

FOR SALE, GROUND LEASE, OR BUILT-TO-SUIT

Ridgefield Crossing

S. 65TH AVE AND PIONEER STREET RIDGEFIELD, WA 98642

Colliers
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New Commercial Development

Location: Pioneer Street at I-5 Ridgefield Junction Exit 14

Size: Approx 13.2 acres commercial and 8.83 acres multi-family

Available: Sites available for sale, ground lease or build-to-suit.
Three drive through lots.

Zoning: Regional Commercial (CRB) City of Ridgefield with a mixed use overlay.

Trade Area Demographics

Description	10 Min	15 Min	20 Min
Population (Current)	47,835	149,338	305,279
Percent Growth (5 Yr. Forecast)	4.12%	4.11%	4.13%
Households (Current)	16,998	54,677	116,321
Average Household Income	\$106,008	\$98,248	\$87,663



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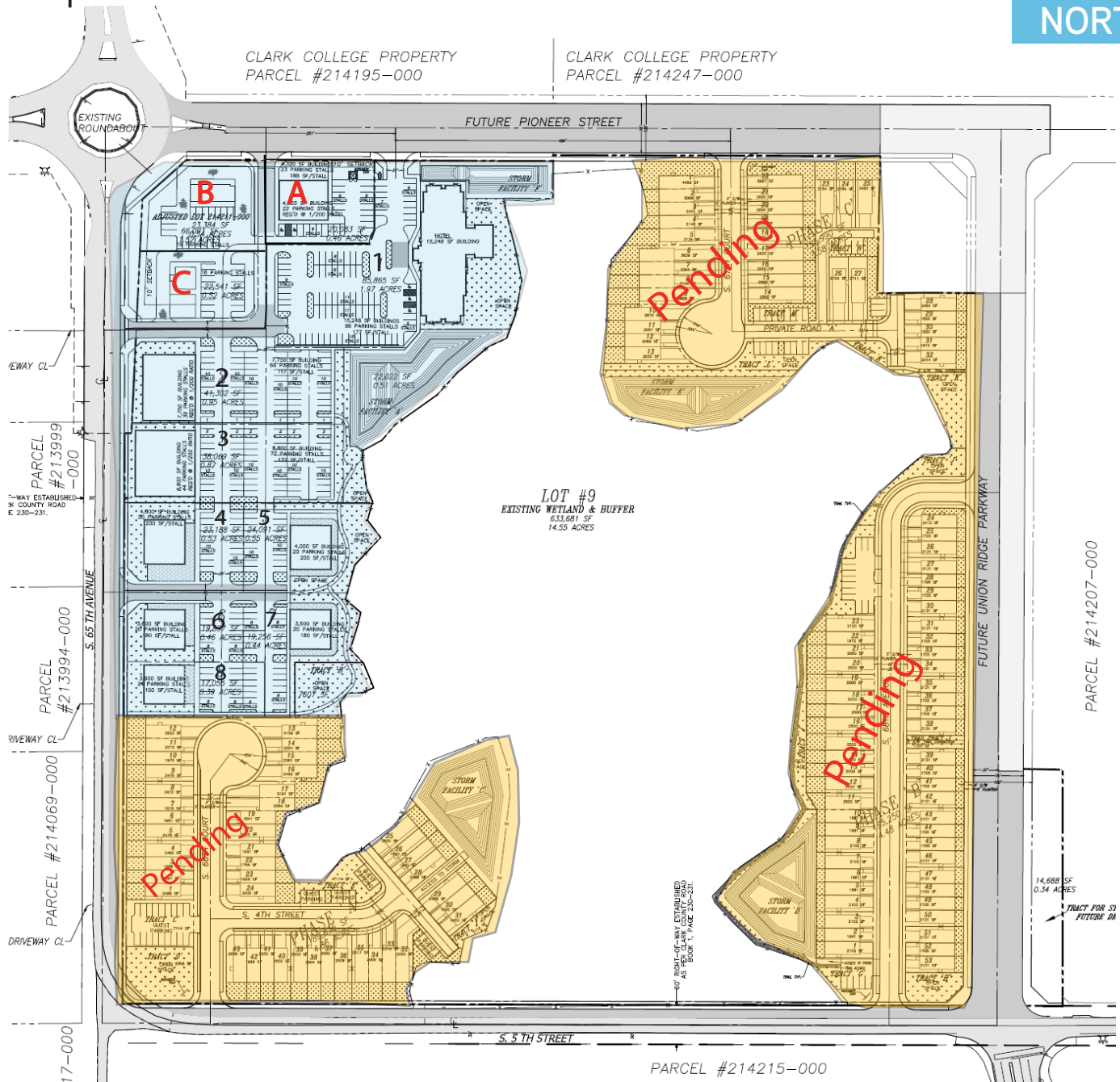
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Development Site Plan

NORTH



Commercial Pads

Multi-family Parcels

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RIDGEFIELD CROSSING PRICING

<u>Lot/ Parcel #</u>	<u>Price</u>	<u>Proposed Building Size</u>	<u>Lot Size (SF)</u>	<u>Size (Ac)</u>	<u>Lot Price/ SF</u>
Parcel 1	\$1,288,000	15,248	85,865	1.97	\$15.00
Parcel 2	\$620,000	7,750	41,302	0.95	\$15.01
Parcel 3	\$572,500	8,800	38,069	0.87	\$15.04
<i>Combined 2 &3</i>	<i>\$1,192,500</i>		<i>79,371</i>	<i>1.82</i>	<i>\$15.02</i>
Drive-Thru A	\$402,500	TBD	20,083	0.46	\$20.04
Drive-Thru B	\$585,000	TBD	23,384	0.54	\$25.02
Drive-Thru C	\$451,500	TBD	22,541	0.52	\$20.03

Commercial Pad Build-To-Suits

<u>Lot/ Parcel #</u>	<u>Price</u>	<u>Proposed Building Size</u>	<u>Lot Size (SF)</u>	<u>Size (Ac)</u>	<u>Building Price/ SF</u>
Parcel 4	\$1,300,000	4,000	23,188	0.53	\$325.00
Parcel 5	\$1,300,000	4,000	24,091	0.55	\$325.00
Parcel 6	\$1,170,000	3,600	19,897	0.46	\$325.00
Parcel 7	\$1,170,000	3,600	19,256	0.44	\$325.00
Parcel 8	\$1,170,000	3,600	17,055	0.39	\$325.00

Multi-Family Parcels

<u>Lot/ Parcel #</u>	<u>Price</u>	<u>Size (SF)</u>	<u>Size (Ac)</u>	<u># of Units</u>	<u># Units/ Acre</u>	<u>Price/ Unit</u>	<u>Price /SF</u>	<u>Price/ Acre</u>
TOTAL- MF	\$3,030,000	541,076	12.42	128	10.30	\$23,672	\$5.60	\$243,934

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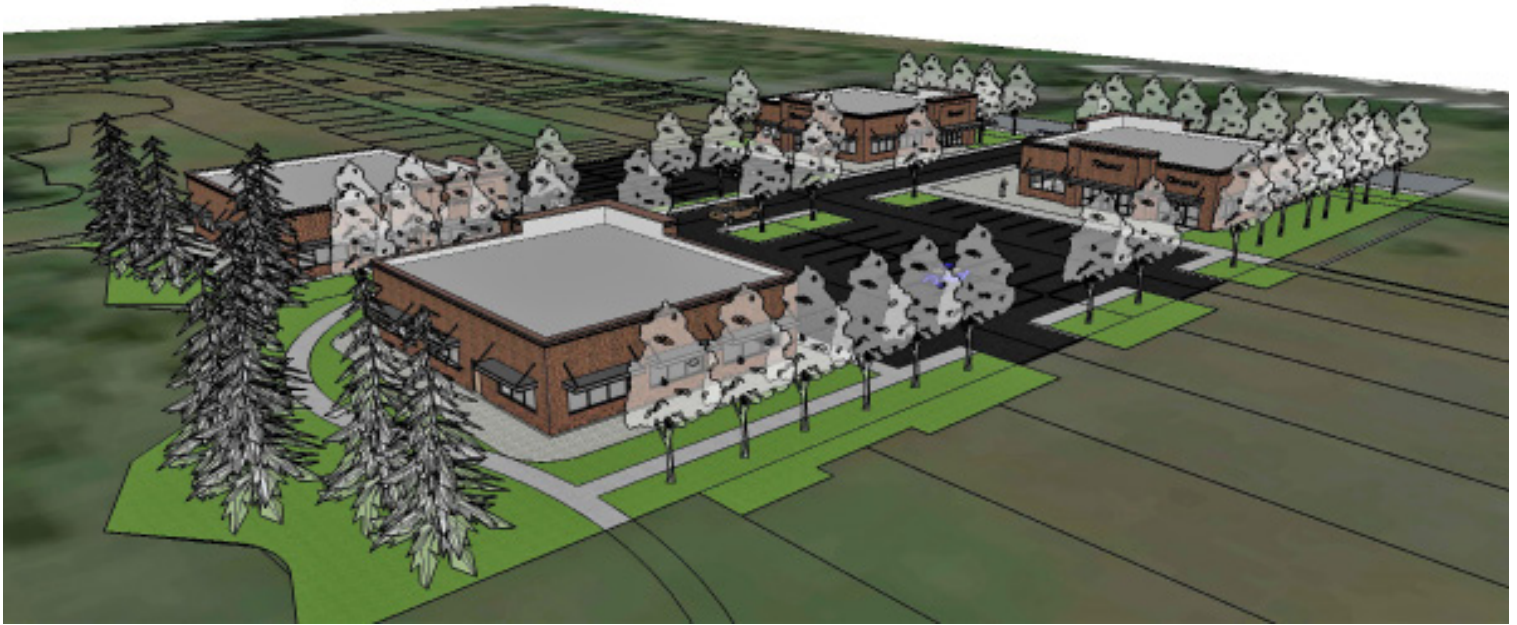
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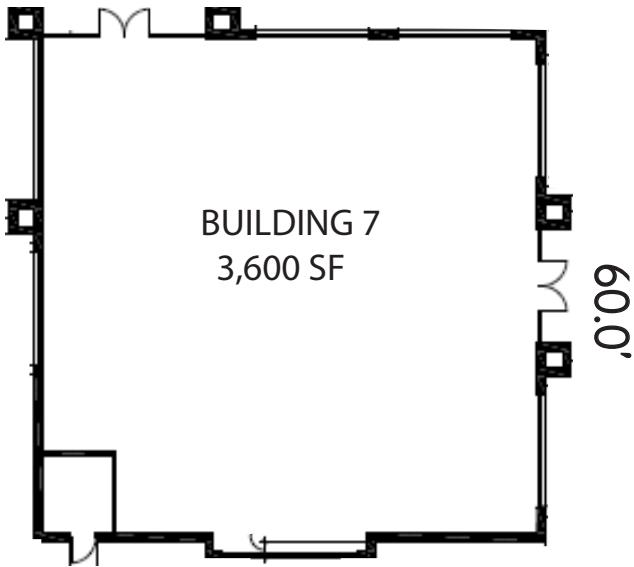
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Build-to-Suit Site Rendering and Design



60.0'



Build-to-Suit footprint and elevation



- Building sizes from 3,600-8,800 SF
- Parking at 5 spaces / 1,000 SF
- Suitable for Single or multi-tenant
- Long life building materials

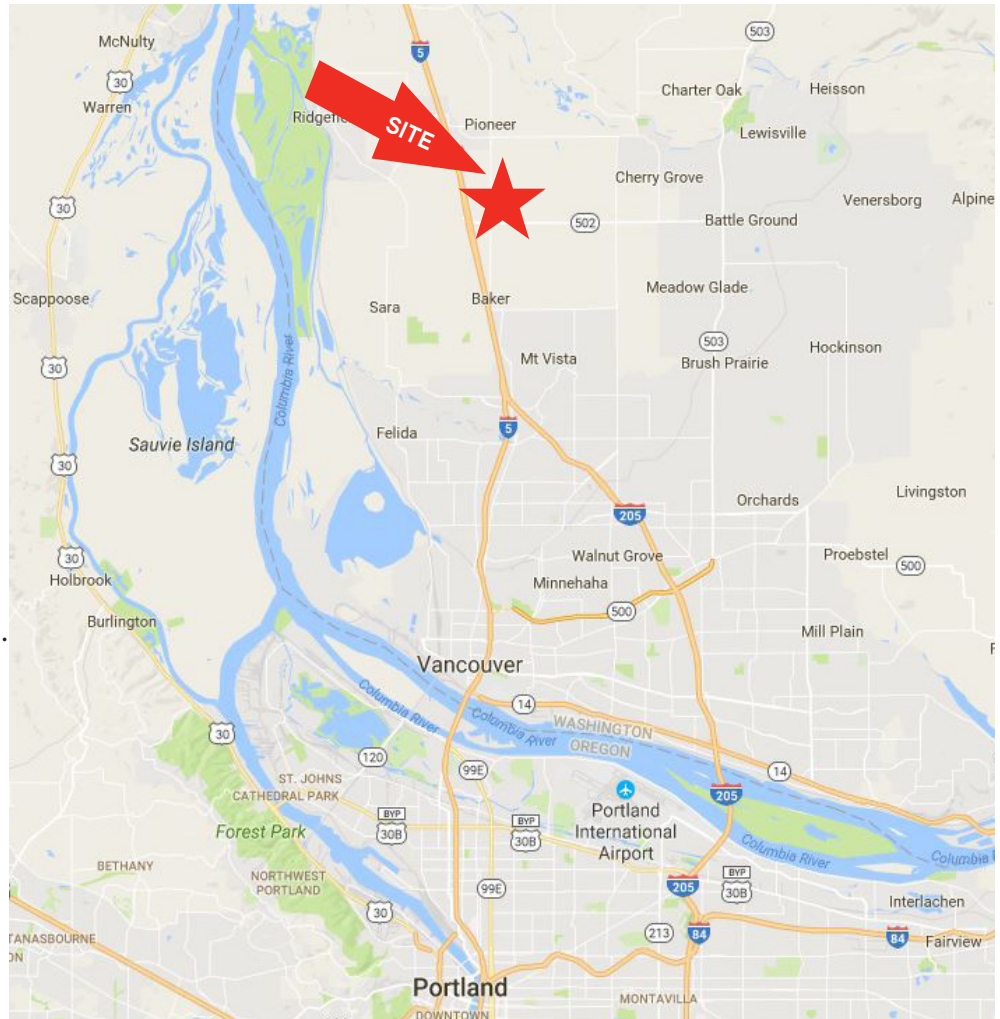
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RIDGEFIELD MARKET FACTS

- › Situated in SW Washington's Discovery Corridor which features land for development of commercial, industrial/flex and business parks. Location and transportation advantages of the Corridor are expected to develop the economic base of Clark County attracting high-quality jobs in today's growth-oriented companies.
- › Located 20 minutes north of Portland, Oregon and Portland International Airport.
- › Vibrant, growing community of over 18,75 in Ridgefield zipcode area.
- › Population projected to exceed 8% growth per year (2017-2022)
- › Higher Median household income compared to nearby cities – above \$85,745.
- › Abundant nearby recreation including National Wildlife Refuge and Tri Mountain Golf Course.
- › Clark College PeaceHealth Southwest, Clark College and Vancouver Clinic are each planning complexes in the area of the I-5/Ridgefield interchange.
- › Cowlitz Tribe's iliani Casino Resort is on I-5 just north of Ridgefield at the LaCenter junction.
- › Traffic counts 89,349 VPD I-5 Junction.



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RIDGEFIELD DEVELOPMENT ACTIVITY MAP (SOURCE: BY CITY OF RIDGEFIELD)

