

THE CROSSING

281 C Street, Washougal, WA 98671

Anchored By Starbucks, Columbia Credit Union & The Vancouver Clinic



OFFERING SUMMARY

AVAILABLE SF:	Fully Leased
LEASE RATE:	\$26.00 SF/yr
LEASE TYPE:	Triple Net (NNN)
BUILDING SIZE:	5,860 SF
ZONING:	Highway Commercial (CH)
MARKET:	East Vancouver
SUBMARKET:	Camas/Washougal

PROPERTY OVERVIEW

The Crossing welcomes ChiroOne Wellness Center!

Newer construction building at The Crossing offers approximately 1,300 SF between Harmony Dental and ChiroOne. The building is adjacent to Starbucks & Columbia Credit Union..

The Crossing is located between Camas & Washougal, just off of SR-14.

PROPERTY HIGHLIGHTS

- 2018-2019 Construction
- High Traffic Location with SR-14 Visibility
- Less than 20 Minutes to PDX
- Abundant Parking
- Excellent location in Camas-Washougal; Easy SR-14 Access Ready for build-out
- Ample Parking
- Building Signage
- Close to proposed major waterfront development

KW COMMERCIAL
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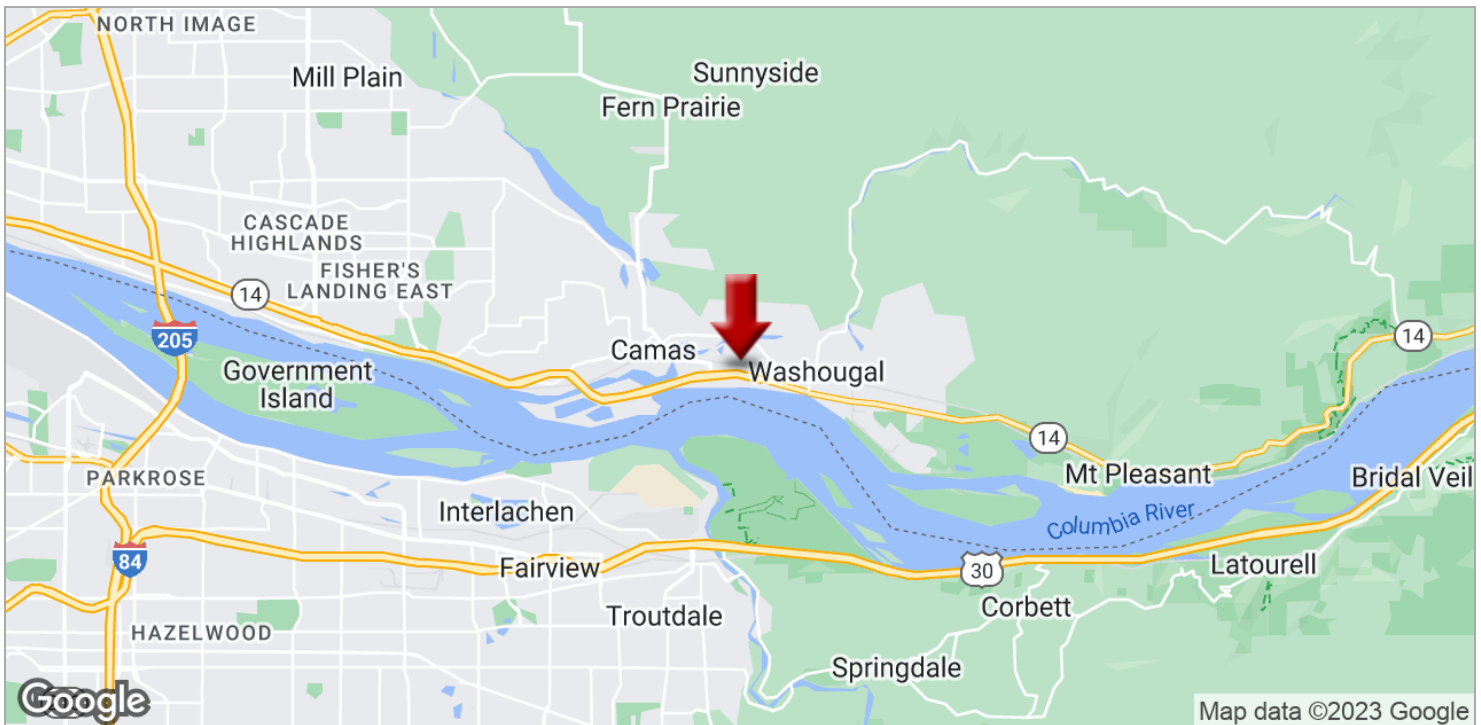
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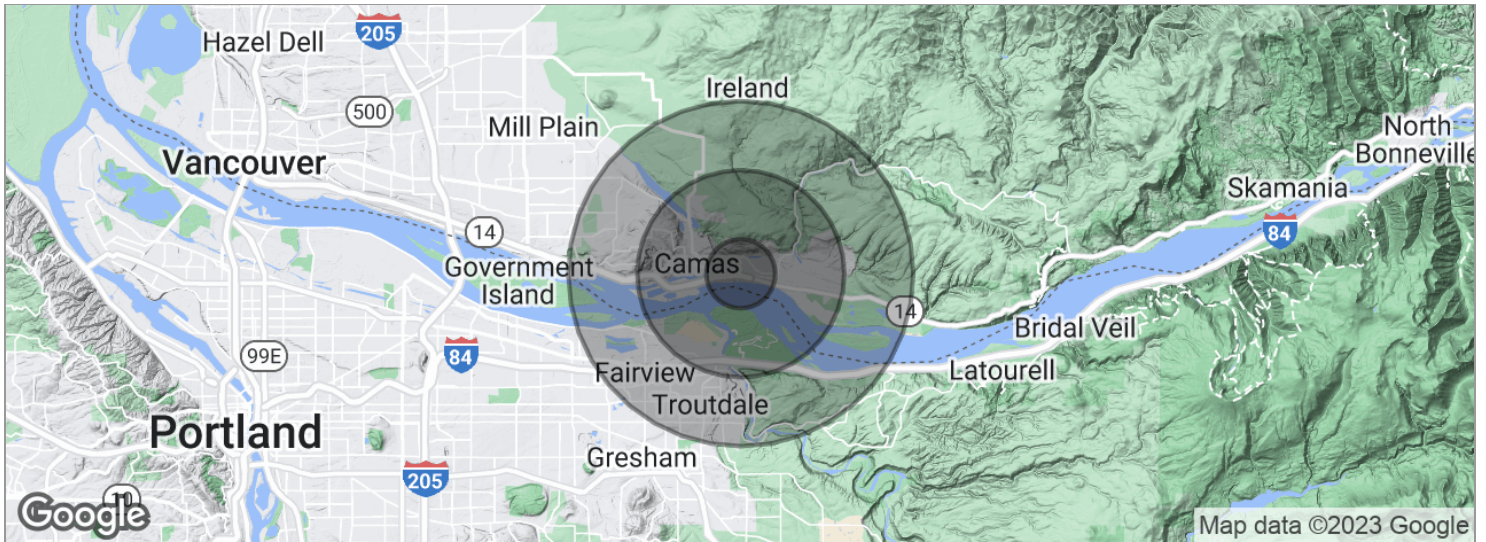
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,778	19,688	69,375
Median age	37.2	37.5	35.5
Median age (male)	35.3	36.4	34.6
Median age (Female)	39.3	38.5	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,522	7,597	25,082
# of persons per HH	2.5	2.6	2.8
Average HH income	\$52,550	\$68,895	\$76,333
Average house value	\$255,449	\$301,026	\$366,325

* Demographic data derived from 2020 ACS - US Census

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