

RETAIL/OFFICE SPACE: 405-7,545 SF



FOR LEASE | WASHOUGAL TOWN SQUARE

1700 MAIN STREET, WASHOUGAL, WA 98671



COMPASS
COMMERCIAL

REAL ESTATE SERVICES

WASHOUGAL TOWN SQUARE

DOWNTOWN HIGH-END MIXED-USE PROJECT



Washougal Town Square is a mixed-use development located in the heart of Downtown Washougal, featuring ground-floor retail with upper-level office space in a pedestrian-oriented setting. Anchored by popular local tenants such as Anytime Fitness and Compass Coffee, the property supports an active downtown environment with storefront retail along Main Street and plaza and courtyard areas that encourage daily activity and community engagement.

Completed in 2008, Washougal Town Square is LEED® Silver certified and benefits from convenient access to nearby shops, restaurants, parks, and the riverfront trail system. Free on-site parking and flexible suite configurations make the property well suited for a wide range of neighborhood-serving retail, restaurant and office users.

PROPERTY SUMMARY	Address	1700 Main Street, Washougal, WA 98671		
	Building Size	48,000 SF		
	Lot Size	0.59 Acres		
	Year Built	2008		
	Zoning	Commercial (C3)		
	Parking	Free on-site parking including garage and surface parking		
1 ST FLOOR	Suite 120	2,648 SF	\$26/SF/Yr. NNN	Retail/Restaurant
	Suite 134	1,050 SF	\$26/SF/Yr. NNN	Retail
	Suite 140	1,689 SF	\$26/SF/Yr. NNN	Retail
	Suite 142	1,923 SF	\$26/SF/Yr. NNN	Retail
	Suite 140&142	3,612 SF	\$26/SF/Yr. NNN	Retail
2 ND FLOOR	Suite 241	405 SF	\$33/SF/Yr. FSG	Executive Office
	Suite 242	525 SF	\$33/SF/Yr. FSG	Executive Office
	Suite 243	505 SF	\$33/SF/Yr. FSG	Executive Office
	Suite 248	7,545 SF	\$30/SF/Yr. FSG	Office

BUILDING HIGHLIGHTS



DOWNTOWN LOCATION

Located in the heart of Washougal along Main Street



ACTIVE ENVIRONMENT

Home to Anytime Fitness and Compass Coffee generating daily activity



MIXED-USE BUILDING

Ground-floor retail with second-floor professional office space



LEED® SILVER CERTIFIED

Energy-efficient building designed with sustainable materials



COMMUNITY PLAZA

Outdoor plaza and courtyard spaces that support gatherings and community events



SHARED AMENITIES

Common conference room and shared deck for office tenants



TENANT SIGNAGE

Building signage and directory signage available for all suites

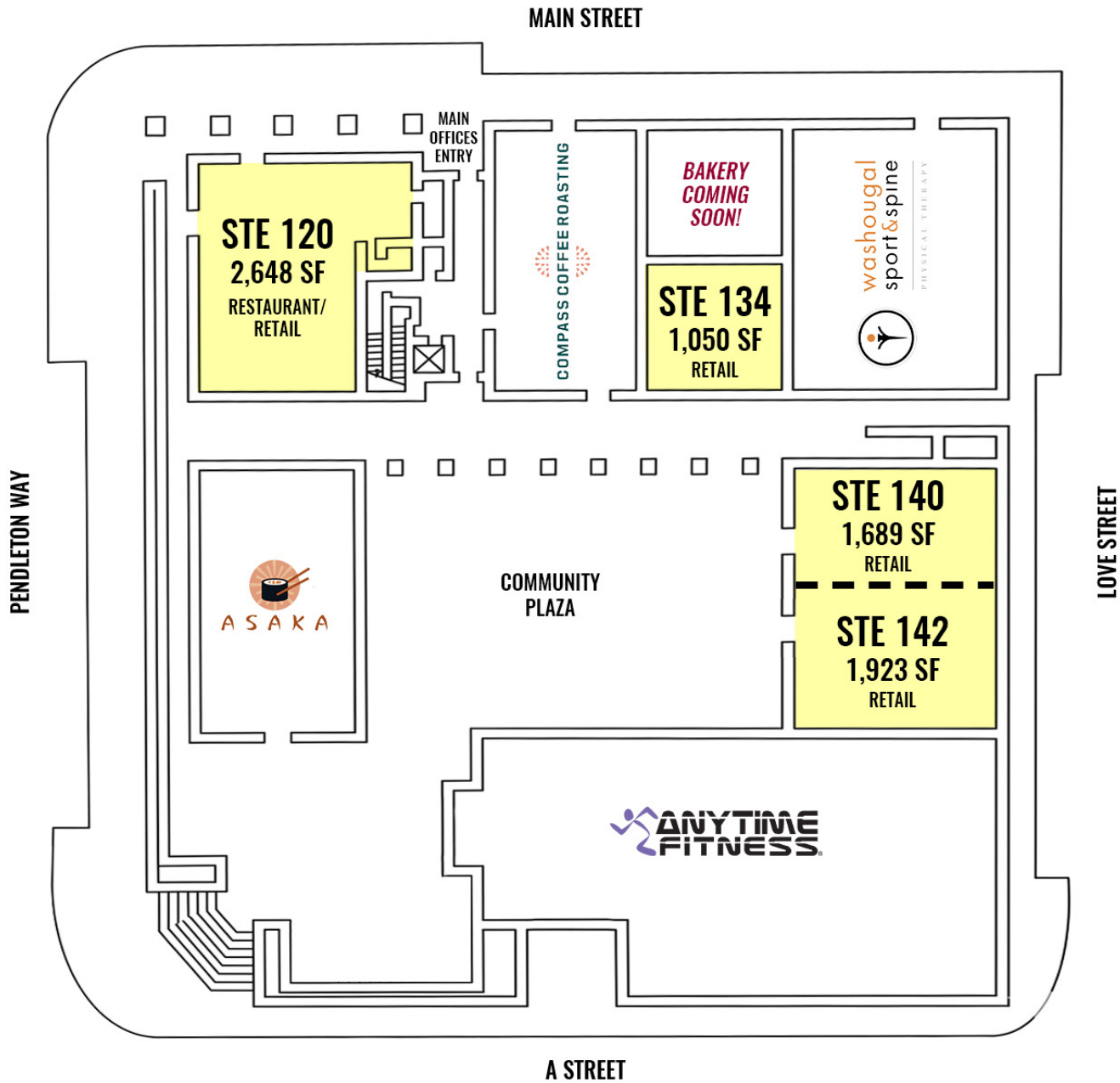


ON-SITE PARKING

Free garage and surface parking for tenants and visitors

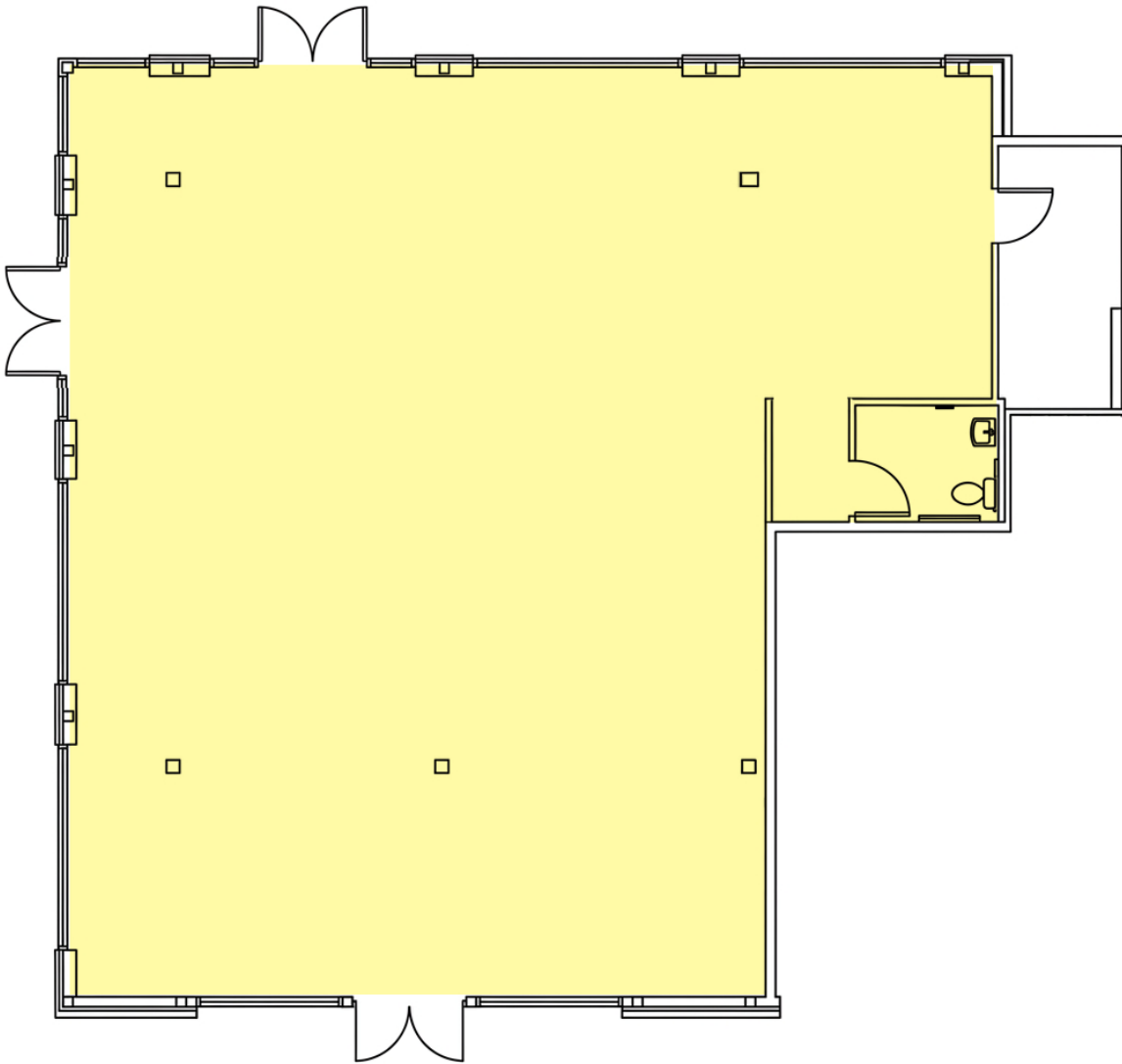


GROUND RETAIL SUITES



SUITE 120: RETAIL/RESTAURANT

SIZE: 2,648 SF | LEASE RATE: \$26/SF/YR. NNN

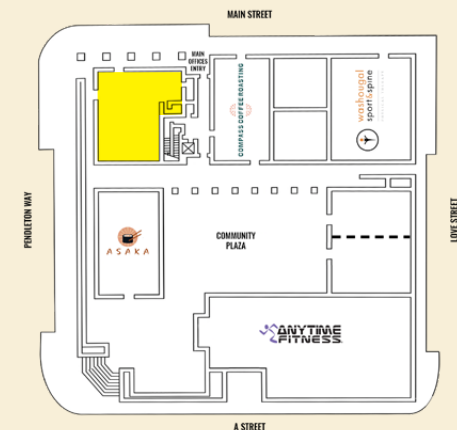


FEATURES & AMENITIES

- Prime corner suite with top visibility
- Main Street frontage with large storefront windows
- First-generation space ready for retail or restaurant user
- Open floor plan
- Ground-floor suite
- Building and directory signage

LOCATION

- LEED® Silver certified mixed-use development with modern construction
- Pedestrian-oriented environment centered around a community plaza
- Located in Downtown Washougal on Main Street
- Near restaurants, shops, parks, trails and Columbia River Gorge recreation
- Free garage and surface parking



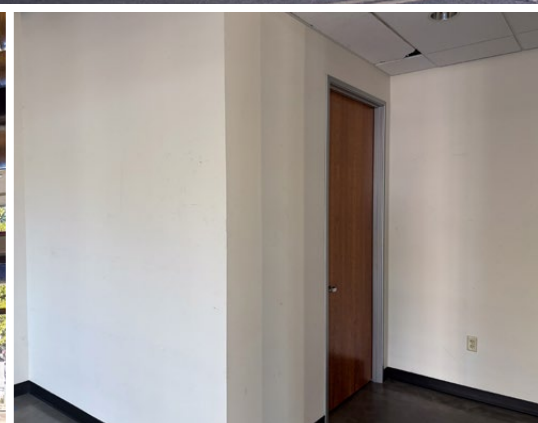


SUITE 120

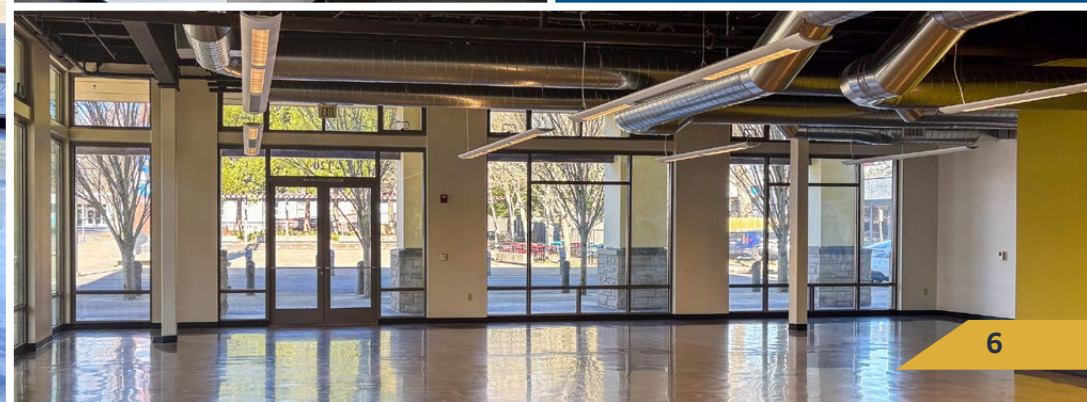
RESTAURANT / RETAIL

2,648 SF

\$26/SF/YR. NNN

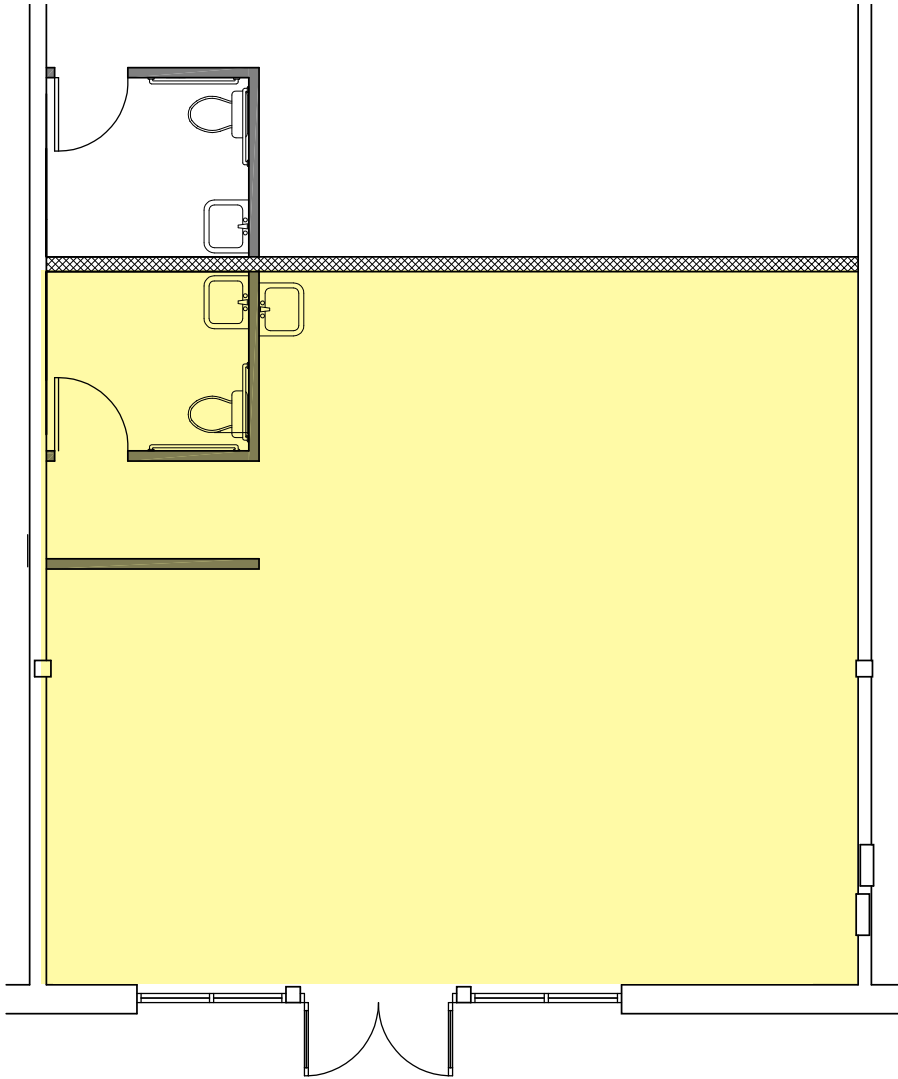


The space features polished concrete floors, exposed ductwork, and high ceilings that create a modern industrial aesthetic. Expansive storefront windows bring in abundant natural light and provide excellent visibility, making the space ideal for a restaurant, retail concept, or experiential business in Downtown Washougal.



SUITE 134: RETAIL

SIZE: 1,050 SF | LEASE RATE: \$26/SF/YR. NNN

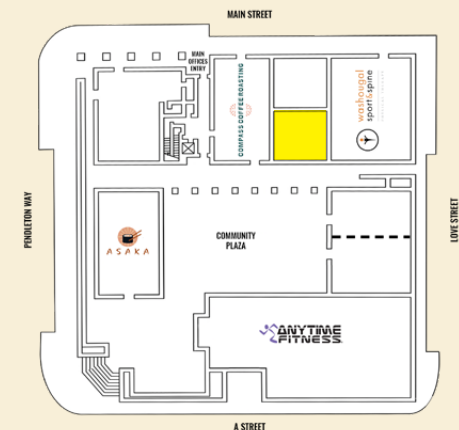


FEATURES & AMENITIES

- Inline retail suite fronting the community plaza
- Storefront windows provide natural light and visibility
- Open floor plan suitable for a variety of uses
- Private restroom
- Ground-floor suite
- Building and directory signage

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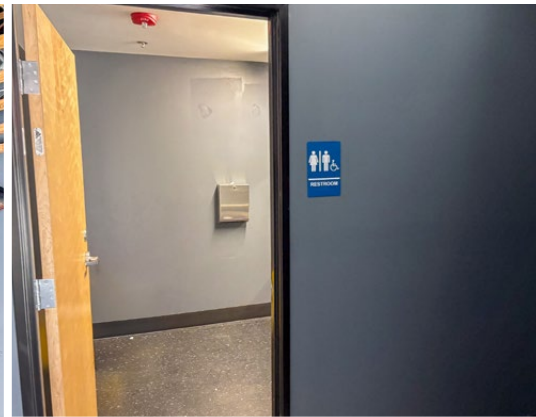
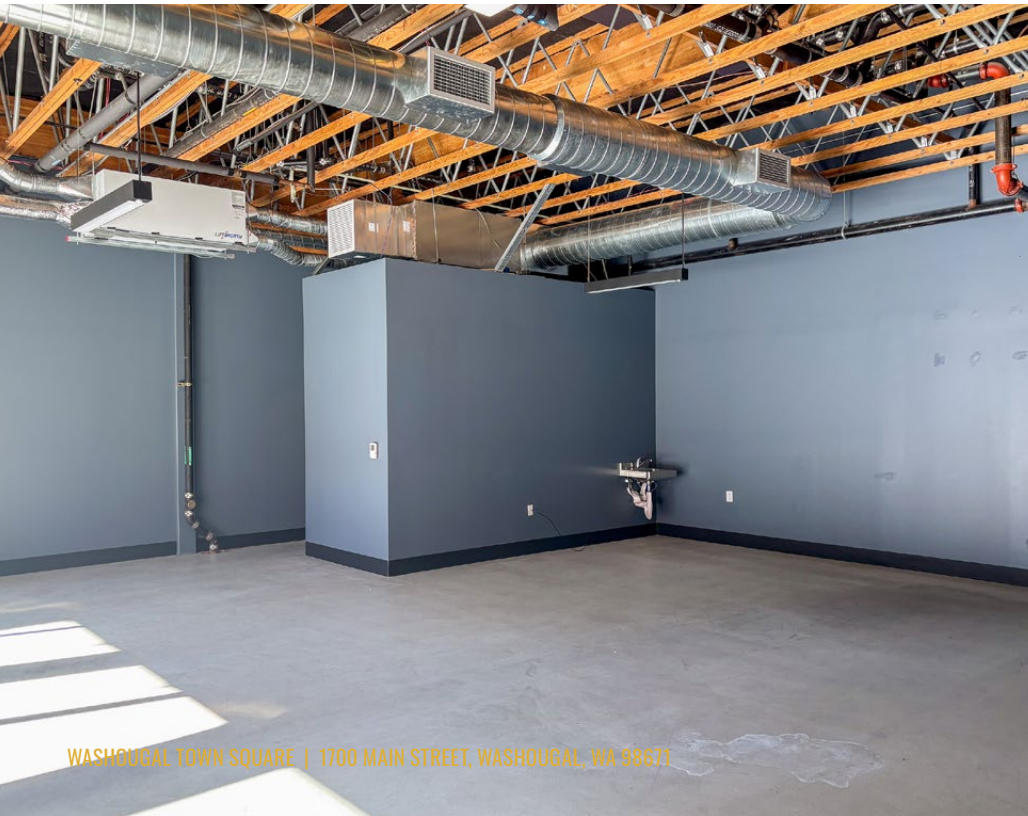


SUITE 134

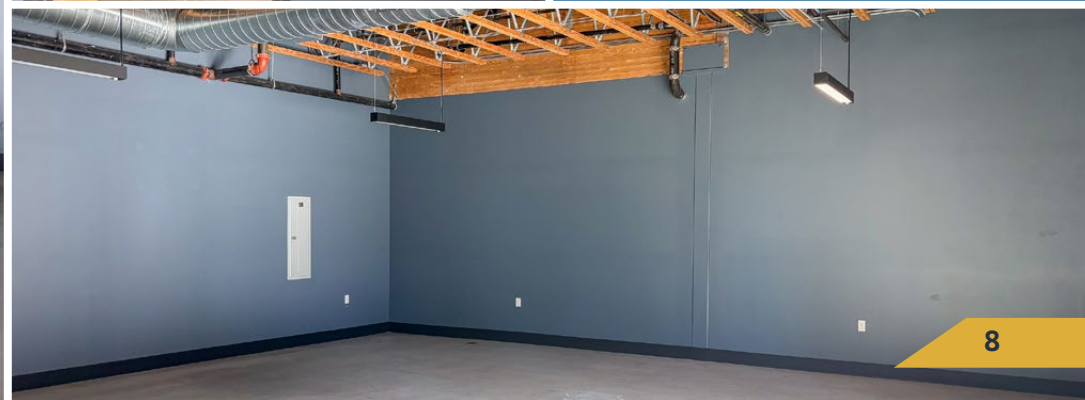
IN-LINE RETAIL

1,050 SF

\$26/SF/YR. NNN

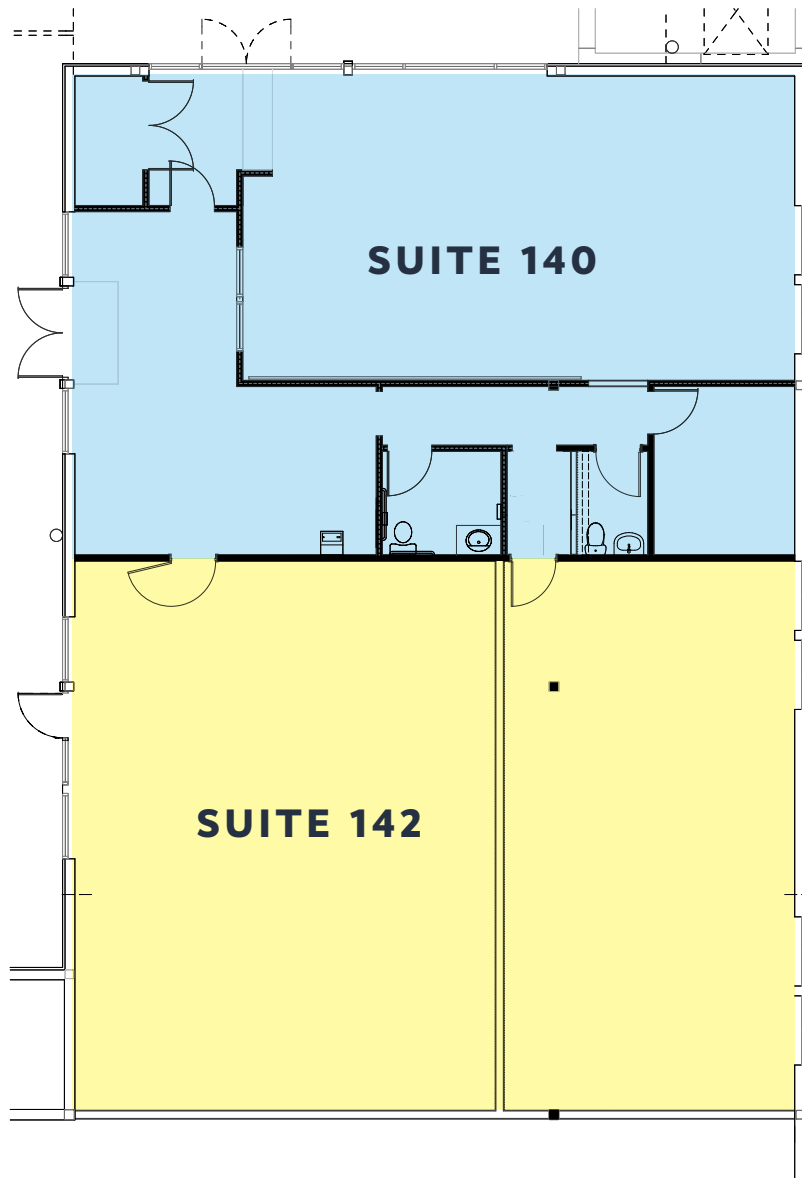


The space features an open layout with storefront exposure to the community plaza, creating a welcoming and engaging setting for retail or service users. Storefront windows provide natural light, while the efficient layout with a private restroom allows tenants to easily tailor the space to fit their concept.



SUITE 140 & 142: RETAIL

SUITE 140: 1,689 SF | SUITE 142: 1,923 SF
SUITE 140&142: 3,612 SF | LEASE RATE: \$26/SF/YR. NNN

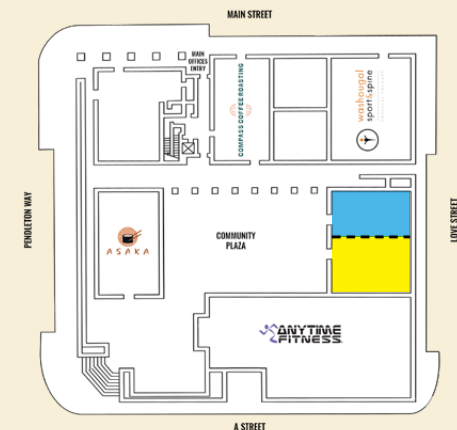


FEATURES & AMENITIES

- Suites can be combined or demised
- Large open studio space ideal for fitness, wellness, or creative uses
- Combination of open floor area and built-out improvements
- Suite 140 features a reception area, private office, restrooms and storage
- Suite 142 has an open studio layout
- Ground-floor retail space with entry
- Building and directory signage

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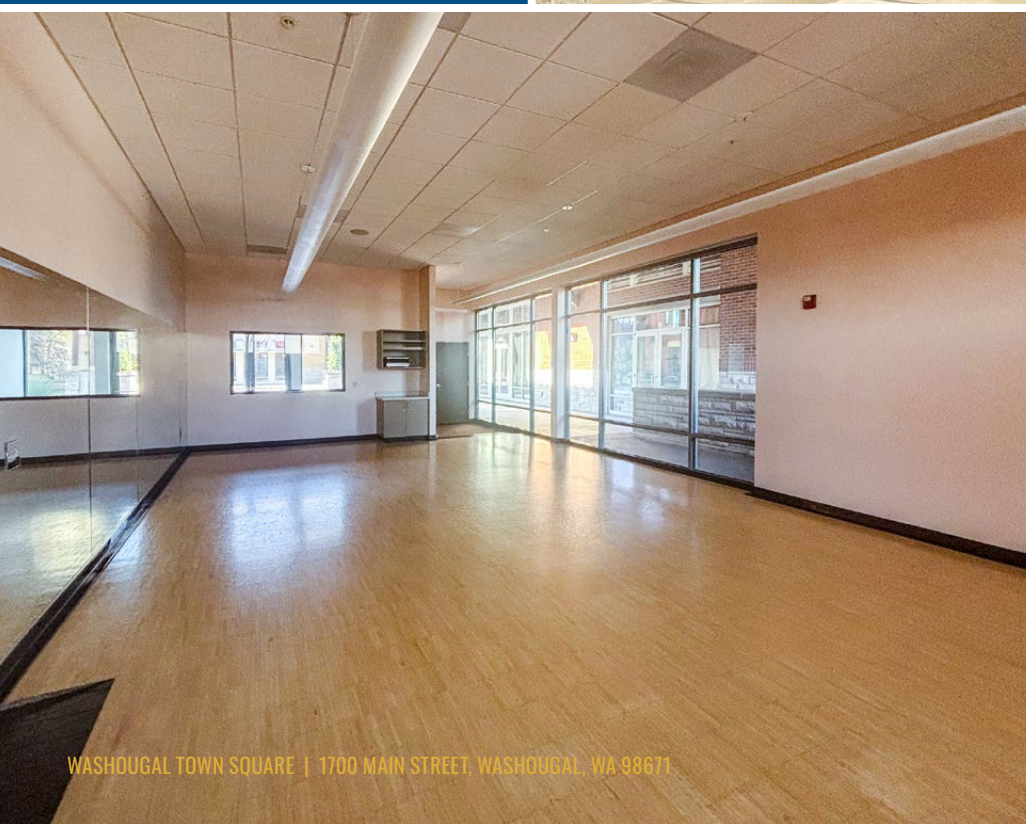


SUITE 140

IN-LINE RETAIL

1,689 SF

\$26/SF/YR. NNN



Suite 140 features a large open studio space complemented by built-out improvements including a reception area, private office, storage, and restrooms. The suite is accessed through the community plaza and is well suited for fitness, wellness, or other experiential uses seeking a functional and efficient space.



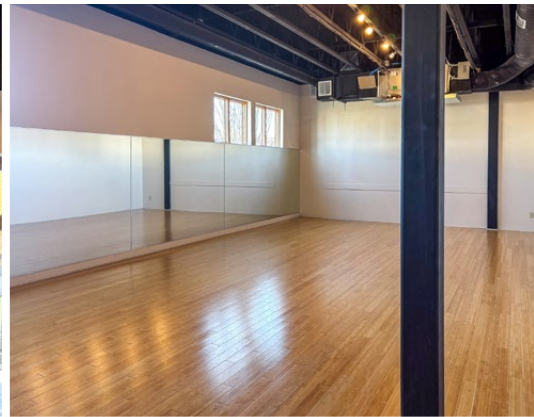


SUITE 142

IN-LINE RETAIL

1,923 SF

\$26/SF/YR. NNN

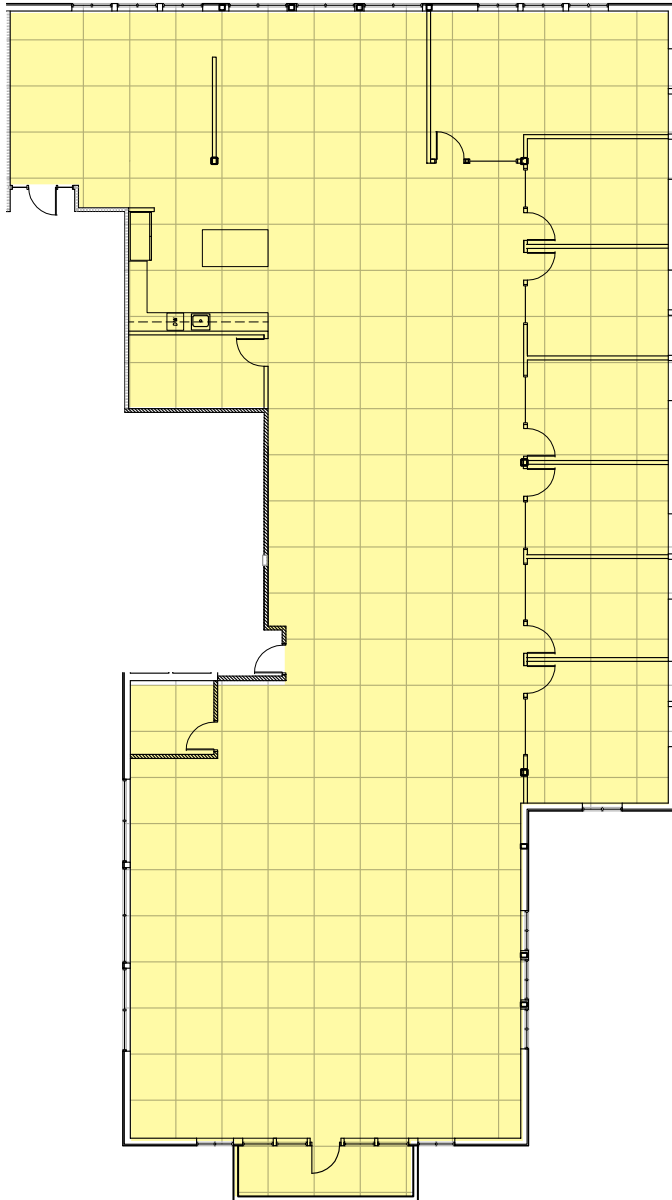


Suite 142 offers an open studio layout providing maximum flexibility for a variety of retail, fitness, or creative uses. The suite is accessed through the community plaza and can be leased independently or combined with Suite 140 for a larger, contiguous opportunity in Downtown Washougal.



SUITE 248: PROFESSIONAL OFFICE

SIZE: 7,545 SF | LEASE RATE: \$30/SF/YR. FSG

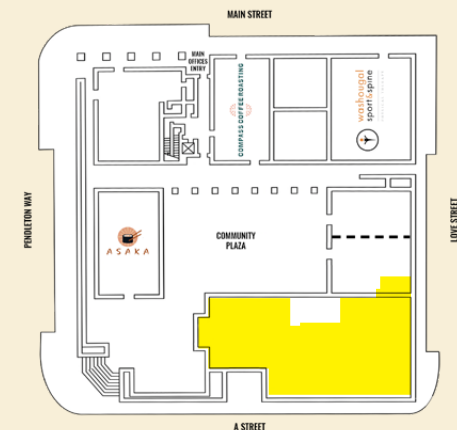


FEATURES & AMENITIES

- Second-floor professional office suite with mountain and river views
- Dramatic vaulted ceilings with exposed heavy timber beams, clerestory windows, and abundant natural light
- Mostly open floor plan with perimeter offices and meeting rooms
- Access to common deck overlooking the community plaza
- Common restrooms
- Building and directory signage

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SUITE 248

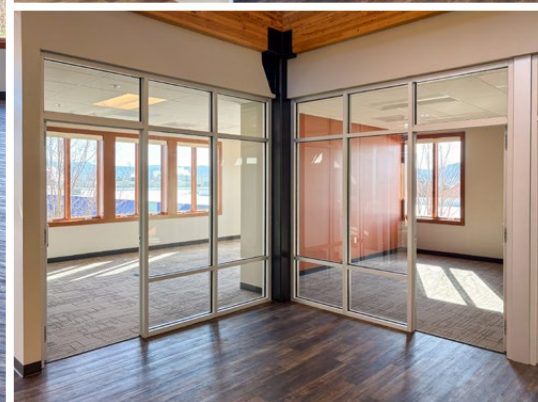
PROFESSIONAL OFFICE

7,545 SF

\$30/SF/YR. FSG



Suite 248 is a second-floor office space featuring dramatic vaulted ceilings with exposed heavy timber beams, abundant natural light, and views of the surrounding river and mountain landscape. A mostly open layout with perimeter offices creates a flexible and inspiring environment for a variety of professional users.



SUITES 241-243: EXECUTIVE OFFICES

SUITE 241: 405 SF | SUITE 242: 525 SF | SUITE 243: 505 SF
LEASE RATE: \$33/SF/YR. FSG

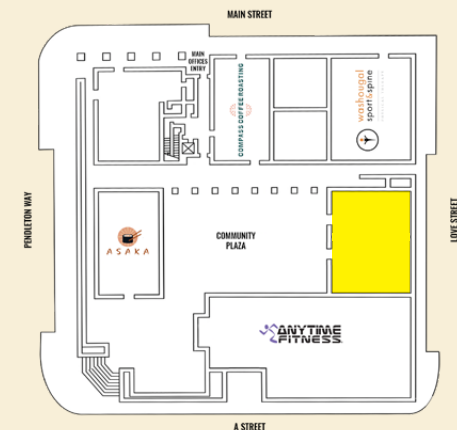


FEATURES & AMENITIES

- Second-floor executive offices
- Ideal for individual or small team users
- Access to shared conference room and common deck overlooking the community plaza
- Common restrooms
- Building and directory signage
- Full Service Gross Lease – one simple monthly payment

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LOCATION



WASHOUGAL, WA

With a population of approximately 18,000, Washougal is a growing community located along the Columbia River in Clark County, Washington. Positioned just 25 minutes from Downtown Portland, the city offers convenient access to a major metropolitan workforce while benefiting from Washington's favorable business climate and no state income tax.

Nestled at the gateway to the Columbia River Gorge, Washougal combines small-town character with access to regional commerce, outdoor recreation, and continued residential growth. Ongoing investment in the downtown core and waterfront areas continues to enhance the city's appeal for both businesses and residents.

LIFESTYLE DESTINATION

Washougal is attracting residents and businesses seeking a balance between affordability, accessibility, and quality of life. The city provides immediate access to outdoor recreation including hiking, biking, and water activities along the Columbia River and throughout the Gorge. Washougal benefits from population growth driven by migration from the Portland metro area.



25 MIN.

TO DOWNTOWN PORTLAND
Access to a major metro workforce

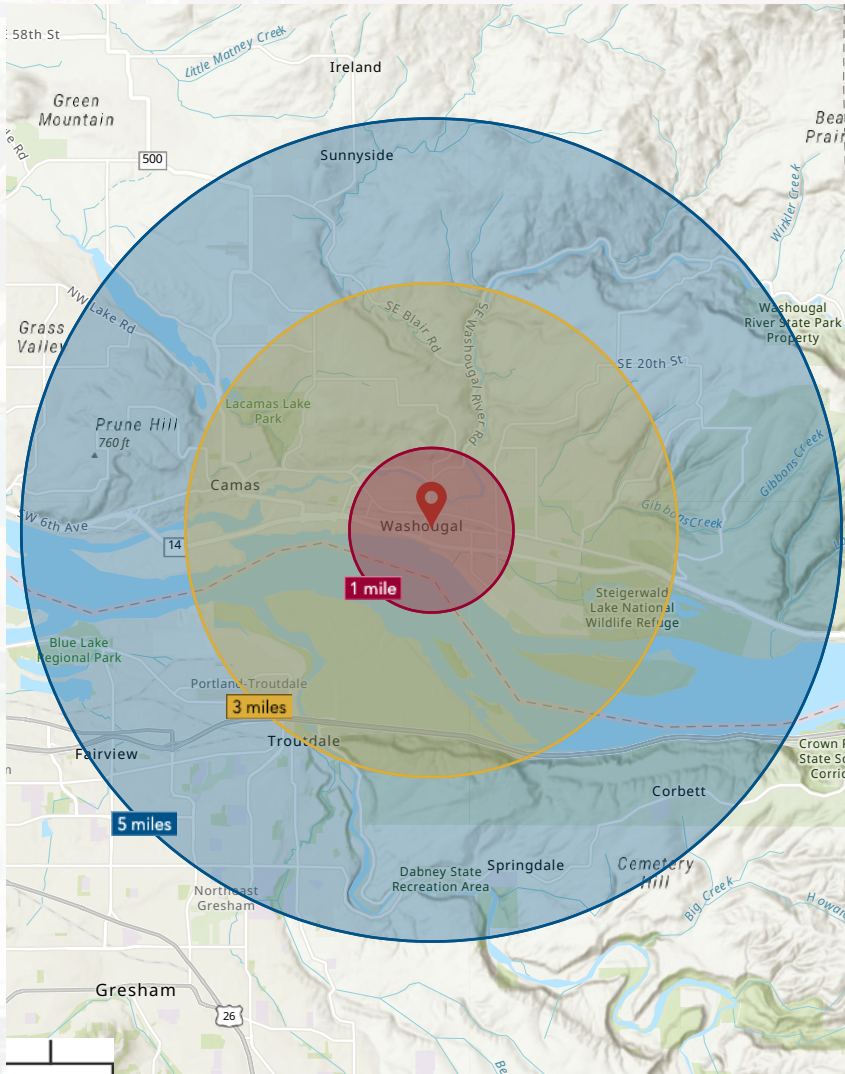


NO STATE INCOME TAX (WA)
Favorable business environment



GROWING CLARK COUNTY
One of Washington's fastest-growing regions driven by in-migration

DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2020 Census Population	7,003	25,066	74,343
2025 Estimated Population	7,277	26,686	77,486
2030 Projected Population	7,567	28,042	80,279
2010-2020 Historic Annual Growth	1.09%	1.93%	1.42%
2024-2029 Projected Annual Growth	0.78%	1.00%	0.71%
Households & Income			
2025 Estimated Households	2,917	9,858	27,470
2025 Est. Average HH Income	\$106,935	\$145,762	\$143,289
2025 Est. Median HH Income	\$89,398	\$109,292	\$110,370
2025 Est. Per Capita Income	\$42,114	\$54,096	\$50,657
Businesses			
2025 Est. Total Businesses	316	956	1,949
2025 Est. Total Employees	2,642	9,217	21,671
2025 Est. Unemployment Rate	7.2%	6.9%	4.4%



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