

DEVELOPMENT OPPORTUNITY · CAMAS, WASHINGTON

Mixed-Use, Reimagined for Downtown Camas

40 apartments · 6,000 sf retail · Mt. Hood & Columbia River views

LIST PRICE

\$2,700,000

ADDRESS

7th Avenue & Birch
Camas, WA · DC Zone

40

APARTMENT UNITS

6,000

SF GROUND-FLOOR RETAIL

DC

DOWNTOWN COMMERCIAL ZONE

NO CAP

MAXIMUM BUILDING HEIGHT

THE OPPORTUNITY

A signature corner in
the heart of downtown.

A rare entitled-ready site at the corner of 7th Avenue and Birch — two blocks from the historic Liberty Theatre and Camas Hotel. Plans deliver 40 residential units above 6,000 sf of street-level retail, with on-site parking and uninterrupted views of Mt. Hood and the Columbia River.

DC ZONE ADVANTAGES

- **No maximum building height**
Per CMC Title 18 — DC zone
- **Zero rear/side setbacks**
Build to property lines
- **Parking waiver eligible**
Projects ≤ ½ block (18.11.010)
- **Tree density exemption**
CMC 18.13.025
- **No min lot size / lot coverage**
Maximizes development potential

PROTECTED VIEWS

Mt. Hood to the east · Columbia River to the south

FOR INQUIRIES & SHOWINGS

Jim West

Jim West Commercial Real Estate, AARE

Commercial Sales · Tenant Representation

Contact for offers and tour scheduling



Denice Neddo

Wise Move Real Estate & Property Mgmt

denice@wisemovepm.com · wisemovepm.com

Local market intelligence · Vancouver/Camas



Not legal or investment advice. All measurements, unit counts, and zoning provisions are preliminary and must be verified with the City of Camas Community Development (360-817-1568) and qualified counsel. Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.