

FOR LEASE

1020 Atlantic Ave | Woodland, WA 98674 **or SALE***

Restaurant - Lounge - Conference Center
13,700 SF Restaurant-Lounge &/or 7,000 SF Retail
1.67 AC - Hwy Commercial
at I-5 Exit 21



1+ AC Paved Parking - ADA
Front & Rear Main Entrances
Seating Wait Areas
3 - Multi-Stall Restrooms - ADA
Kitchens w. Staged Prep Areas
Lounge w. Bar & Table Areas
3 Tier Monument Sign

 [VIEW AERIAL VIDEO](#)

Please Call For
Lease Pricing Details

*Sale Price \$2,500,000

Kelly Shea

Commercial Broker

360.823.5110 OFFICE
360.921.3710 MOBILE

Kelly@SheaCRE.com

View Listings >>> www.SheaCRE.com



MAJ COMMERCIAL
REAL ESTATE

300 W 15th St., Ste 201 | Vancouver, WA 98660

The *Oak Tree* Restaurant Location
has been a well known, convenient stop for
Over 30 Years, I-5 at Exit 21

Originally opened and owned by a local family that had pride of ownership and the ability to build a steady following and a great reputation for their food and service.

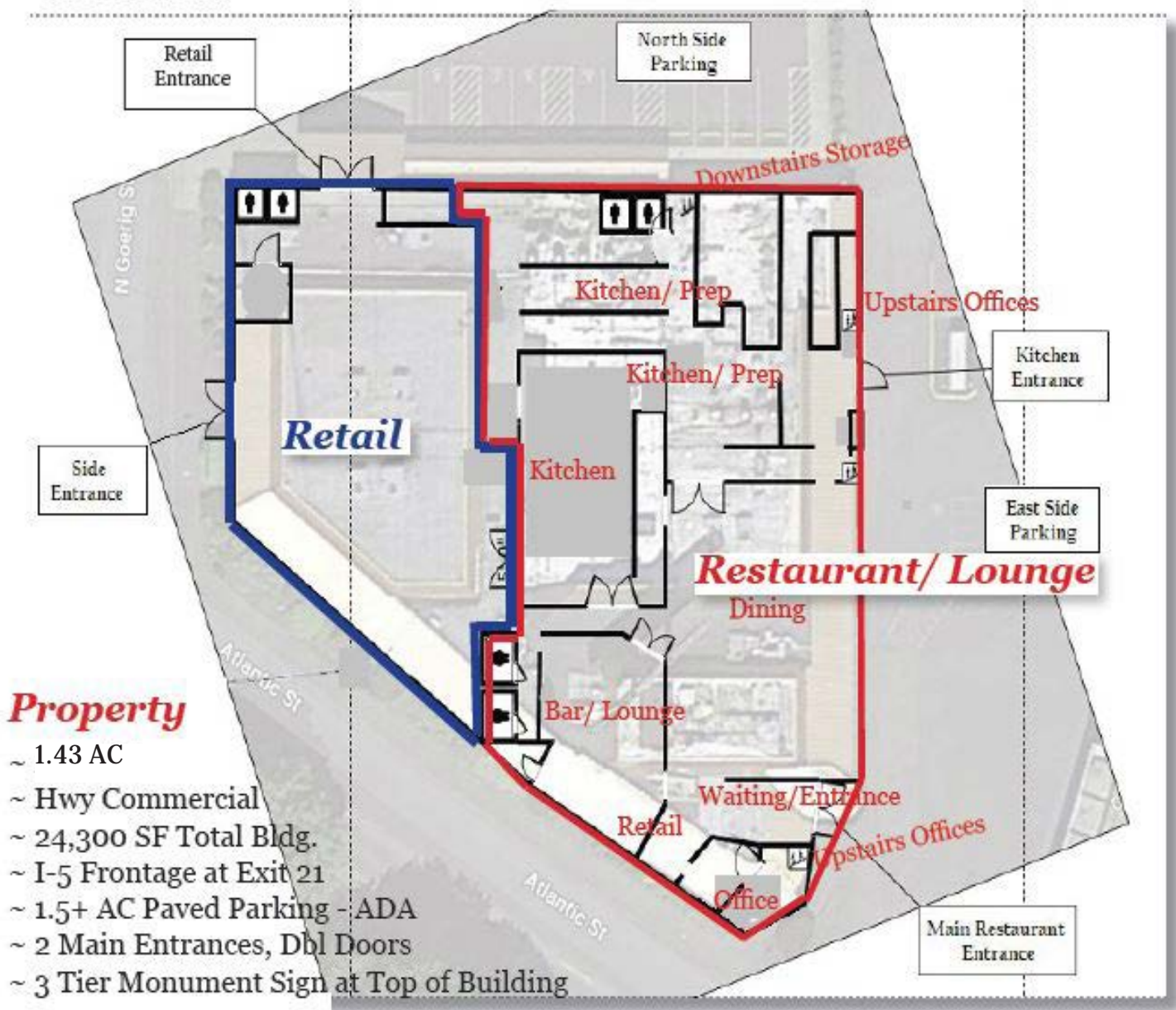
Many families, travelers, and locals have enjoyed this longtime landmark. Along with being an important financial part of the City of Woodland, the Oak Tree has always been a great location with easy access, lots of parking, and a table waiting.

The beautiful old Oak Tree out front is a memorable reminder of the many years this favorite location has been in the community.



Casino/ Conference Entrance

FLOOR PLAN



Property

- ~ 1.43 AC
- ~ Hwy Commercial
- ~ 24,300 SF Total Bldg.
- ~ I-5 Frontage at Exit 21
- ~ 1.5+ AC Paved Parking - ADA
- ~ 2 Main Entrances, Dbl Doors
- ~ 3 Tier Monument Sign at Top of Building

2 Separate Spaces

7,000 SF Retail Space

- ~ Main Entrance - Dbl Doors
- ~ Large Multi-Stall RR's - M&W, ADA
- ~ Open, Recessed Ceiling
- ~ CCTV Available
- ~ Carpeted
- ~ Air Conditioned
- ~ 1.5 AC Ample Parking
- ~ ADA Parking Spaces in Front

17,300 SF Restaurant

- ~ Table, Chair & Booth Seating
- ~ Waiting Area- Grand Piano
- ~ 2 Large Multi-Stall Restrooms - ADA
- ~ 2 Office Area Upstairs, Locations
- ~ Kitchens with Staging/ Prep Areas
- ~ Walk-In Cooler
- ~ Down Stairs- All Drink CO 2 Tanks
- ~ Lounge, Bar & Tables, Pool Table
- ~ Air Conditioned
- ~ Gift Shop Area

INTERIOR



Main Restaurant



Main Restaurant



Main Entry



Main Restaurant



Casino Entry



Casino Area

INTERIOR



Casino Area



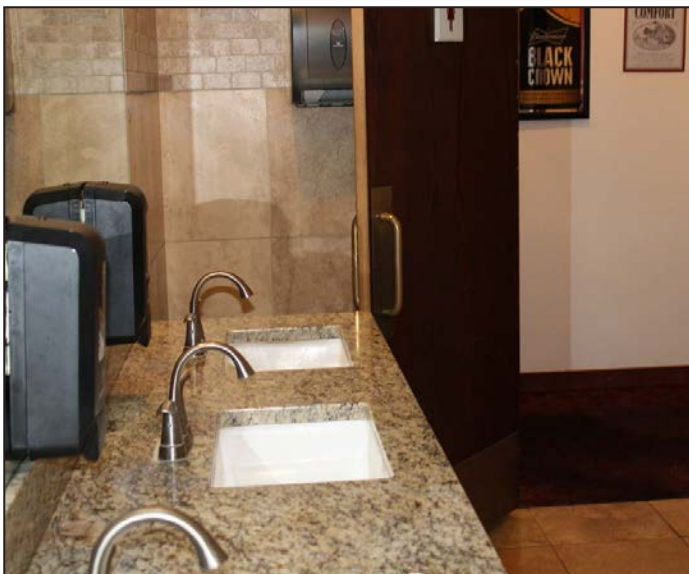
Main Restaurant to Conference/ Banquet



Lounge



Lounge



Main Kitchen

WAL*MART

Exit 21
South Bound
Off Ramp



B. Young RV



Fibre Federal
YOUR COMMUNITY CREDIT UNION

.76 AC
Available

1.36 AC
SALE PENDING

Atlantic Ave



OAKTREE
RESTAURANT &
24,300 SF
1.67 AC

Exit 21
North Bound
Ramp



Lewis River Rd.



Lewis River Rd.



Exit 21
Off Ramp



63,000 - I-5 Average Daily Vehicle Count

*WSDOT North & South Bound



from Woodland, WA I-5 Exit 21 to:

South

- ~ 20 Miles to Vancouver, WA
- ~ 22 Miles to Portland, OR

North

- ~ 20 Miles to Longview, WA
- ~ 80 Miles to Olympia, WA
- ~ 114 Miles to Tacoma, WA
- ~ 145 Miles to Seattle, WA

~Approximate Miles~

CITY OF WOODLAND- USES

PERMITTED USES, PER THE CITY OF WOODLAND FOR C-2 HWY COMMERCIAL *



*12/2019

SEE THE CITY OF WOODLAND WEB SITE FOR ANY FURTHER ZONING INFORMATION. THE INFORMATION LISTED HERE IS DEEMED TO BE ACCURATE AT THE TIME OF BROCHURE PUBLISHING. PLEASE INQUIRE AT THE CoW FOR ANY ZONING QUESTIONS, CHANGES OR OTHER CoW INFORMATION.

Chapter 17.36 - HIGHWAY COMMERCIAL DISTRICT (C-2)

17.36.010 - Purpose.

The highway commercial district (C-2) is a zoning classification providing for commercial services which are accessible by automobiles and trucks, require extensive outdoor storage or display areas as well as off-street parking and loading areas. This classification is intended to minimize any undesirable impacts of these uses on other nearby uses and zoning districts. Furthermore, the district provides for uses which will complement and not adversely compete with other commercial use districts.

(Ord. 490 § 9.01 (part), 1979)

17.36.020 - Permitted uses.

The following uses only are permitted in the C-2 districts; all other uses are not permitted or are permitted as a conditional use pursuant to this chapter.

1. Automobile and truck tire sales and repair;
2. Automobile diagnostic and repair facilities, major and minor repairs;
3. Automobile service stations and car washes;
4. Automobile, truck, motorcycle, bicycle, recreational boat, recreational vehicle, and mobile home sales dealerships with related equipment, services, repair and parts facilities;
5. Commercial parking lots and garages;
6. Commercial recreation and entertainment facilities;
7. Drive-in and fast food restaurants;
8. Dry cleaning and pressing, except those using volatile or combustible materials and chemicals or using high pressure steam tanks or boilers;
9. Farm machinery sales and service;
10. Feed and seed stores;
11. Food lockers, primarily retail;
12. Funeral homes, mortuaries and living quarters for owners or a resident manager only (living quarters are to be within the funeral home or mortuary);
13. Furniture and home furnishing establishments;
14. Grocery stores;
15. Lumber and building supply yards;
16. Motels, hotels and living quarters for owners or a resident manager only (living quarters are to be within the hotel or motel);
17. Nurseries, greenhouses, yard and garden supplies;
18. Pet stores;
19. Police and fire stations;
20. Public parks and recreation facilities;
21. Public transportation system terminals;
22. Real estate offices;
23. Restaurant and hotel supply;
24. Restaurants, cafes, drinking establishments pursuant to state law;
25. Retail stores;
26. Shopping centers;
27. Signs pursuant to Chapter 17.52;
28. Storage buildings for household goods and property only, i.e., mini-storage and living quarters for resident watchmen or custodian (living quarters are to be within the storage buildings);
29. Uses permitted in the C-3 neighborhood commercial district;
30. Veterinary offices and clinics with no outside animal runs; dog grooming facilities;
31. Professional and business offices;
32. Churches;
33. Bed and breakfast inns;
34. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully permitted in this zone, provided that such facilities must meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210 as now or hereafter amended;
35. Banks and financial services; and
36. Electric vehicle infrastructure.

(Ord. 816 § 1, 1996; Ord. 671 § 4, 1988; Ord. 656 § 2, 1987; Ord. 654 § 7, 1987; Ord. 573 § 6, 1984; Ord. 536 §§ 11, 21, 1982; Ord. 501 § 2, 1980; Ord. 490 § 9.01(A), 1979)

(Ord. No. 1257, § 8, 1-7-2013)

17.36.025 - Conditional uses—Administrative.

The following uses in the highway commercial district (C-2) require administrative conditional use permit approval from the community development director per Chapter 17.72:

- A. Vending stands or kiosk (e.g. espresso stands).

(Ord. 982 § 4, 2003)

(Ord. No. 1378, § 72, 11-21-2016)

17.36.026 - Administrative temporary uses.

The following uses in the highway commercial district (C-2) require temporary use permit approval from the community development director per Chapter 17.70:

- A. Roadside produce stand;
- B. Farmer's market.

(Ord. 982 § 4, 2003)

(Ord. No. 1378, § 73, 11-21-2016)