

**NOW PRE-LEASING RETAIL + DRIVE THRU SPACE**

# THE VANTAGE RETAIL

**AT COLUMBIA PALISADES**  
19530 SE BRADY ROAD, CAMAS, WA



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# NOW PRE-LEASING RETAIL SPACE

## *The Vantage at Columbia Palisades*

Located along the hillside of Vancouver's Eastern Gateway, the **Columbia Palisades** development is an exclusive lifestyle community featuring 84.2 acres of luxury residences, offices, parks, a hotel, modern luxury retail and restaurants, all with stunning views of the Columbia River and Mt Hood.

**The Vantage** - Part of the Columbia Palisades phase 1 development - will feature 25,000 SF of Class-A office space as well as 17,600 SF of retail space.

Retail space at The Vantage will be divided amongst four freestanding buildings which will feature high ceilings, abundant windows and natural light, and sophisticated natural wood finishes.

Suites now in pre-leasing phase - please contact brokers for full information.

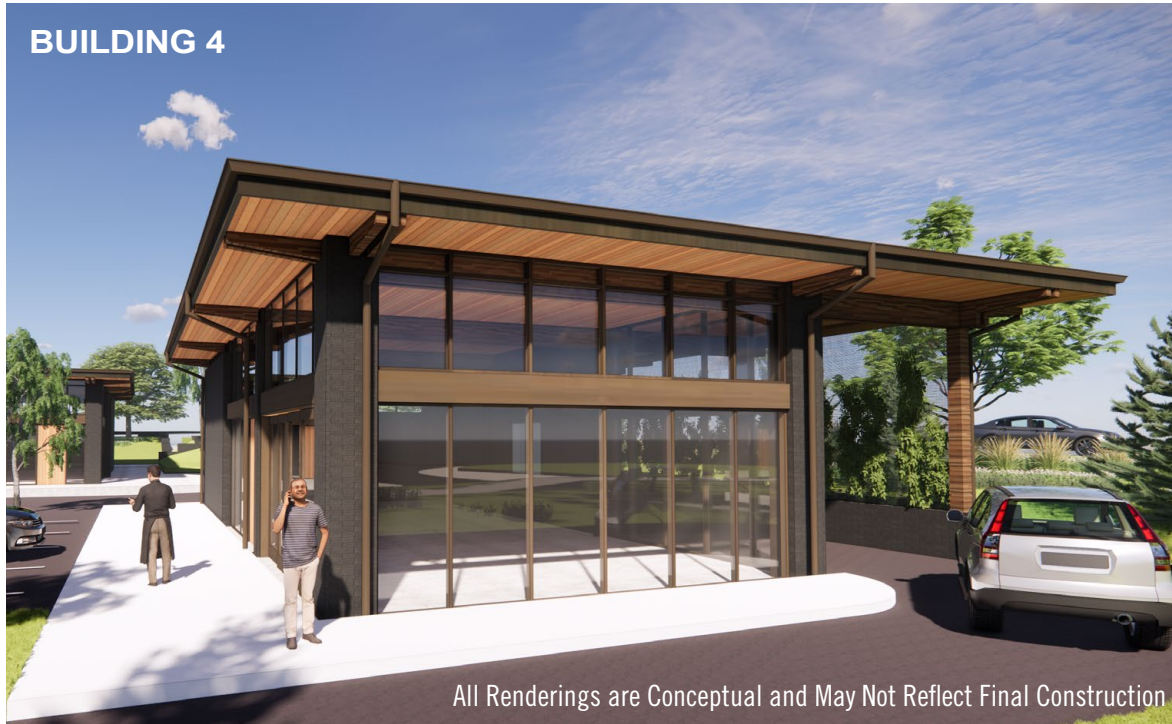


## *The Vantage at Columbia Palisades*



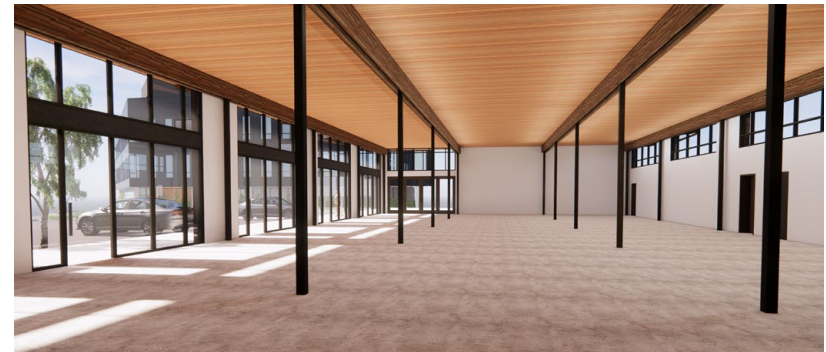


BUILDING 4



All Renderings are Conceptual and May Not Reflect Final Construction

BUILDING 1A



## SITE SPECS & INFORMATION

19530 SE BRADY RD, CAMAS, WA 98607

- » Lease Rate: \$45 psf + NNN (Retail);  
\$65 psf + NNN (Drive-Thru)
- » 1,400 SF - 6,748 SF Available
- » Q3 2023 Estimated Delivery
- » Seeking Retail / Service Users
- » 4:1,000 Parking Ratio On Site
- » Visibility from Signalized Intersection
- » High Accessibility Just Off SR-14
- » Co-Tenants: YogaSix and CLASH  
Beauty Collective

With four upcoming freestanding retail buildings designed with the needs and desires of modern tenants in mind, commercial space at *The Vantage* development offers everything desirable to top-tier retail and service users.

Located at the intersection of SE 192nd Avenue and SE Brady Street and just off SR-14, the property ideally positions retailers for high-traffic potential and prime visibility.

The four buildings are arranged around a shared parking lot with the office development enjoying a 4:1000 parking ratio. Generous window lines, abundant natural light and 13'6" high ceilings generate an attractive facade and interior.

# PROPERTY *Buildings and Site Plan*



## ***THE VANTAGE*** Retail & Office at Columbia Palisades

### THE VANTAGE - RETAIL INFORMATION

#### **1A** BUILDING 1A - RETAIL / SERVICE

6,748 SF TOTAL BUILDING

**1,400 - 6,748 SF AVAILABLE**

#### **1B** BUILDING 1B - RETAIL / SERVICE

5,402 SF TOTAL BUILDING YOGASIX

**3,402 SF (DIVISIBLE) AVAILABLE**

#### **1C** BUILDING 1C - RETAIL / SERVICE

4,042 SF TOTAL CLASH BEAUTY COLLECTIVE

**FULLY LEASED (BEAUTY TENANT)**

#### **4** BUILDING 4 - COFFEE / DRIVE-THRU OR BUILD-TO-SUIT

1,558 SF BUILDING

**2,200 SF AVAILABLE** INCL. COVERED DRIVE-THRU



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# AERIAL MAP *Surrounding Area*



## CLARK COUNTY

POPULATION

**501,869**

POPULATION % GROWTH

**1.38% (1 YEAR)**

**17.62% (10 YEAR)**

MEDIAN HOUSEHOLD INCOME

**\$74,060**

**0.92% 1-YEAR DECLINE**

NUMBER OF EMPLOYEES

**236,549**

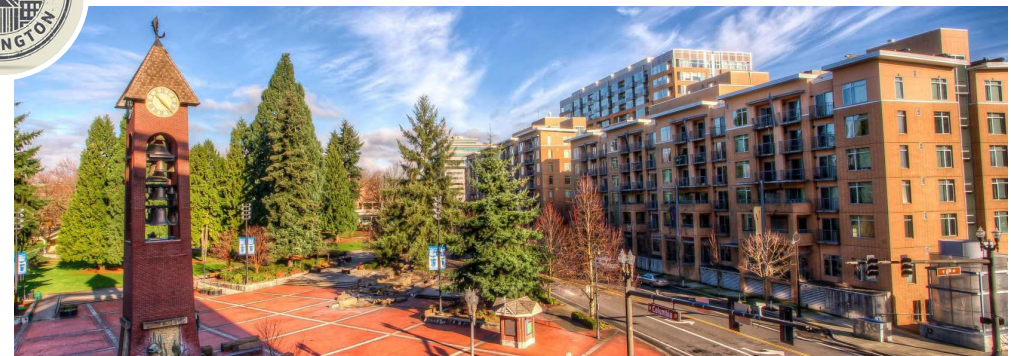
# EMPLOYEES %GROWTH

**3.17% (1 YEAR)**

MEDIAN PROPERTY VALUE

**\$358,500**

**8.9% 1-YEAR GROWTH**



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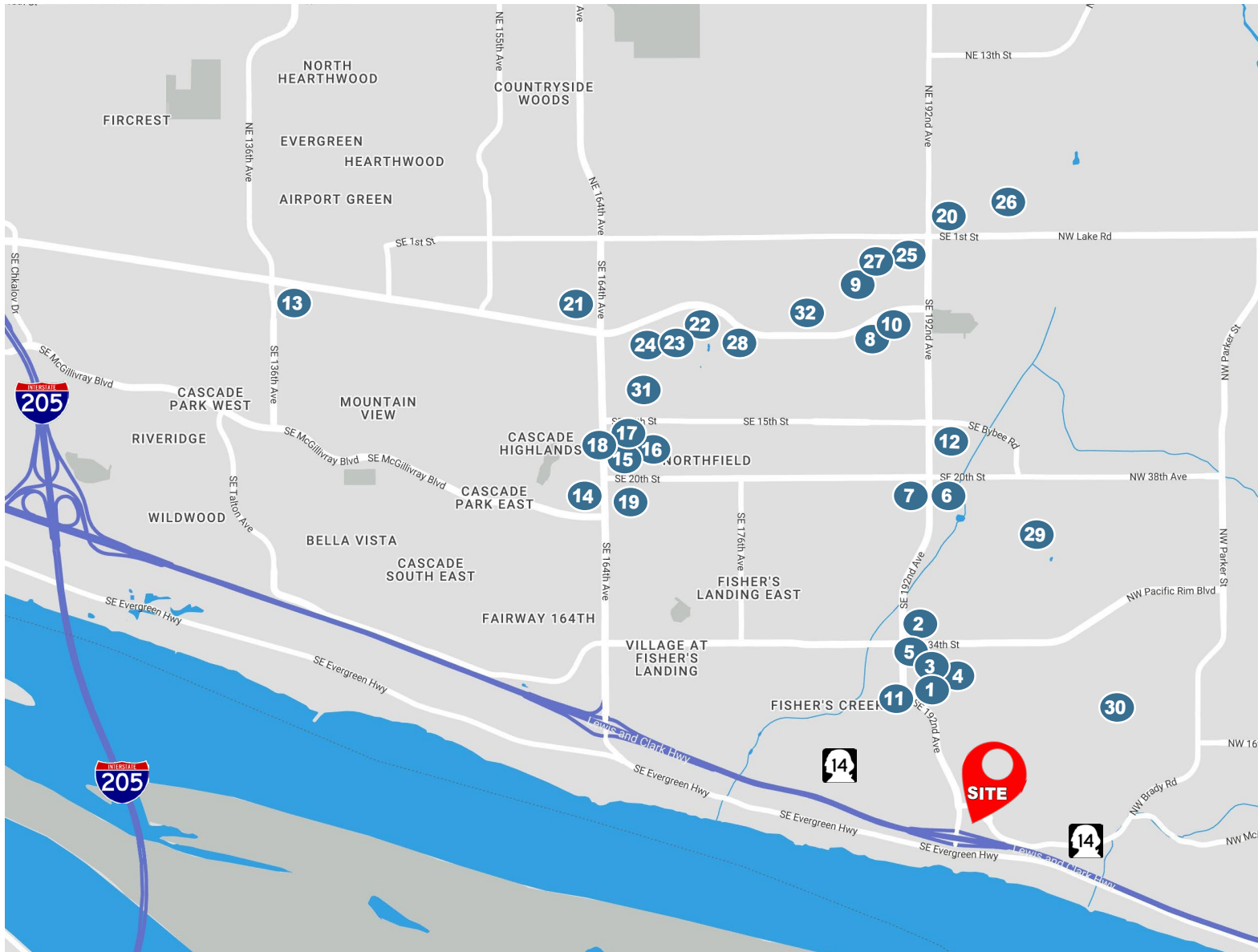


# AREA PLAN *Developments & Highlights*



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# SUBMARKET OVERVIEW *Businesses & Retailers*



1. QFC
2. Natural Grocers
3. Grapes n' Hops
4. Roots Restaurant
5. Starbucks
6. Tapped Brew House & Pub
7. DiTazza Coffee
8. Dutch Bros Coffee
9. Walmart Supercenter
10. MOD Pizza
11. Chevron
12. Holiday Inn Express & Suites
13. Safeway
14. New Seasons Market
15. Walgreens
16. Black Rock Coffee Bar
17. Killer Burger
18. Gustav's Pub & Grill
19. Fred Meyer
20. 7-Eleven
21. Target
22. Kohl's
23. World Market
24. Michaels
25. PetSmart
26. Costco
27. The Home Depot
28. La Provence
29. Fisher Investments
30. nLight Global HQ
31. Columbia Tech Center
32. Banfield HQ



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