



FOR SALE OR LEASE



RIDGEFIELD DEVELOPMENT LAND

Anchor / Pad Spaces - Ground Lease or Build to Suit

±1.00 - ±36.9 Acres | Zoned: Commercial Regional Business

±30.27 Acres | Zoned: Employment

Rate/Price: Inquire with Broker

1201 N 65th Ave, Ridgefield, WA 98642

- Anchor Space Available & Retail, Medical, Restaurant Space Available
- I-5 Visibility
- Across I-5 from Costco, In-N-Out Burger, Starbucks, Chipotle
- One block from Tractor Supply, future Goodwill & 7-11
- **Zoning:** Commercial Regional Business (CRB) - 17.35 Acre + 19.55 Acre Site
- **Zoning:** Employment (E) - 30.27 Acre Site

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LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at [SitesUSA.com](https://sitesUSA.com) ©2025 Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA / FPAC/GEO



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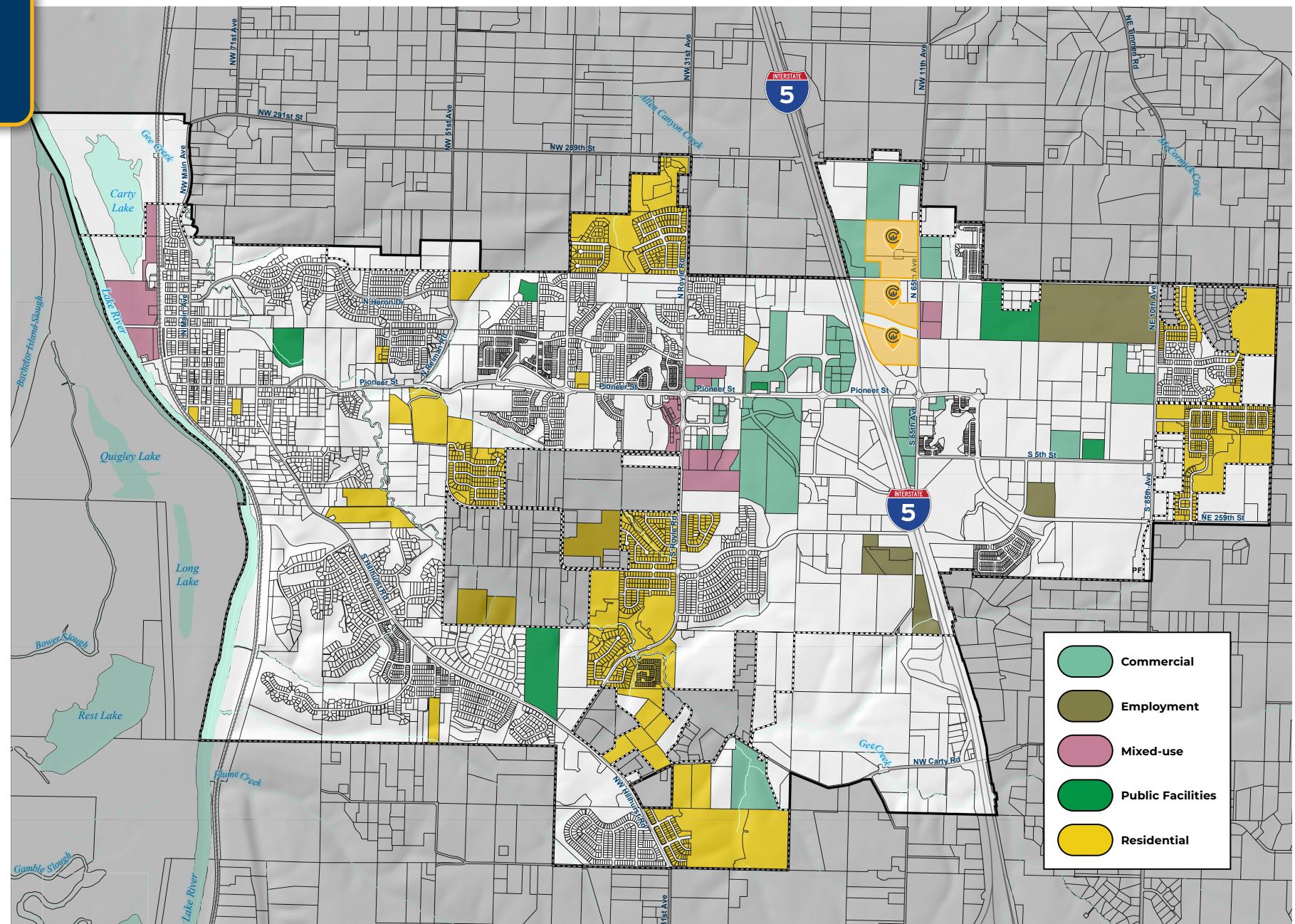
PHOTOS





RIDGEFIELD DEVELOPMENT MAP

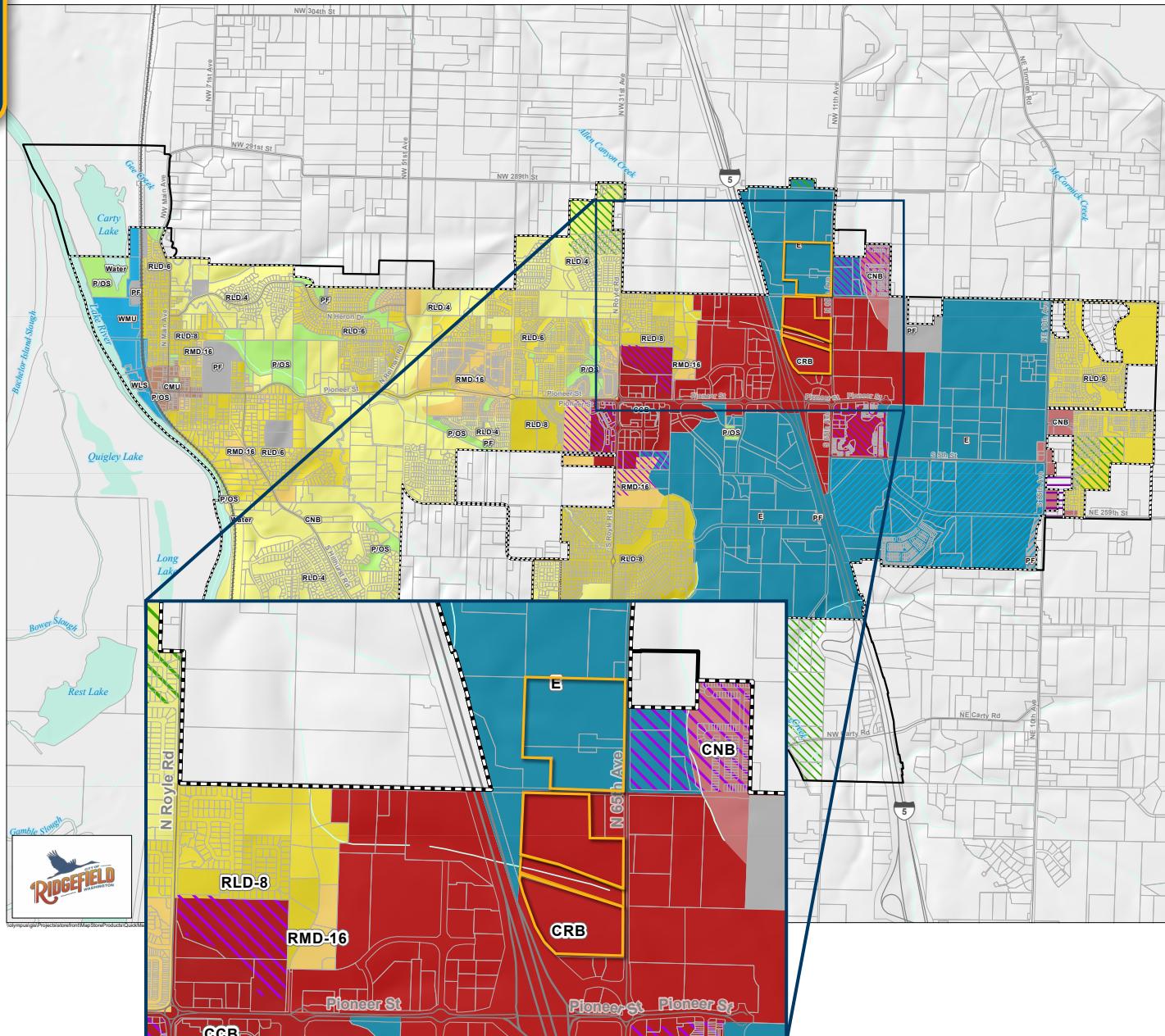
RIDGEFIELD DEVELOPMENT ACTIVITY MAP





RIDGEFIELD ZONING MAP

RIDGEFIELD ZONING MAP



Zoning City of Ridgefield Clark County, Washington



NOTE: Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

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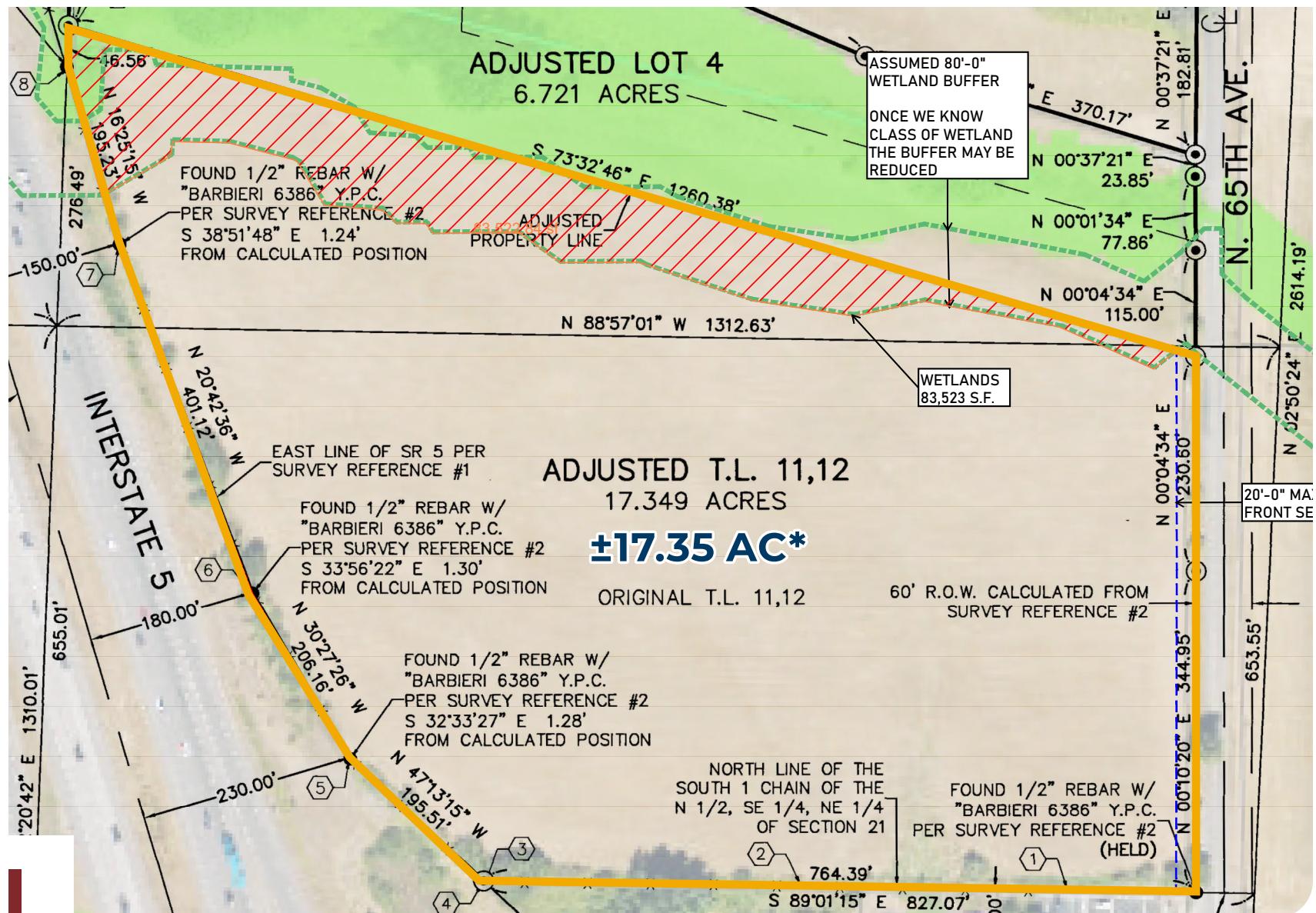
The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

RIDGEFIELD ZONING MAP 1201 N 65th Ave, Ridgefield, WA



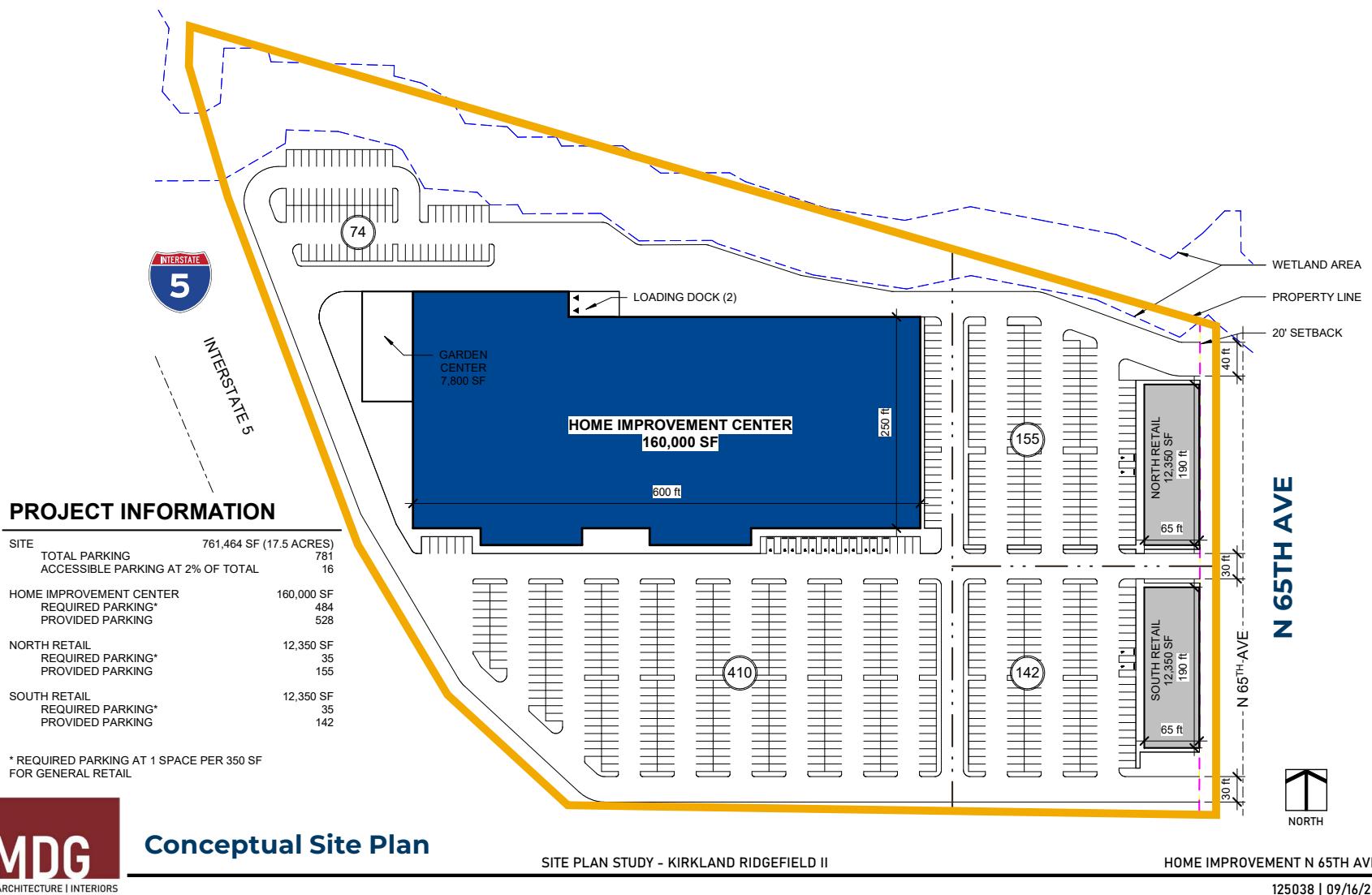
SITE PLAN

SITE PLAN



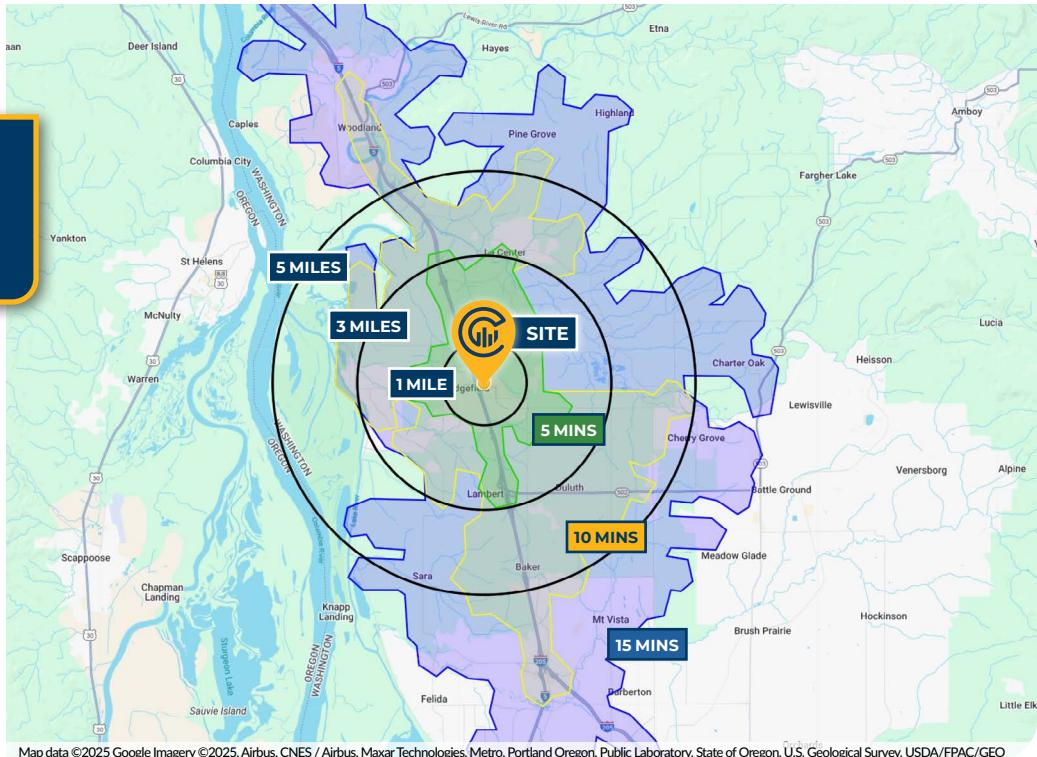


CONCEPTUAL SITE PLAN





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	1,562	17,526	31,640
2030 Projected Population	1,889	20,134	35,276
2020 Census Population	821	13,486	26,237
2010 Census Population	634	7,863	19,288
Projected Annual Growth 2025 to 2030	4.2%	3.0%	2.3%
Historical Annual Growth 2010 to 2025	9.8%	8.2%	4.3%
Households & Income			
2025 Estimated Households	555	5,999	11,016
2025 Est. Average HH Income	\$221,647	\$183,813	\$174,955
2025 Est. Median HH Income	\$147,741	\$125,756	\$124,285
2025 Est. Per Capita Income	\$78,742	\$62,983	\$60,969
Businesses			
2025 Est. Total Businesses	136	482	968
2025 Est. Total Employees	1,175	4,679	7,154

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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N 65TH AVE DEVELOPMENT LAND