

FOR SALE

HISTORIC POST OFFICE DOWNTOWN CAMAS

440 NE 5TH AVENUE :: CAMAS, WA

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IN THE HEART OF A VIBRANT COMMUNITY • ON THE NATIONAL HISTORIC REGISTRY • BUILT TO LAST



AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2009 EST. POPULATION	5,906	26,750	91,819
2014 PROJ. POPULATION	6,533	31,021	104,393
2009 EST. POPULATION BY AGE (total & % of total)			
Aged 0 to 14 years	1,321 22.4%	6,153 23%	20,968 22.8%
Aged 25 to 44 years	1,677 28.4%	7,204 26.9%	26,143 28.5%
2009 EST. HOUSEHOLDS	2,246	9,564	33,536
2014 PROJ. HOUSEHOLDS	2,476	10,963	38,054
2009 EST. MEDIAN HOUSEHOLD INCOME	\$62,704	\$67,426	\$63,742
2014 PROJ. MEDIAN HOUSEHOLD INCOME	\$69,198	\$74,828	\$69,807

The Camas post office is a one-story building with a full basement. This is a concrete, wood and brick structure, which during the cold war era doubled as a fallout shelter. A gable roof topped with a square wooden cupola covers the front portion of the building. Wrought-iron balustrades with integrated lamp standards flank the stairs. The entry has double wooden doors each with a molded wooden panel.

The Camas Main Post Office is significant for its art and its legacy of the Federal Public works programs of the depression era and is listed on the National Historic Registry. Visit property website at www.cbre.com/camasusps.

Visit www.uspspropertiesforsale.com to view other USPS listings

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FOR MORE
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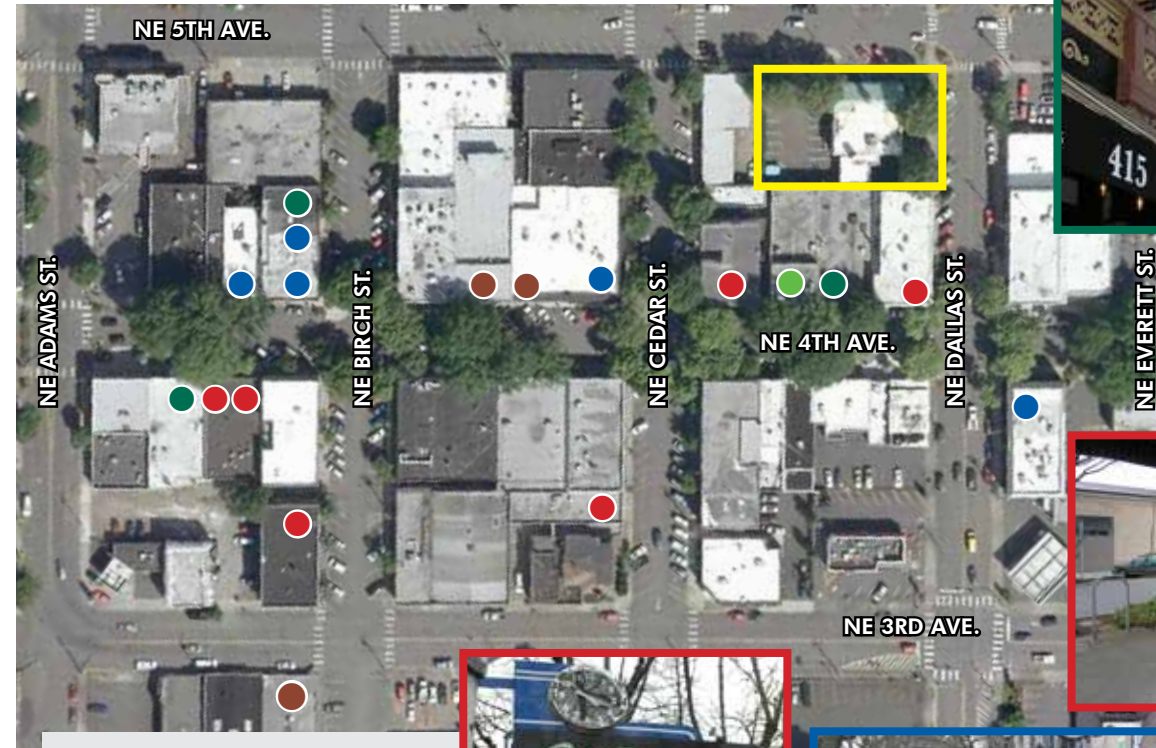
The post office building is located in the heart of Camas, WA, ten minutes from Vancouver, WA. Today Camas is building on its small-town charm, historic downtown and proximity to both Portland and Vancouver to redefine its role.

Camas is growing both demographically and geographically, far surpassing the national growth rate. With views of Mt. Hood and easy access to both Vancouver and Portland, Camas is an attractive location for new comers. No surprise that it was recently named as one of 100 Best Places to Live in America by Money Magazine.

Camas historic downtown is a main attraction for residents and visitors. Its Main Street, extending several blocks from the Mill doors, is lined with boutiques, antique shops, day spas, restaurants and a historic movie theater housed in pristine storefronts. This district is also home to a Farmer's Market and annual festivals.

BUILDING HIGHLIGHTS:

- Colonial style brick building in the Downtown Camas suitable for restaurants
- Listed on the National Register of Historic Places in 1991
- Built in 1939 under the guidance of the Works Progress Administration (WPA)
- WPA Mural painted in 1941
- Oak floors on main level
- 14' ceiling height on main floor
- 8,251 SF total finished building area on 15,000 SF lot
- Full unfinished concrete basement
- Forced air gas heat
- 15 off-street free parking
- Loading dock
- Zoning - DC (Downtown Commercial)
- Mature landscaping
- **SALE PRICE: \$430,000**



Shopping

- Accentuate - clothing
- Chateau Lauren Interiors
- Lily Atelier - clothing
- Lizabeth A - home decor

Health/Spa & Beauty

- Bloom Organic Body - massage, spa
- Nico Bella Salon - beauty salon, spa
- Rushing Water Yoga

Cafe/Restaurant

- Caffee Piccolo Paradiso - coffee bistro
- Harwood's Martini Bar/Restaurant
- Kop Chai - Thai
- Natalia's Cafe
- Nuestra Mesa - Mexican
- Twilight Pizza Bistro

Entertainment & Recreation

- Camas Bike & Sport
- Historic Liberty Theater
- T3SIXTY Board Shop

Lodging

- Camas Hotel

LIVE
•
WORK
•
RELAX

SHOP
•
DINE
•
ENJOY