Hyas Point

WASHOUGAL, WA 98671



NOW PRE-LEASING RETAIL / OFFICE / RESTAURANT SPACE

HYAS POINT

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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 Fall 2026, 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
- Planned delivery Fall 2026
- Retail/Office/Restaurant space available
- Ample on-site parking
- Great visibility off SR-14

Site plan

AVAILABILITY

Klipsan
Bldg A
Retail - 10,655 SF
Apartments - 92 units

Sitka
Building B
Retail - 10,370 SF
Office - 10,376 SF
Apartments - 40 units

Broadrock
Building C
Retail - 17,612 SF
Apartments - 95 units

Cascara
Building D
Retail - 10,701 SF
Apartments - 49 units



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Klipsan





AVAILABILITY

Building A
Retail - 10,655 SF
Apartments - 92 units



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AVAILABILITY

Building B

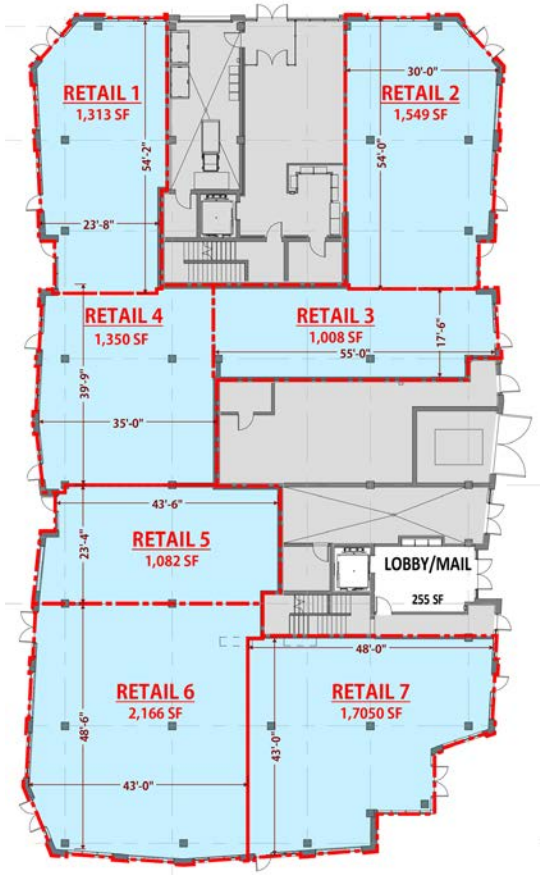
Retail - 10,370 SF

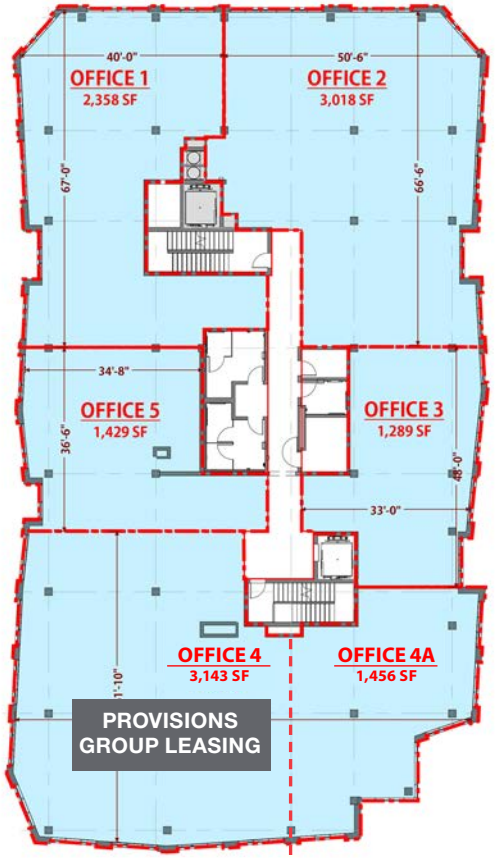
Office - 10,376 SF

Apartments - 40 units









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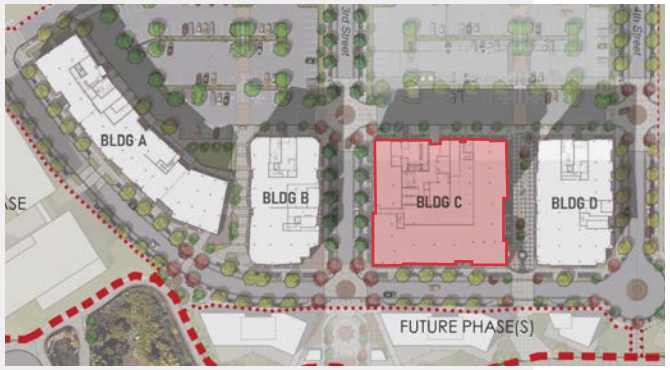
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AVAILABILITY

Building C
Retail - 17,612 SF
Apartments - 95 units







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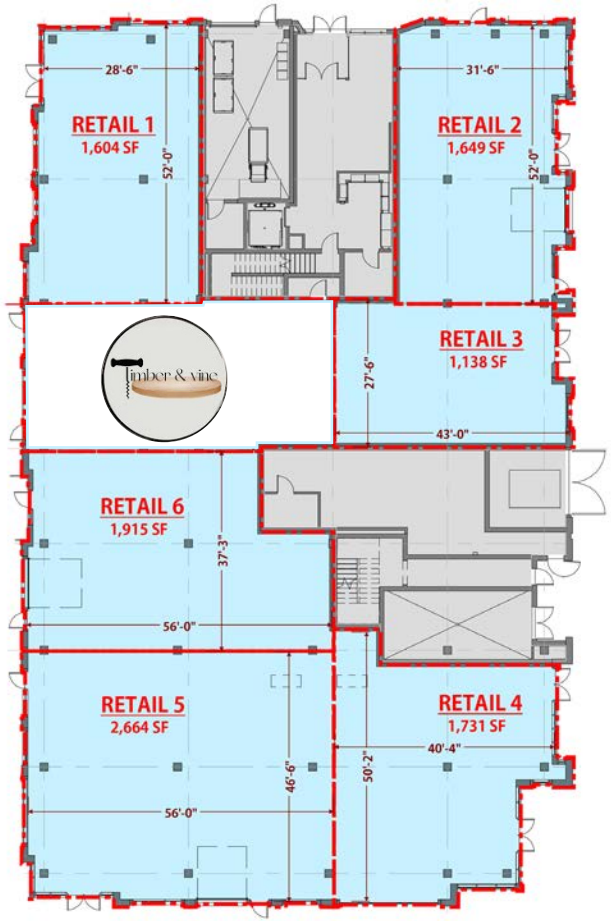
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AVAILABILITY

Building D
Retail - 10,701 SF
Apartments - 49 units







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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



Renderings





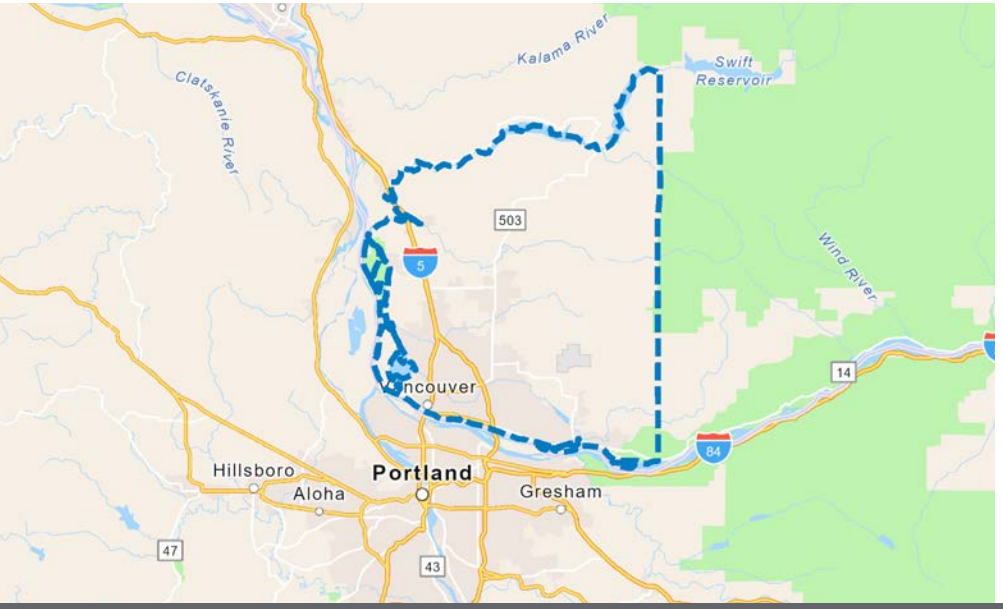





13.1 MILES
PORTLAND AIRPORT
22.3 MILES
TO DOWNTOWN PORTLAND
12.3 MILES
TO PEACEHEALTH SOUTHWEST MEDICAL CENTER
19 MILES
TO LEGACY SALMON CREEK
19.8 MILES
TO DOWNTOWN VANCOUVER
SITE
COLUMBIA RIVER GORGE
DOWNTOWN PORTLAND
LEGACY SALMON CREEK MEDICAL CENTER
PeaceHealth Southwest Medical Center
PDX Portland International Airport
INTERSTATE 5
INTERSTATE 205
INTERSTATE 84
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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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