

# FOR LEASE

RIDGEFIELD PIONEER VILLAGE – BLDG. 13

4431 S Settler DR. | Ridgefield, WA 98642



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)

1 Space  
Left!



## PROPERTY HIGHLIGHTS

- LOCATION: Intersection of Royle Road and Pioneer Street
- RATES: \$36 + NNN
- ESTIMATED NNN's: \$7-\$9/SF annually
- ZONING: Regional commercial (CRB) City of Ridgefield with a mixed-use overlay



Join the following retailers and many others at this premier destination!



## FOR MORE INFORMATION:

Scott Higgins  
360.597.0577 | [shiggins@fg-cre.com](mailto:shiggins@fg-cre.com)

# FOR LEASE

## RIDGEFIELD PIONEER VILLAGE – BLDG. 13

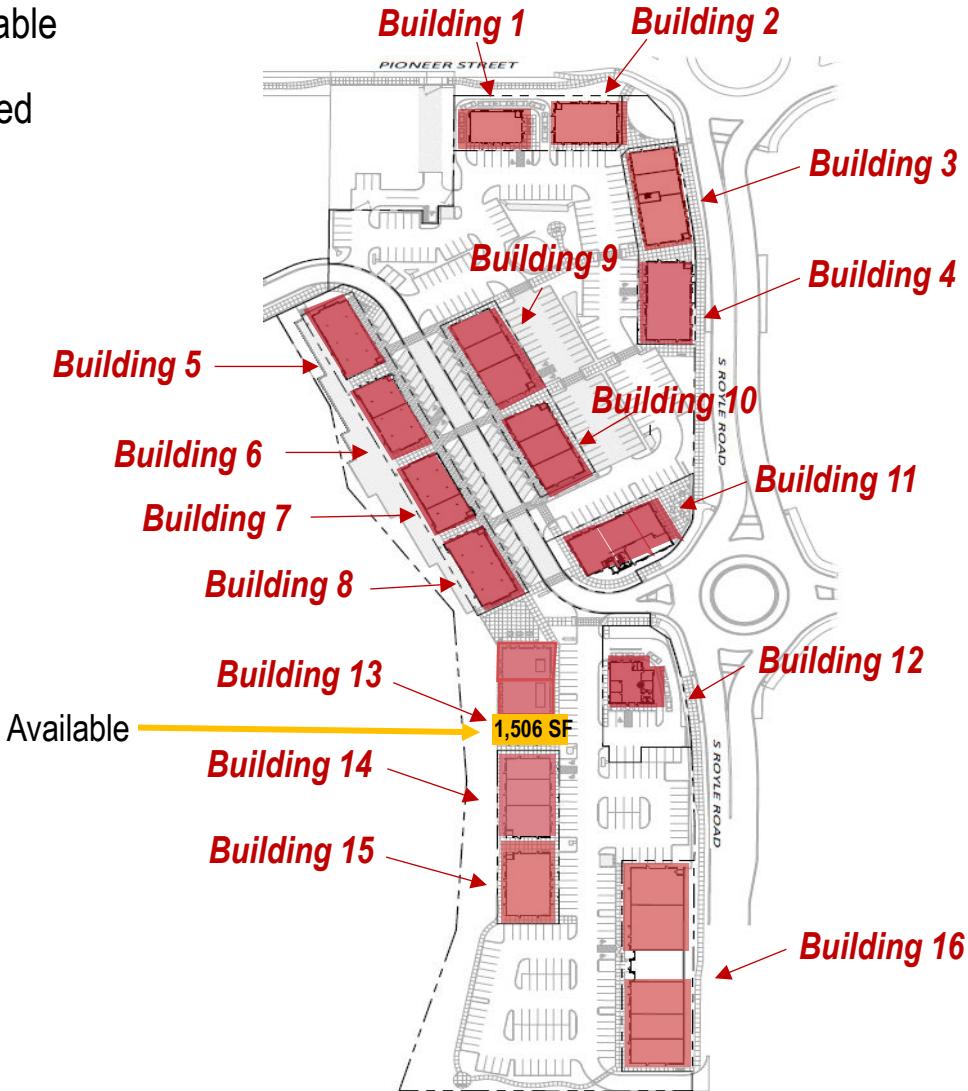
4431 S Settler DR. I Ridgefield, WA 98642



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)

Available

Leased



Bldg. 1: Starbucks

Bldg. 2: Papa Murphy's, Neighborhood Pet Boutique

Bldg. 3:

- 1 .First floor: Arktana, Bigfoot Mountain Outfitters, JoJo + Coco Boutique
2. Second floor: Mountain View Dental, Allstate Insurance

Bldg. 4: Chiro One Wellness Center, Proactive Physical Therapy Specialists

Bldg. 5: BevRidge Public, Cooper Bell Bookshop

Bldg. 6: Juxtaposition

Bldg. 7: Playmakers Sports Bar + Grill

Bldg. 8: The Outer Rim Bicycle Shop, Eight Cow Creamery

Bldg. 9: Studio C Hair Salon, Pioneer Nail Salon

Bldg. 10: Anytime Fitness

Bldg. 11: AT&T Store, The UPS Store

Bldg. 12: Riverview Bank

Bldg. 13: John L. Scott Real Estate Agency

Bldg. 14: Ridgefield Flooring, Royale Veterinary Clinic

Bldg. 15: Columbia River Pilots Association

Bldg. 16: Peace Health

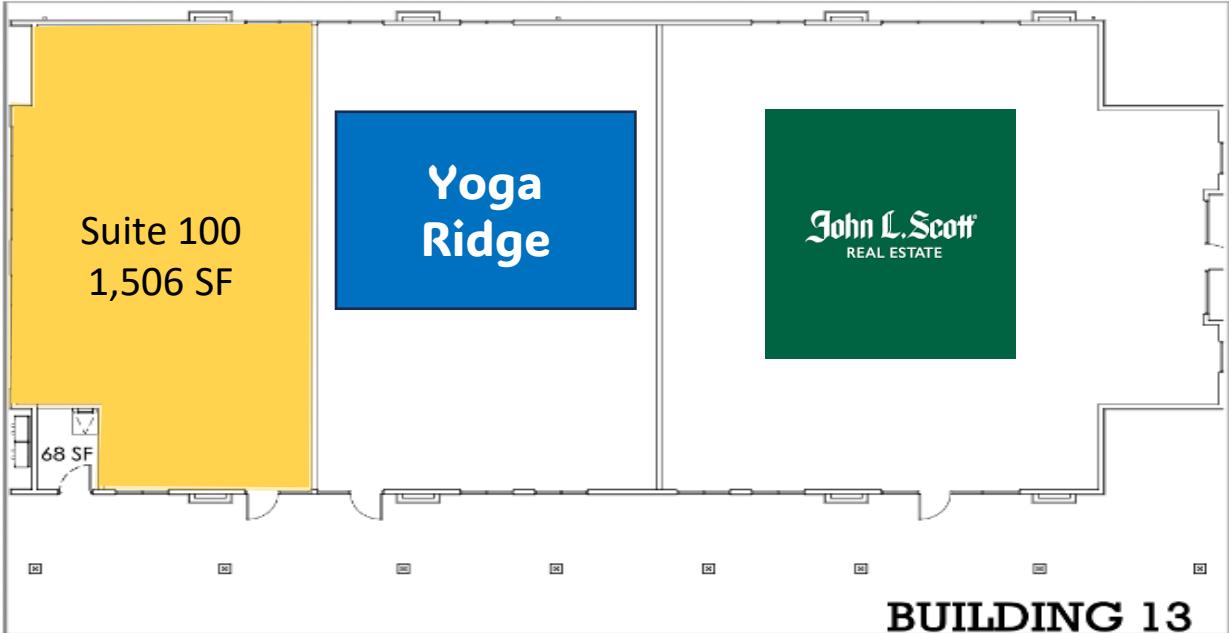
# FOR LEASE

RIDGEFIELD PIONEER VILLAGE – BLDG. 13

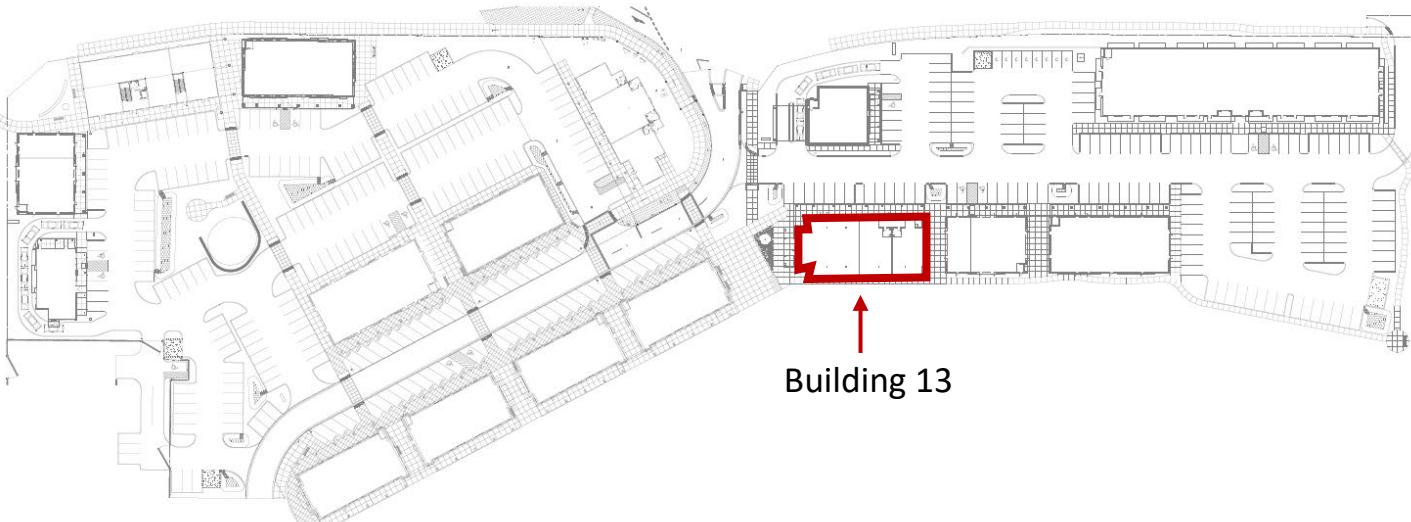
4431 S Settler DR. I Ridgefield, WA 98642



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



**BUILDING 13**



Building 13



# FOR LEASE

## RIDGEFIELD PIONEER VILLAGE - BLDG. 13

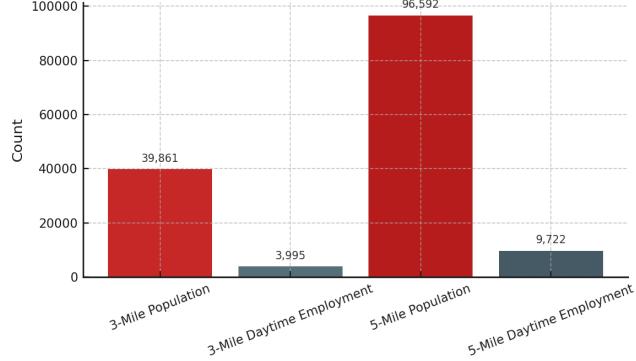
4431 S Settler DR. | Ridgefield, WA 98642



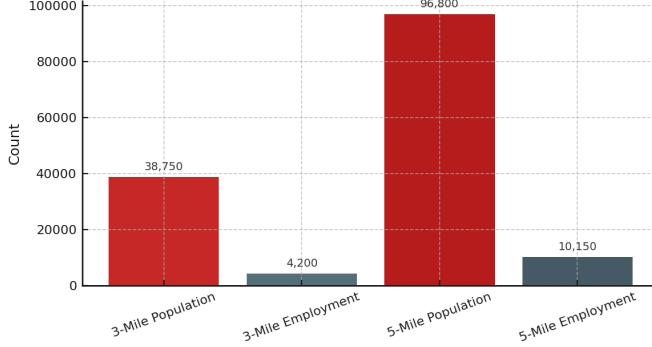
900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)



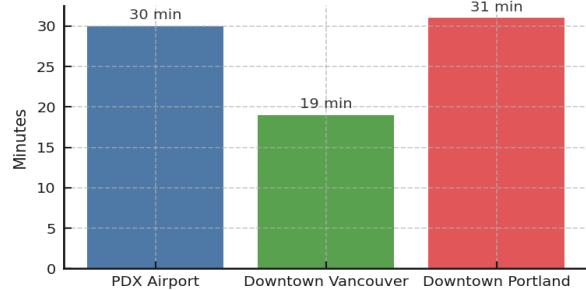
2024 Area Demographics



2024 Ridgefield Area Demographics (3 & 5 Miles)



Drive Times from 4431 S Settler Dr



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.