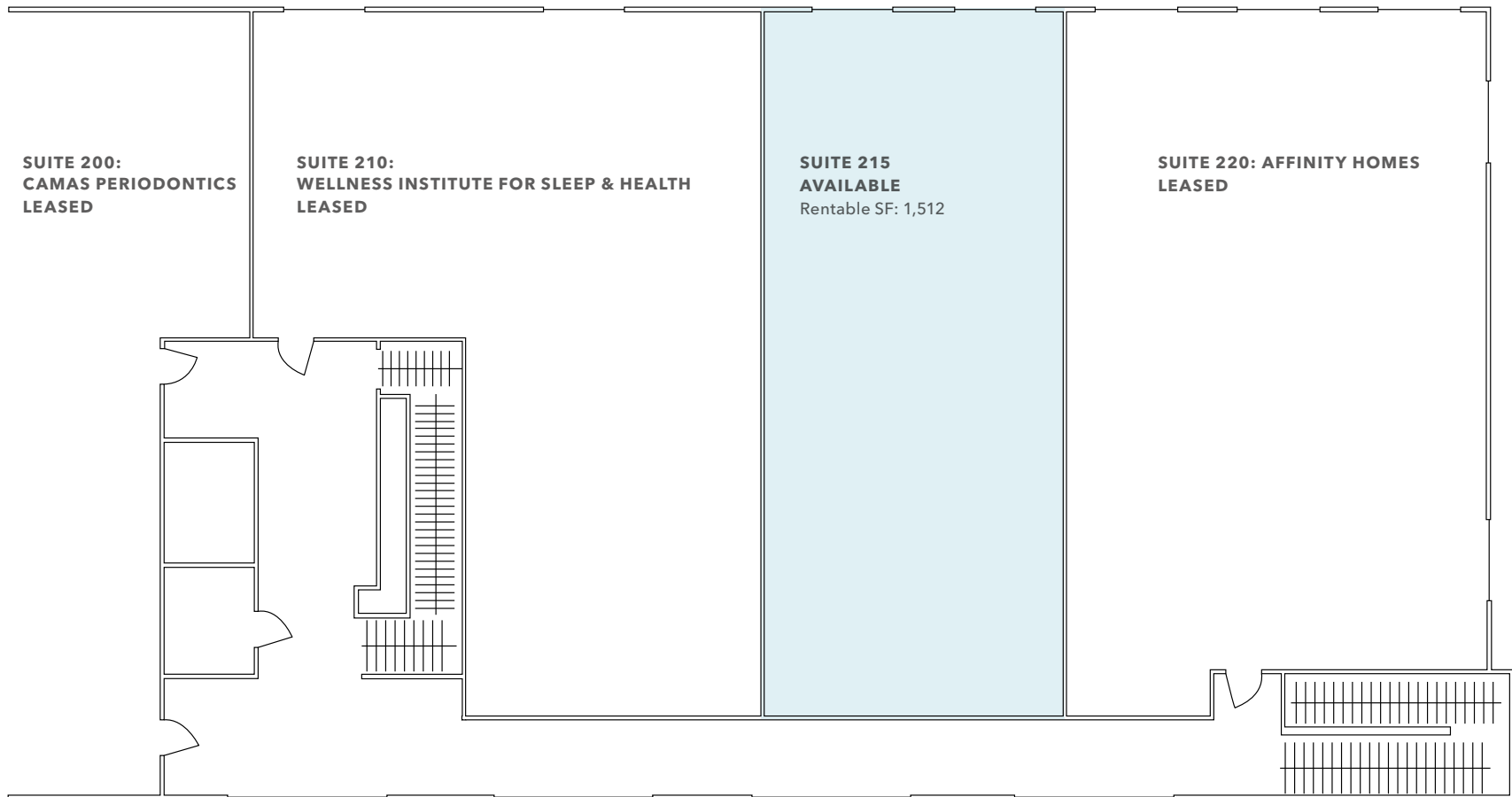
Off-street parking (5/1,000)



GROUND FLOOR



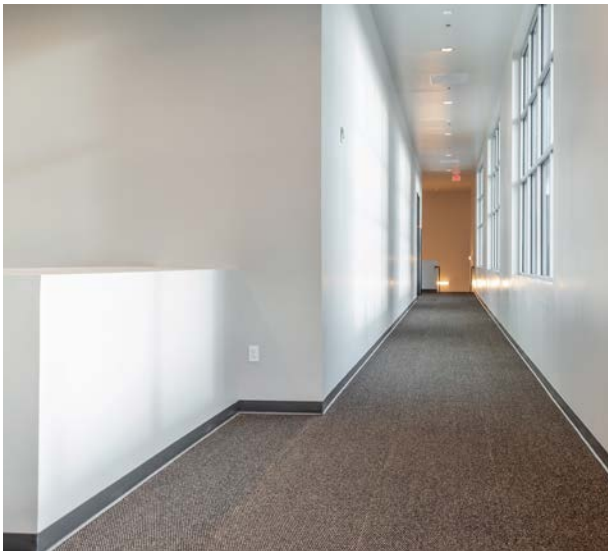
2ND FLOOR



EXTERIOR PHOTOS



INTERIOR PHOTOS





CAMAS

Camas, WA is a thriving and affluent suburban city located in Clark County in southwest Washington, immediately east of Vancouver, WA and within the broader Portland-Vancouver metropolitan area.

The city enjoys excellent connectivity via Interstate 205 and state highways, providing direct access to Vancouver, Portland, and the I-5 corridor, supporting strong retail traffic and regional spending patterns.

Camas's location within one of the fastest-growing metro areas in the Pacific Northwest enhances its economic visibility and positions it as a desirable commercial node serving both local residents and commuters.

Camas is widely regarded as a high-quality, family-oriented community with strong schools, desirable neighborhoods, and a high rate of homeownership. The Camas School District consistently ranks among the top in northwest Washington, further enhancing demand for family-oriented retail and services.

The city offers scenic amenities including Lacamas Lake and Washougal River trails, community parks, and a walkable downtown with cultural events and festivals – all supporting sustained local spending and community engagement.

LOCATION OVERVIEW



CAMAS MEADOWS GOLF COURSE

CAMAS PROFESSIONAL CENTER

FRESENIUS KIDNEY CARE

NE 164TH ST

O'Reilly AUTO PARTS

Winery

COSTCO WHOLESALE

SE 1ST ST

PARKROSE HARDWARE

SE 192ND AVE

NW LAKE RD

TARGET

Chick-fil[®]

THE HOME DEPOT

Walmart

PETSMART

Planet Fitness

COLUMBIA CROSSING

POPEYES LOUISIANA CHICKEN

Wendy's

PANDA EXPRESS

REGAL

KOHL'S

WORLD MARKET

TRADER JOE'S

ROSS DRESS FOR LESS

Michaels

petco

SE 190TH AVE

LOWE'S

SONIC DRIVE-IN

SONIC

NW 38TH AVE

NEW SEASONS MARKET

Walgreens

Fred Meyer

Dutch Bros

MOD

BURGER KING

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 EST. TOTAL	1,989	51,355	132,047
2030 PROJECTION	2,173	51,846	133,256
2020 CENSUS	1,892	50,650	130,152
PROJECTED GROWTH 2025 - 2030	185	491	1,209

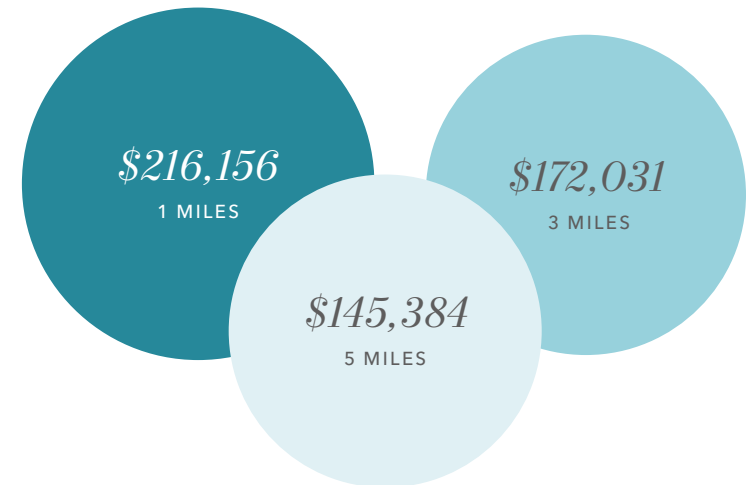
EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 EST. MEDIAN HH INCOME	\$128,970	\$131,986	\$111,975
2025 PER CAPITA INCOME	\$84,087	\$62,475	\$54,968
TOTAL BUSINESSES	141	1,941	4,684
TOTAL EMPLOYEES	1,757	20,074	38,827

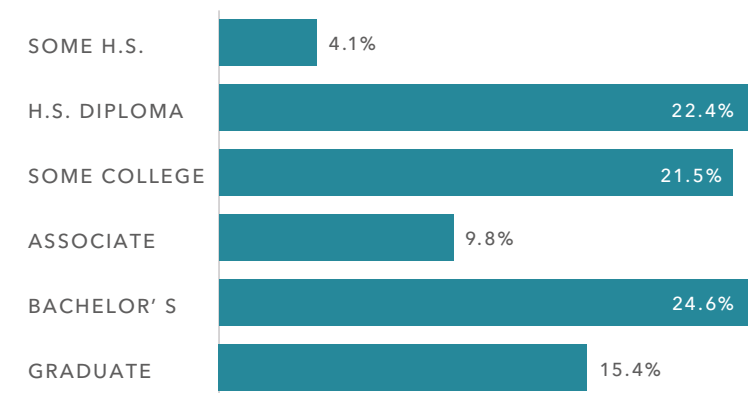
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	773	18,644	49,860
2030 PROJECTED	860	19,092	51,088
2020 CENSUS	623	17,364	47,080
GROWTH 2025 - 2030	87	448	1,228

AVERAGE HOUSEHOLD INCOME



EDUCATION (5 MILES)



Data Source: ©2025, Sites USA

CAMAS PROFESSIONAL CENTER

Exclusively listed by The Gellner Team

PARKER KSIDAKIS

First Vice President

206.708.9420

parker.ksidakis@kidder.com

DAVID GELLNER

Executive Vice President

206.747.4338

david.gellner@kidder.com

MICHELLE PLAFCAN

Client Service Coordinator

503.221.2264

michelle.plafcan@kidder.com

Exclusively leased by

ALEXANDRA HENDERSON

503.830.5431

alexandra.henderson@kidder.com

MARK FRASER, SIOB

503.750.8200

mark.fraser@kidder.com

KIDDER.COM

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