

FOR LEASE

MOUNTAIN VIEW COMMERCIAL

5284 Pioneer Street | Ridgefield, WA 98642



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Availabilities:
 - 1,216 – 3,738 RSF
 - \$32.00/SF NNN
- 5:1,000 parking ratio
- Available June 2024
- Signage available on the building and on the monument directly on Pioneer Street



Welcome to the City of Ridgefield—the fastest growing community in Washington state. Through strong public/private partnerships, Ridgefield has invested in infrastructure focused on long-term economic prosperity and livability.

With an ample supply of open land and major infrastructure in place, Ridgefield is ready to proceed with quality development. Significant projects such as Ridgefield Pioneer Village continue to expand and bring retail commerce to the community. Large projects such as a Clark College satellite campus, a Peace Health site, and development of the Port of Ridgefield's 40-acre waterfront site are in process.

FOR MORE INFORMATION:

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360.597.0568 | aroselli@fg-cre.com

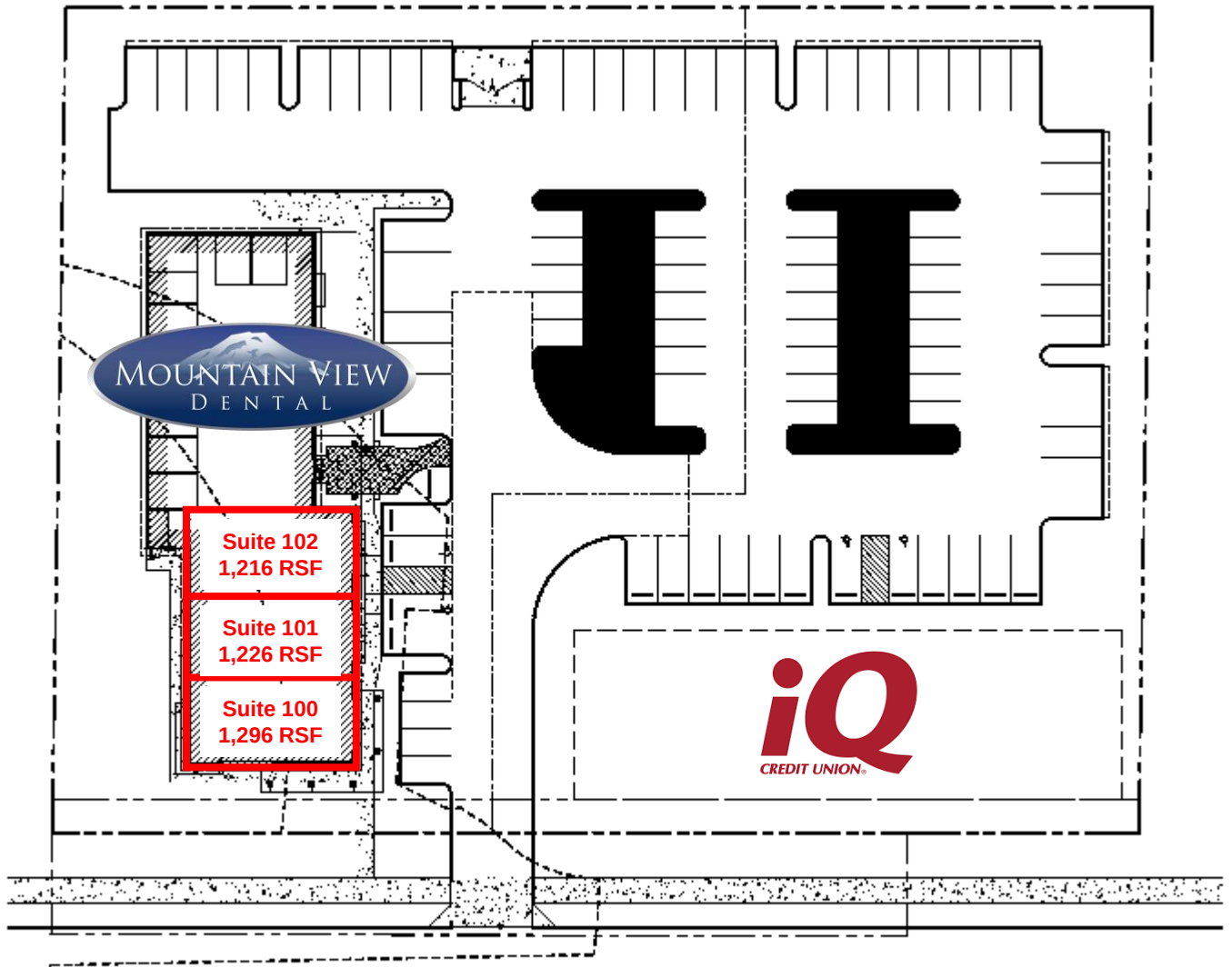
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Located just west off of Interstate 5 in one of Washington's fastest growing communities, nestled between the city's new development and its traditional "Main Street." Local attractions include Tri-Mountain Golf Course, Sunlight Supply Amphitheater, Ilani Casino and the Ridgefield Wildlife Refuge.



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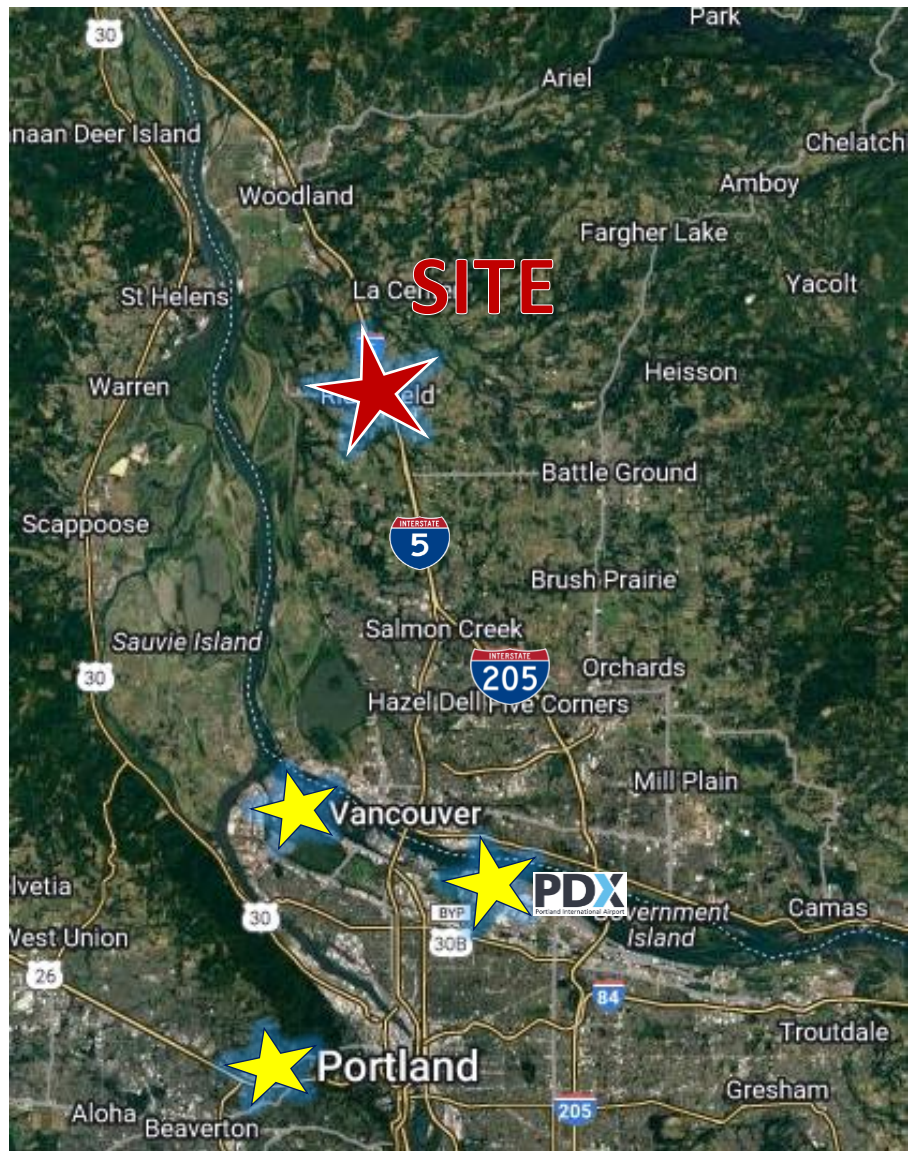
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RIDGEFIELD MARKET FACTS

- Located 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, OR and Portland International Airport
- Vibrant, growing community in Ridgefield zip code area
- Population projected to exceed 8% growth per year (2017 – 2022)
- Higher median household income compared to nearby cities – above \$119,511
- Abundant nearby recreation including the National Wildlife Refuge and Tri Mountain Golf Course
- PeaceHealth Southwest and Clark College are each planning complexes; Vancouver Clinic has built and opened in the area of the I-5/Ridgefield interchange
- Cowlitz Tribe's Ilani Casino Resort is on I-5 just north of Ridgefield at the La Center junction
- Traffic counts average 89,349 vehicles per day at the I-5 junction



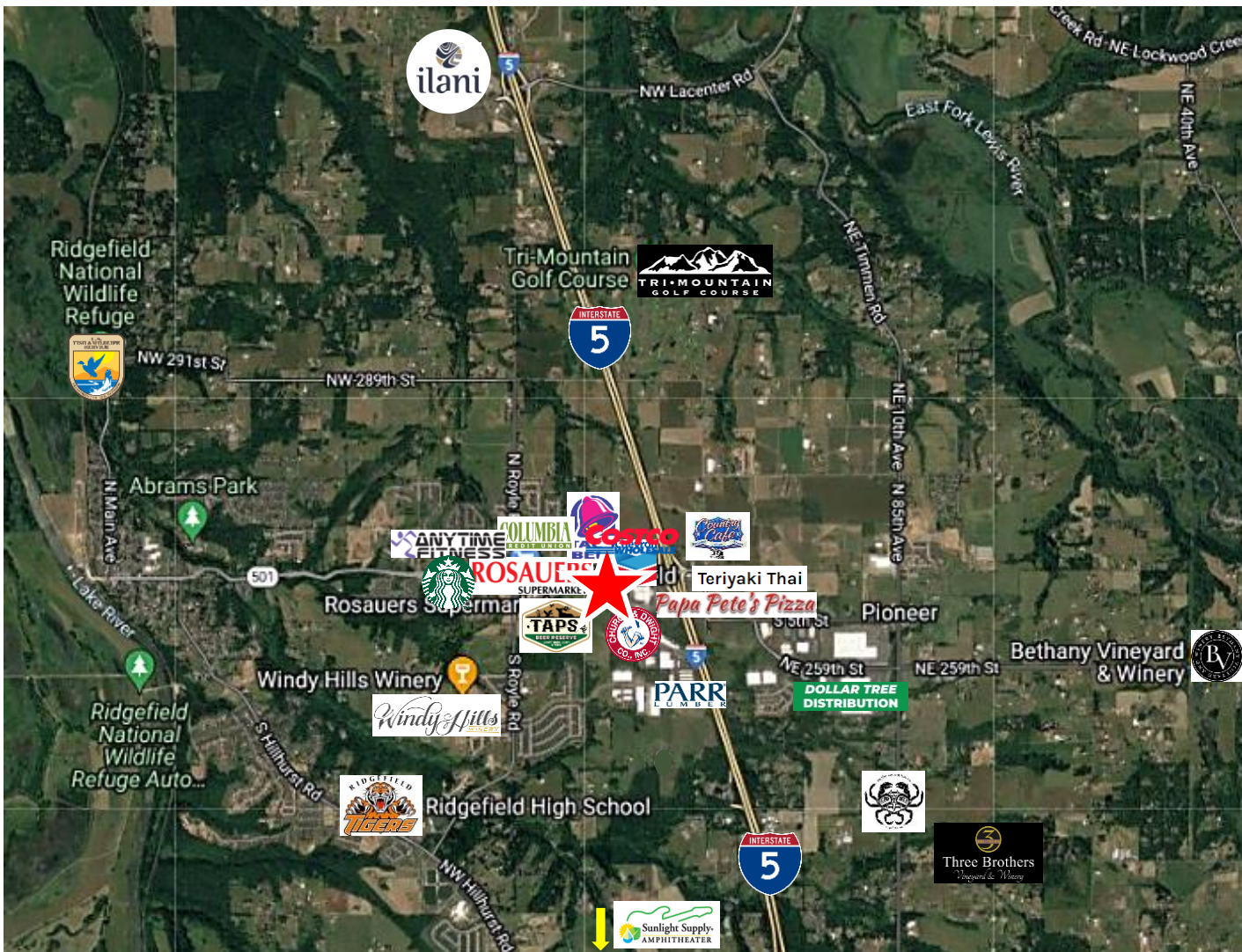
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2023 Area Demographics

	3-Mile	5-Mile
Total Population	16,181	27,917
Avg. Household Income	\$130,387	\$125,054
Daytime Employment	2,901	5,361

2023 City of Ridgefield Demographics

Total Population	16,720
Avg. Household Income	\$123,457

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.