

Hyas Point

WASHOUGAL, WA 98671



NOW PRE-LEASING RETAIL / OFFICE / RESTAURANT SPACE

CONTACT

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HYAS POINT



NAI Elliott



Property snapshot

Hyas Point is a transformative mixed-use waterfront development along the Columbia River in Washougal, Washington. Designed as a vibrant, community-centric destination, the project integrates retail, restaurant, and office uses within a walkable riverfront setting featuring public plazas, gathering spaces, and riverwalk access.

With excellent visibility from SR-14, ample on-site parking, and flexible ground-floor spaces planned for delivery in late 2026 through 2027, Hyas Point offers retailers a rare opportunity to anchor in one of East Clark County's most anticipated lifestyle destinations, serving Washougal, Camas, and the surrounding region.

TRAFFIC COUNTS

- Lewis & Clark Hwy / 2nd St W - 23,246 ADT (2025)
- Lewis & Clark Hwy / 2nd St E - 19,917 ADT (2025)

HIGHLIGHTS

- 1,000 - 10,000 SF Available
- 2027 Estimated delivery
- Retail/Office/Restaurant space available
- Ample on-site parking
- Great visibility off SR-14

Site plan

AVAILABILITY

- **Klipsan**
Bldg A - 17,456 SF, Retail
- **Sitka**
Bldg B - 10,370 SF, Retail
Bldg B - 13,519 SF, Office
- **Broadrock**
Bldg C - 17,612 SF, Retail
- **Cascara**
Bldg D - 12,551 SF, Retail



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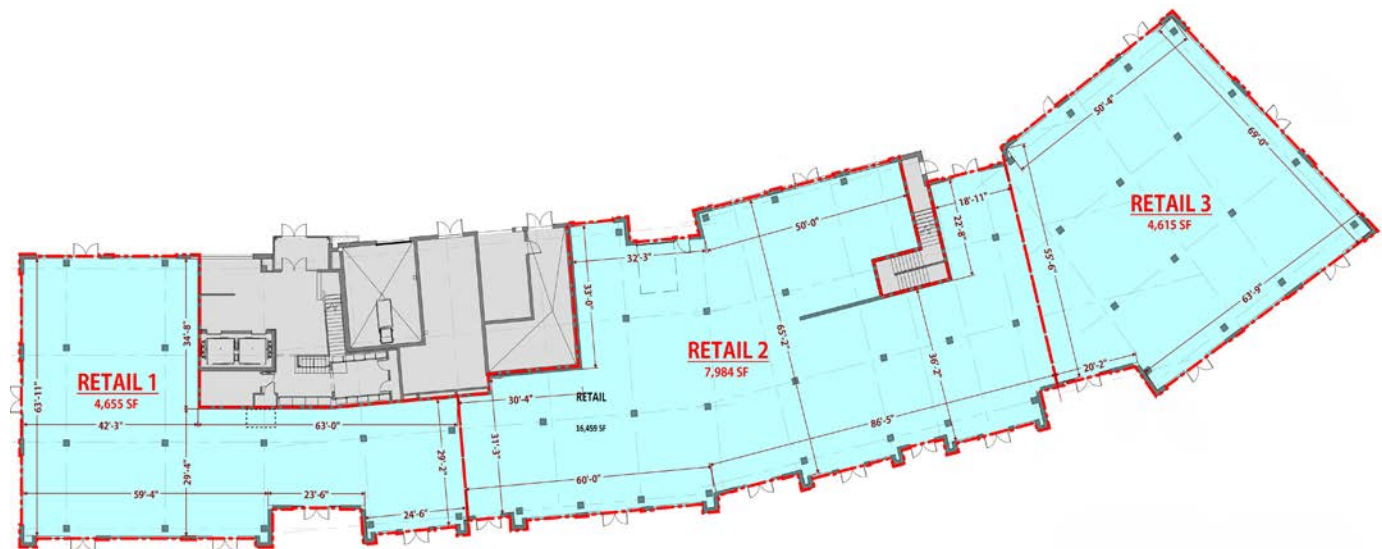
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AVAILABILITY

- **Building A**
Retail - 17,456 SF



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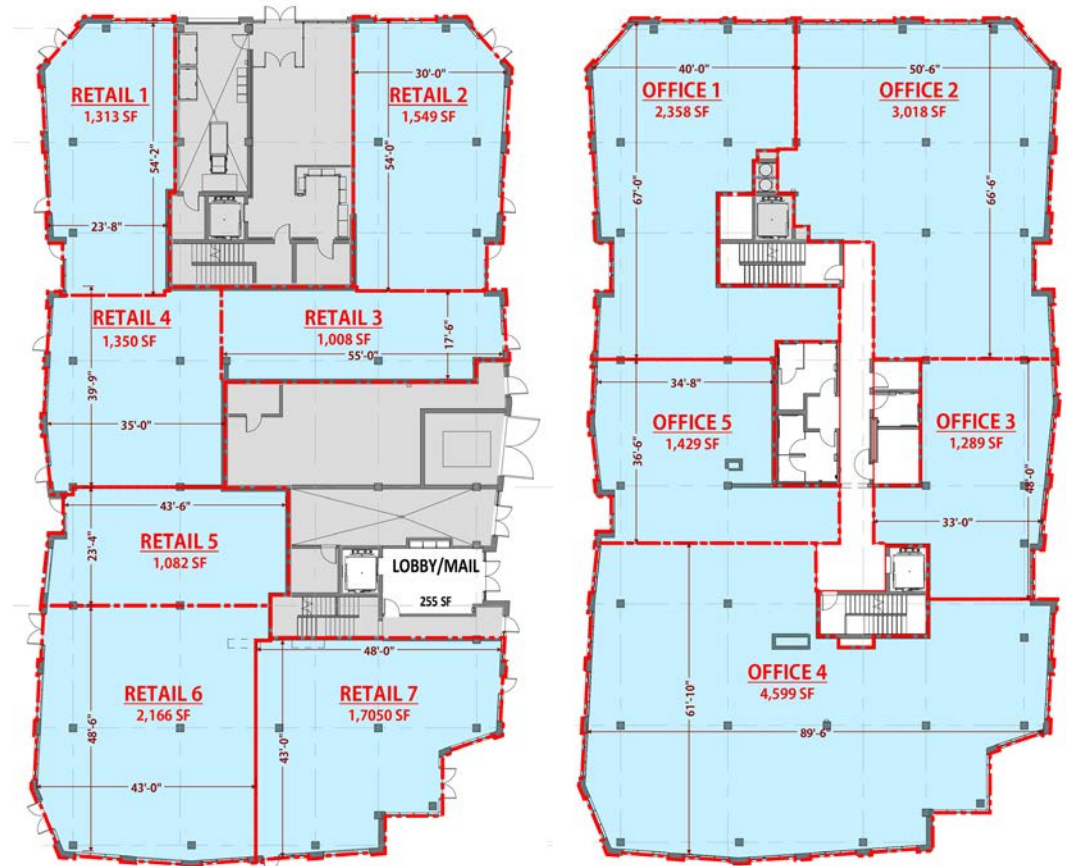
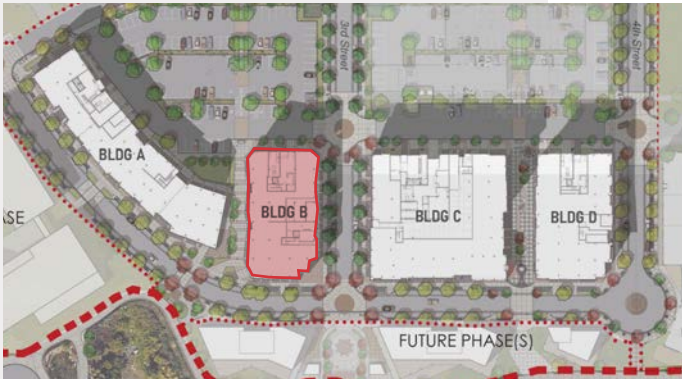
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AVAILABILITY

- **Building B**
Retail - 10,370 SF
Office - 13,519 SF



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AVAILABILITY

- **Building C**
Retail - 17,612 SF



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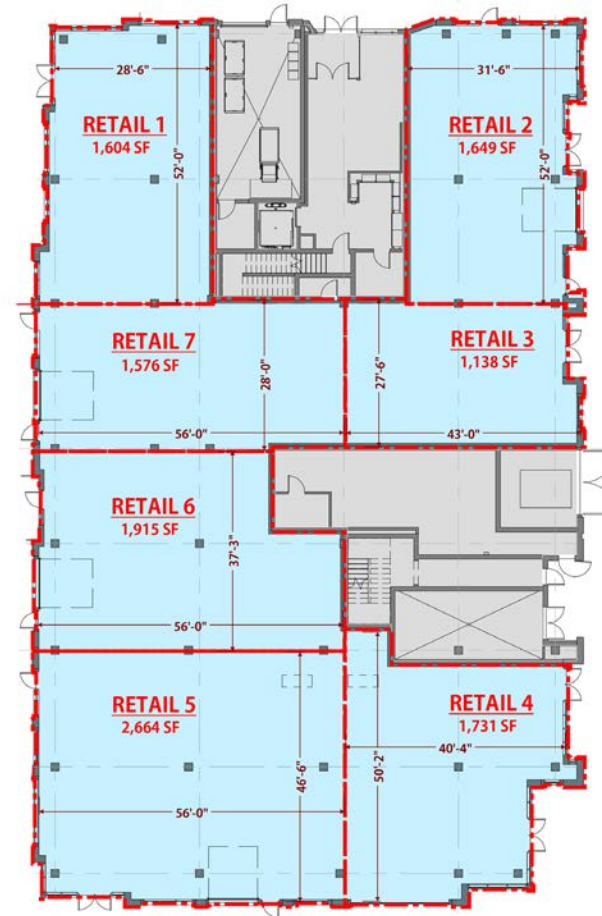
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AVAILABILITY

- **Building D**
Retail - 12,551 SF



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Future phase

AVAILABILITY

- Restaurant A - 5,200 SF
- Restaurant B - 5,500 SF
- Restaurant C - 1,800 SF



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Renderings



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Renderings





13.1 MILES
PORTLAND AIRPORT

22.3 MILES
TO DOWNTOWN PORTLAND

12.3 MILES
TO PEACEHEALTH SOUTHWEST
MEDICAL CENTER

19 MILES
TO LEGACY SALMON CREEK

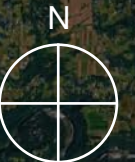
19.8 MILES
TO DOWNTOWN VANCOUVER

SITE

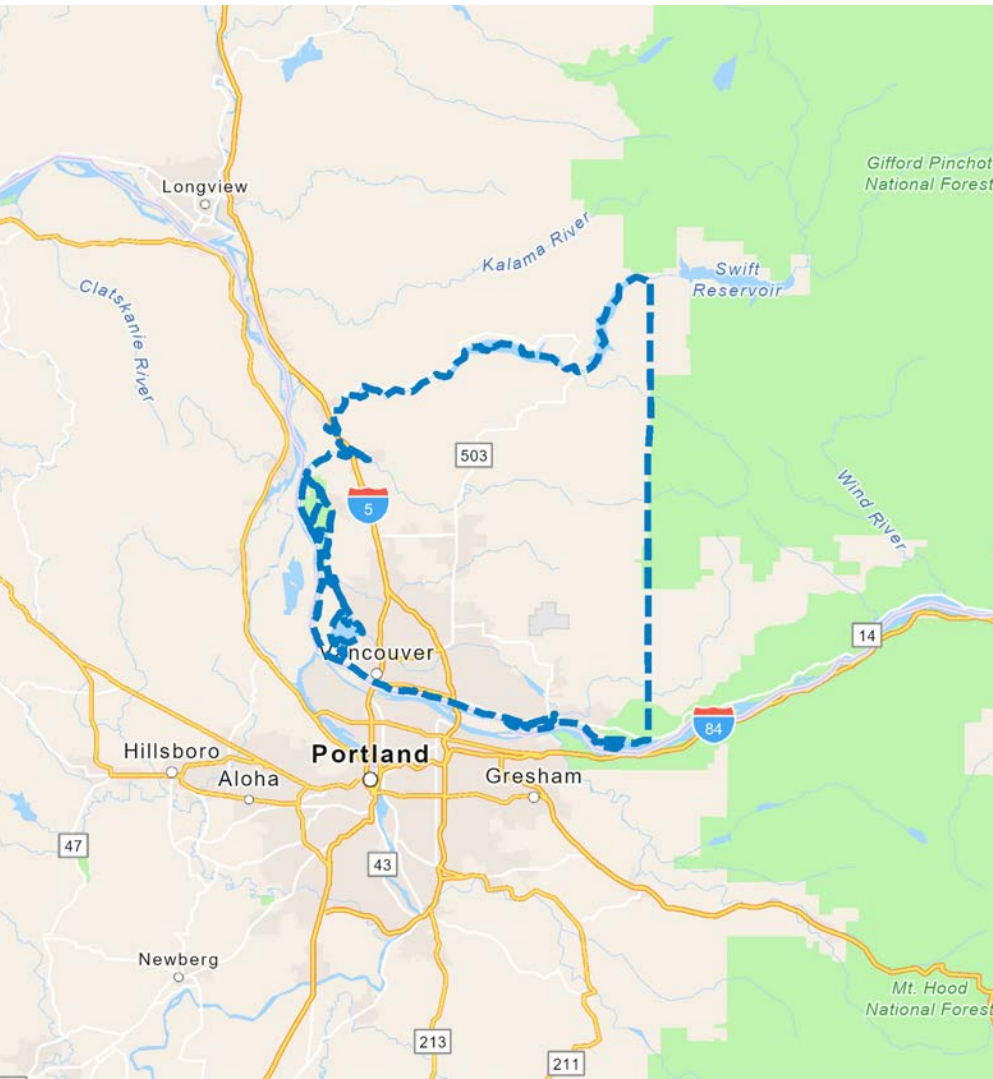
COLUMBIA
RIVER GORGE



DOWNTOWN
PORTLAND



Clark County Demographics



POPULATION

2024 Population: 542,400

Annual Growth 2024-2033: 1.26 % (1 yr) / 12.8% (10 Yr)

APARTMENT COUNT

Total Unit Count: 276

Cascara: 49 Units

Broadrock: 95 Units

Sitka: 40 Units

Klipsan: 92 Units

INCOME

Average Household Income: \$120,560

Median Household Income : \$94,948

DAYTIME EMPLOYMENT

Total: 236,549

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