

LACAMAS CROSSING

19206 SE 1ST STREET, SUITE 102, CAMAS, WA 98607

GRAMOR
DEVELOPMENT
ENHANCING COMMUNITIES

RETAIL AVAILABLE FOR LEASE



Lacamas Crossing is adjacent to one of the market's highest performing Costco Wholesale locations. Featuring two retail buildings, located at the northeast corner of NE 192nd Avenue and SE 1st Street in fast growing East Vancouver, WA.

Several local large local employers in technology and manufacturing ensure higher-than-average household incomes.

- 2,500 SF, with dedicated outdoor seating.
- Visibility to intersection.
- Full service restaurant buildout.
- Please do not disturb tenant.
- Call for pricing.

COSTCO
WHOLESALE

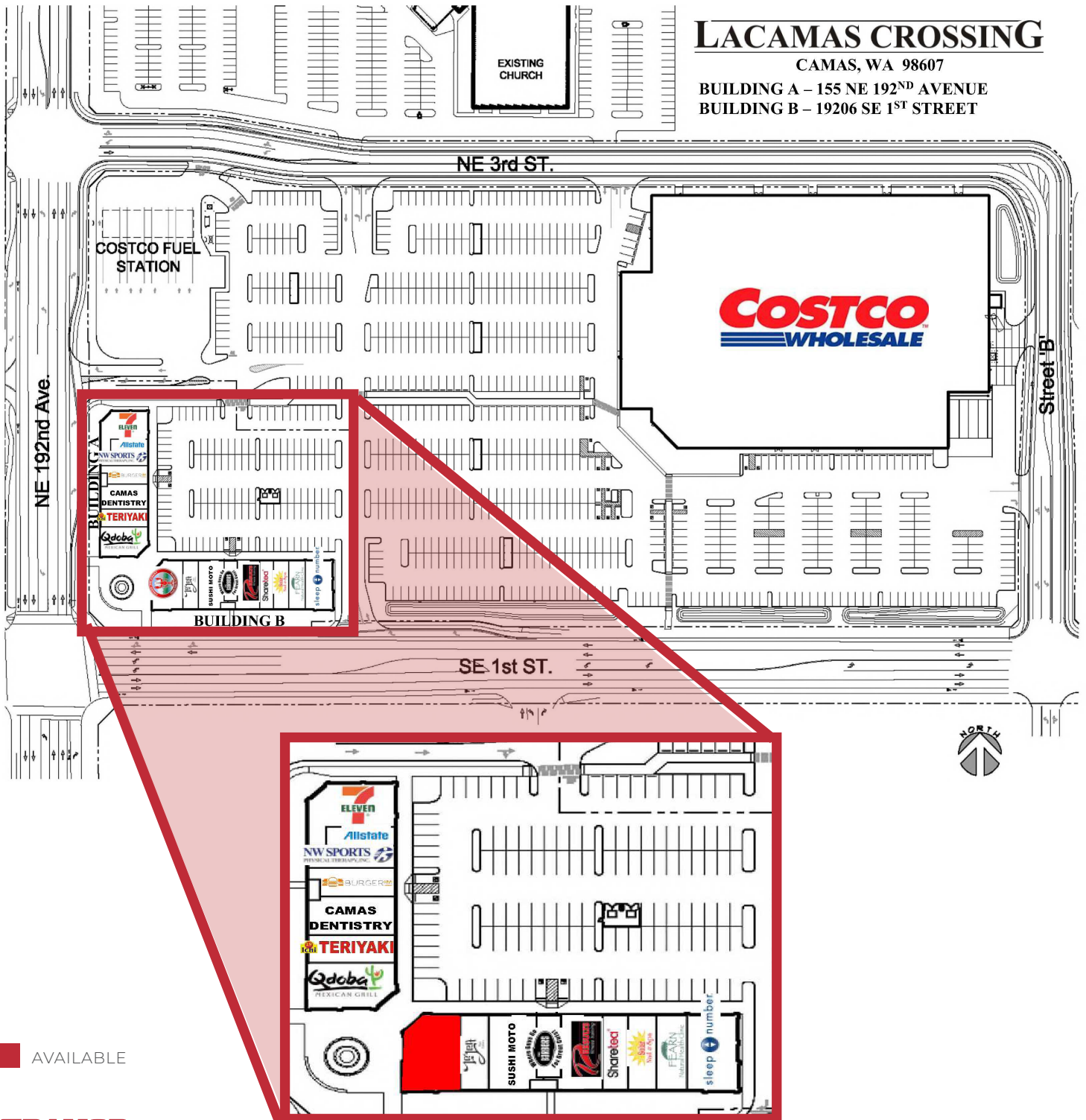
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SITE PLAN

RETAIL

2,500 SF AVAILABLE



■ AVAILABLE

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PROJECT DETAILS



PROPERTY HIGHLIGHTS

- Major employers in the area include Hewlett-Packard, Fort James, Wafer Tech and Sharp.
- Well known local and national retailers nearby include Walmart, Home Depot, Kohl's, Lowe's, PetSmart, Cost Plus, Best Buy, and Michaels.

NOTABLE TENANTS INCLUDE:

DEMOGRAPHICS (2024)

RADIUS	1 MILE	3 MILE	5 MILE
Population	7,074	79,586	169,160
Avg. Household Income	\$157,845	\$147,339	\$133,223
Daytime Employment Pop.	6,983	25,996	59,125

TRAFFIC COUNTS (2023)

LOCATION	ADT
192nd Avenue	20,879
SE 1st Street	15,030

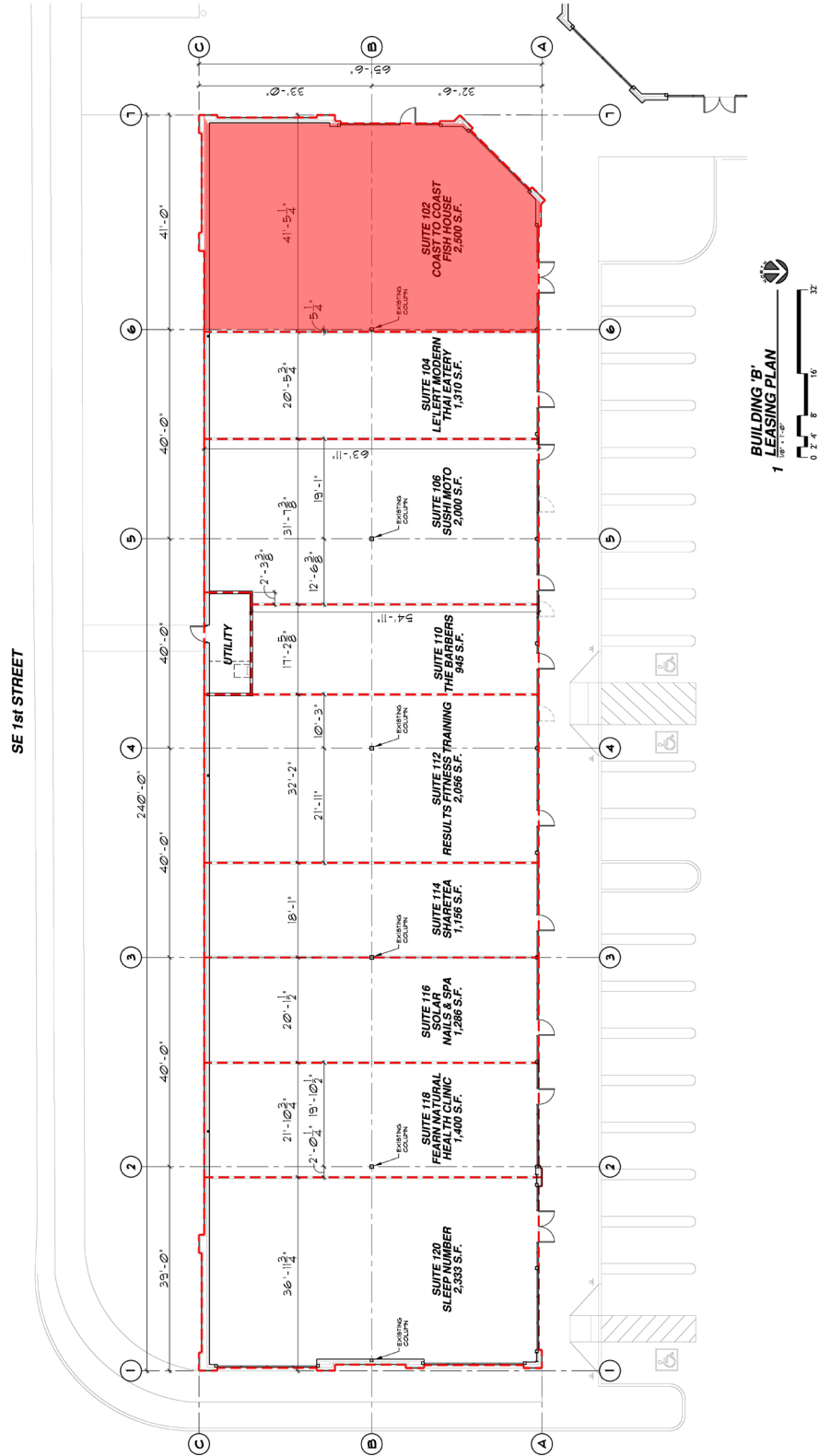


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LEASING PLAN

SUITE 102
2,500 SF AVAILABLE



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TRADE AREA AERIAL



CONTACT US

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The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.