

Employment Land - Ridgefield, WA

7752 S 5th St, Ridgefield, WA 98642





EXCLUSIVELY LISTED BY

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Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$1,350,000



Gross Acres
10.00 Acres



Price Per Gross Acre
\$135,000

FINANCIAL

Listing Price	\$1,350,000
Gross Acres	10.00 AC
Net Acres*	TBD

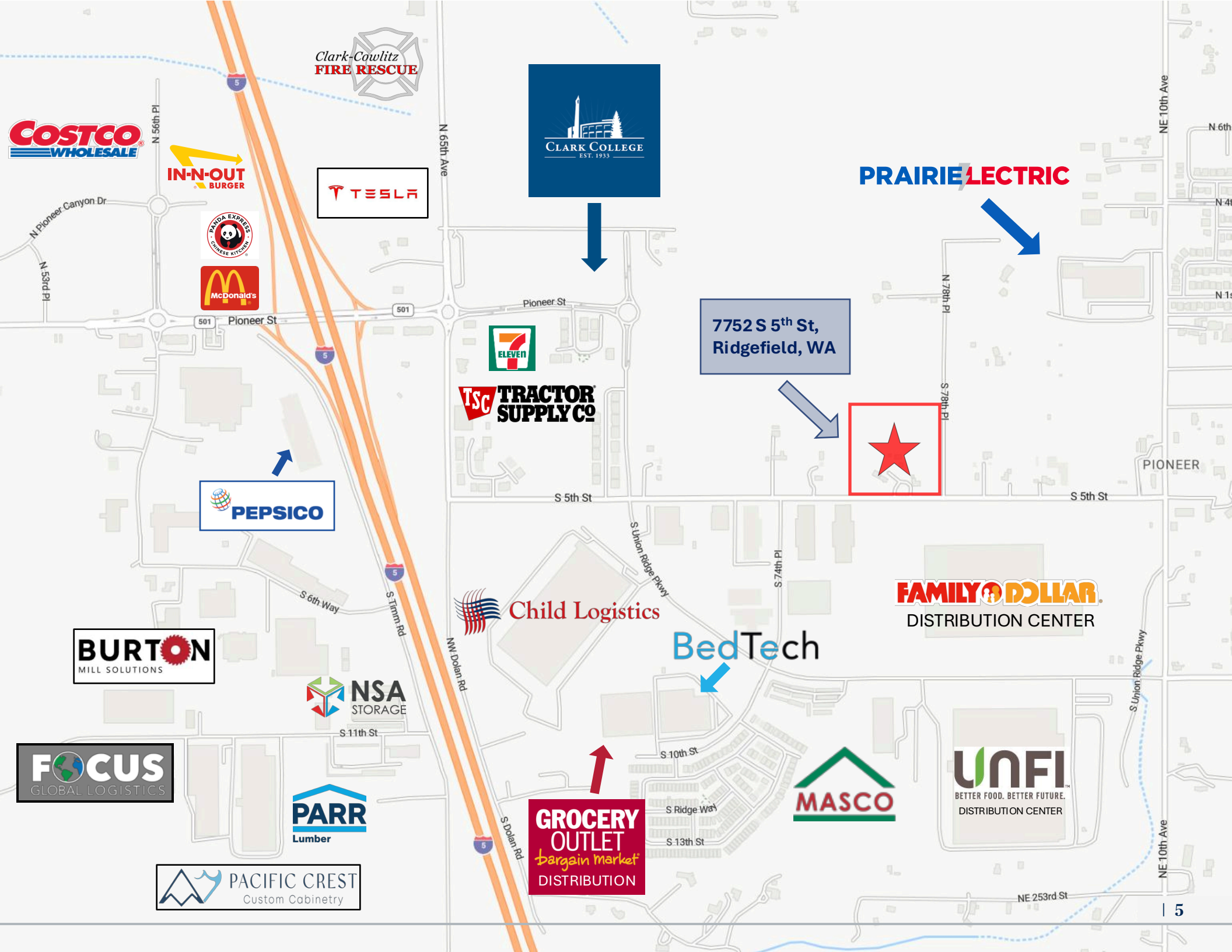
OPERATIONAL

Parcel #	214192000
Address	7752 S 5th St
City, State	Ridgefield, WA
Zoning	Employment (E)
Development	Industrial Land
Gross Lot Size	10.00 Acres (435,600 SF)

*Net acres to be determined by a wetland study.







Clark-Cowlitz
FIRE RESCUE



PRAIRIELECTRIC

7752 S 5th St,
Ridgefield, WA



BedTech



EMPLOYMENT (E) ZONING

The city of Ridgefield recognizes lands within employment (E) district as a regional employment resource. Because such resources are limited, these districts are designed to conserve land for job-creating opportunities. This district provides for a wide range of employment generating uses such as light manufacturing and processing, research and corporate offices, business and professional services, and supporting enterprises.

https://library.municode.com/wa/ridgefield/codes/code_of_ordinances?nodeId=CO_TIT18DECO_CH18.240EMDIE

18.205.020 - MASTER USE TABLE | EMPLOYMENT (E)

EMPLOYMENT		EDUCATION AND CULTURE		RETAIL/SERVICE	
Office	P	College and University	P	General Retail Trade/Services	P - L
Light Manufacturing	P	School: Elementary/Middle/High	P	Eating and Drinking Establishment	P - L
Research and Development	P	Specialized Instruction and Vocational Schor	P	Food Cart Pod	P - L
Freight/Cargo Movement and Storage	C *	Conference Center	P	Motor Vehicle Related Use	C
Fleet Service	C *	Religious Institution	P	Electric Vehicle Infrastructure	P
Warehousing	C *	Cultural Institution	P	Gasoline Service Station	L
Wholesale Retail	P	HEALTH		Animal Kennel and Shelter	C - L
Self-Storage	C	Hospital	P - L	Veterinary Clinic and Hospital	L
Computer and Electronics Manufacturing	P	Medical Clinic/Laboratory	P	Daycare Facility	P
ENTERTAINMENT AND RECREATION		Nursing and Personal Care Facility	C	Boat and RV Storage Facilities	C - L
Community Recreation and Social Facility	P - L	INFRASTRUCTURE, CIVIC AND REGIONAL		GROUP RESIDENCES	
Outdoor Performance Center	C	Utility Facility	P - L / C - L	Boarding House	C
Park or Trail	P	Wireless Communication Facility	P - L / C - L		

For more use info click here: https://library.municode.com/wa/ridgefield/codes/code_of_ordinances?nodeId=CO_TIT18DECO_CH18.205US

RIDGEFIELD, WA

Ridgefield is the fastest growing city in the state of Washington.

The city has experienced significant residential and commercial growth in recent years, with new housing developments, schools and businesses emerging. Estimates indicate that the population grew to 16,423 in 2024, reflecting a 51.5% increase since 2020 as well as a 9.3% increase year over year. This rapid growth aligns with projections outlined in Ridgefield's Urban Area Comprehensive Plan, which anticipates the population reaching over 26,000 by 2035.

The city's infrastructure and services are adapting to accommodate this growth, with ongoing developments in housing, schools and businesses. With education being integral to the future of Ridgefield, Clark College offers higher education opportunities to residents in the area. The Ridgefield Outdoor Recreation Complex (RORC) and a new YMCA demonstrate the city's commitment to providing spaces for health, wellness and community gathering. The city is also home to Ilani Casino Resort, a major entertainment and gaming destination operated by the Cowlitz Tribe, which has contributed to the local economy.

Ridgefield is a blend of scenic beauty, outdoor recreation and expanding opportunities, making it an attractive place for families and businesses alike.



EMPLOYMENT LAND - RIDGEFIELD, WA // MARKET DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	806	16,216	37,630
2023 Estimate			
Total Population	633	12,795	32,589
2020 Census			
Total Population	542	11,136	30,273
2010 Census			
Total Population	378	6,383	21,918
Daytime Population			
2023 Estimate	439	8,122	22,997
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	294	5,670	13,526
2023 Estimate			
Total Households	229	4,459	11,694
Average (Mean) Household Size	2.8	2.9	2.8
2020 Census			
Total Households	188	3,688	10,535
2010 Census			
Total Households	136	2,197	7,754

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$250,000 or More	10.2%	8.8%	8.6%
\$200,000-\$249,999	8.9%	5.8%	5.2%
\$150,000-\$199,999	13.0%	14.0%	12.2%
\$125,000-\$149,999	14.2%	13.8%	12.8%
\$100,000-\$124,999	15.3%	17.7%	16.0%
\$75,000-\$99,999	11.7%	13.9%	15.4%
\$50,000-\$74,999	12.8%	12.1%	13.1%
\$35,000-\$49,999	5.5%	5.0%	6.4%
\$25,000-\$34,999	3.5%	3.7%	4.5%
\$15,000-\$24,999	2.5%	2.9%	3.0%
Under \$15,000	2.2%	2.3%	2.9%
Average Household Income	\$160,180	\$147,965	\$139,496
Median Household Income	\$119,221	\$114,144	\$107,380
Per Capita Income	\$58,119	\$51,599	\$50,087

MARKET DEMOGRAPHICS // EMPLOYMENT LAND - RIDGEFIELD, WA



POPULATION

In 2023, the population in your selected geography is 32,589. The population has changed by 48.69 since 2010. It is estimated that the population in your area will be 37,630 five years from now, which represents a change of 15.5 percent from the current year. The current population is 50.4 percent male and 49.6 percent female. The median age of the population in your area is 43.3, compared with the U.S. average, which is 38.7. The population density in your area is 414 people per square mile.



HOUSEHOLDS

There are currently 11,694 households in your selected geography. The number of households has changed by 50.81 since 2010. It is estimated that the number of households in your area will be 13,526 five years from now, which represents a change of 15.7 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2023, the median household income for your selected geography is \$107,380, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 54.46 since 2010. It is estimated that the median household income in your area will be \$120,844 five years from now, which represents a change of 12.5 percent from the current year.

The current year per capita income in your area is \$50,087, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$139,496, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 17,332 people in your selected area were employed. The 2010 Census revealed that 61 percent of employees are in white-collar occupations in this geography, and 19.7 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSING

The median housing value in your area was \$494,712 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 6,331.00 owner-occupied housing units and 1,423.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. Only 11.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 21.6 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.2 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 25.5 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.5 percent in the selected area compared with the 20.1 percent in the U.S.

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