



FOR SALE OR LEASE



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025

## BATTLE GROUND RETAIL PAD SITE

### Development Pad Opportunity

±0.68 Acre (±29,621 SF) | **Sale Price:** \$1,090,000 (\$36.80/SF)

**Lease Rate:** Call for Pricing

**SW 10th & SW Scotton Way, Battle Ground, WA 98604**

- Prime Pad Site in the Scotton Landing Development
- Development-Ready Pad
- Drive Thru Availability
- Pre-approved Master Plan Site
- One Tax Lot (986037911)
- **Zoned:** Regional Center (RC) - View Online
- Vested Traffic Trips and Completed Traffic Study

### NICHOLAS G. DIAMOND

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# PROPERTY SUMMARY



**FOR SALE  
OR LEASE**

## PROPERTY DETAILS

Address	SW 10th & SW Scotton Way, Battle Ground, WA 98604
Lot Size	±0.68 Acre (±29,621 SF)
Sale Price	\$1,090,000 (\$36.80/SF)
Lease Rate	Call for Pricing
APN	986037911
Zoning	Regional Center (RC) - <a href="#">View Online</a>

**Capacity Commercial Group is pleased to exclusively offer for sale or lease a prime pad site in Battle Ground, WA.**

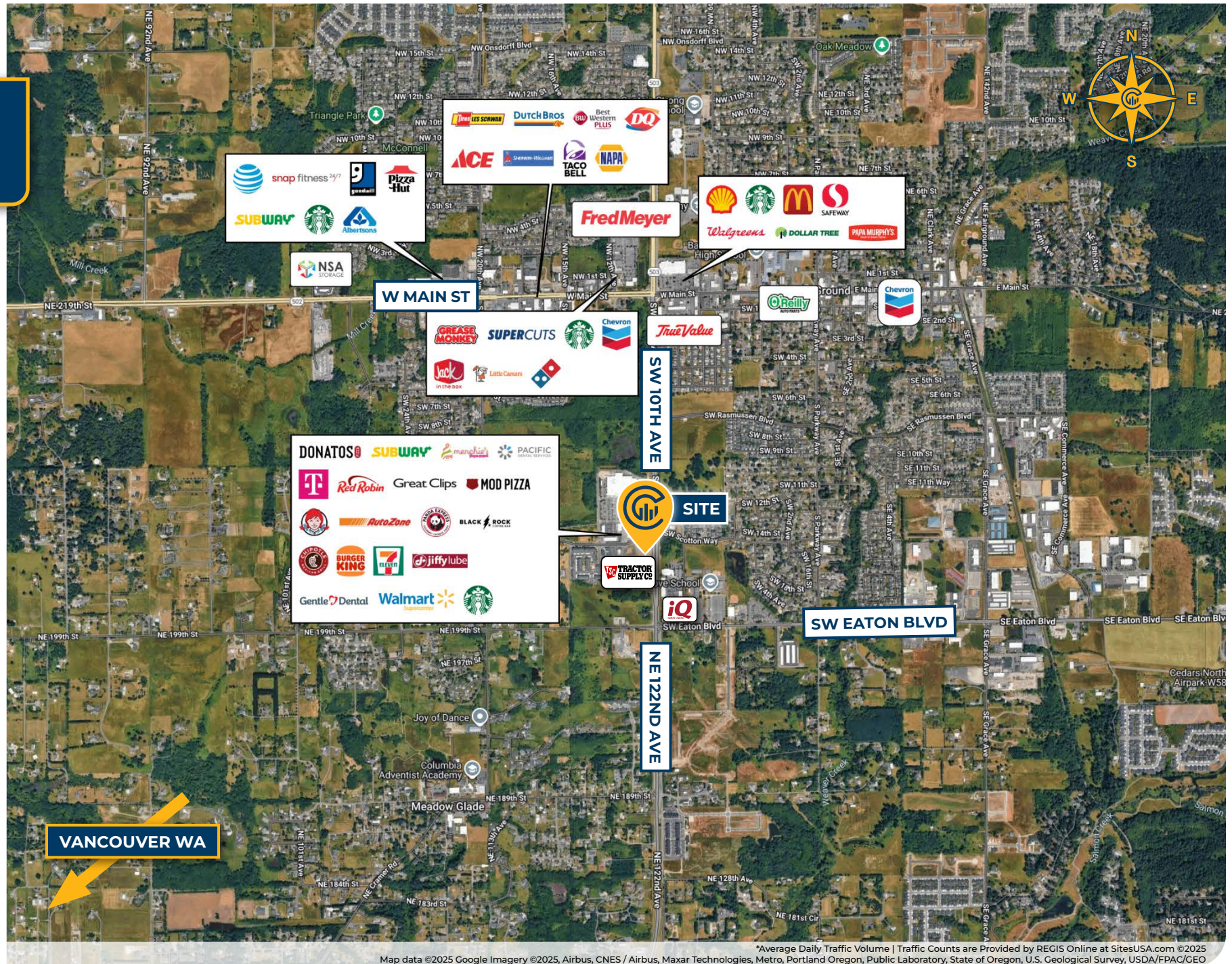
Located in the Scotton Landing development, this development-ready site with prime visibility along SW 10th and adjacent to Tractor Supply Co. is an ideal 0.68-acre retail pad. This pad represents the last remaining freestanding availability in the project. The site is truly development-ready with significant off-site work completed. Inquire with brokers for full details on the completed site work.

Battle Ground is a dynamic and growing market in north Clark County. Battle Ground is the primary commercial and social hub for the greater north Clark County area with over 80,000 residents.

## Nearby Highlights

- Walmart
- Columbia Credit Union
- Wendy's
- Tractor Supply
- IHOP
- Red Robin
- Legacy Health
- Principal Self Storage
- Autozone
- MOD Pizza
- Chipotle
- Panda Express
- Burger King
- KinderCare
- Black Rock Coffee
- T Mobile
- Smiles Dentistry
- Fred Meyer
- Starbucks
- Safeway
- McDonald's









# SITE AERIAL

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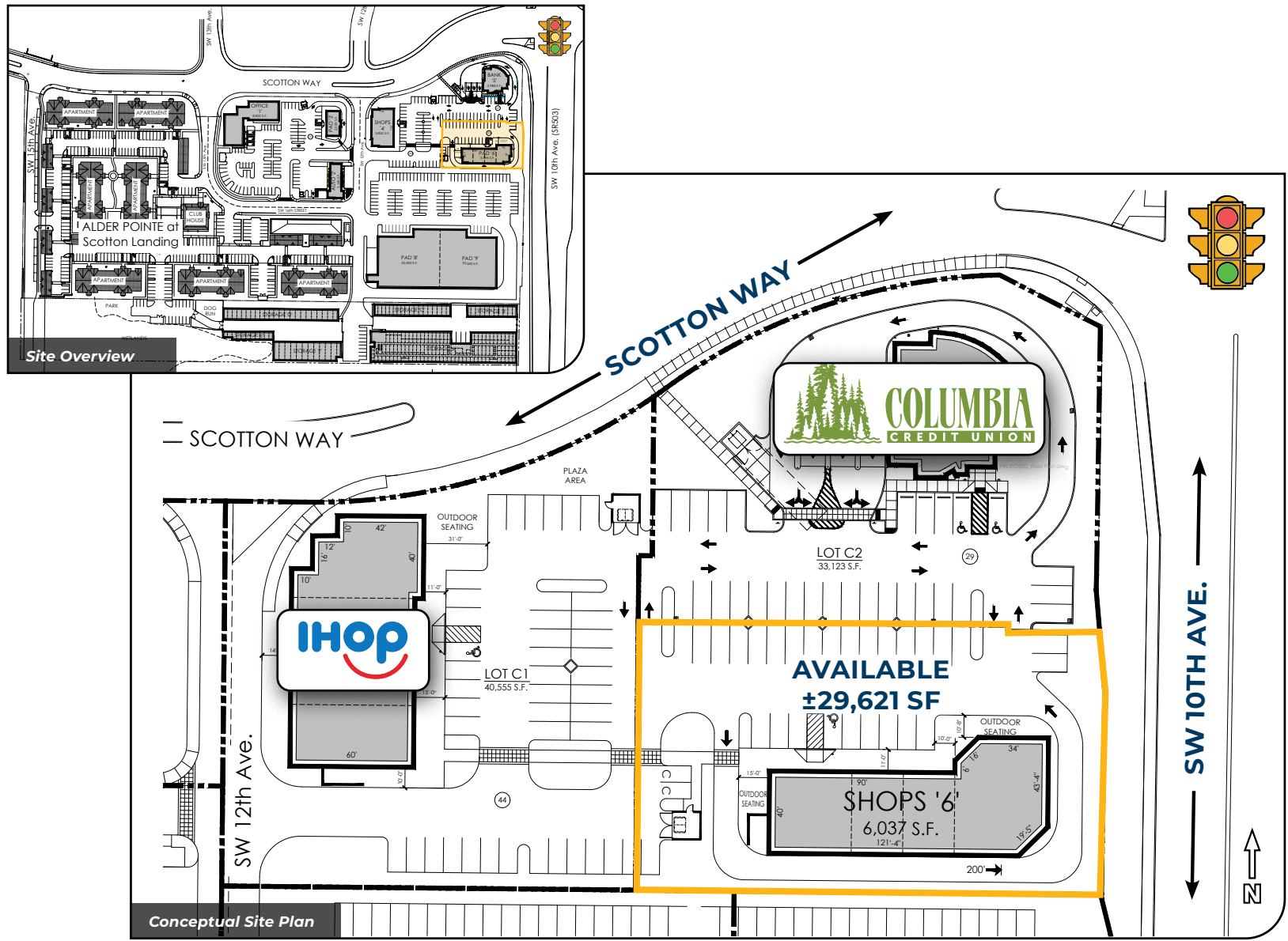
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# CONCEPTUAL SITE PLAN

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# ZONING

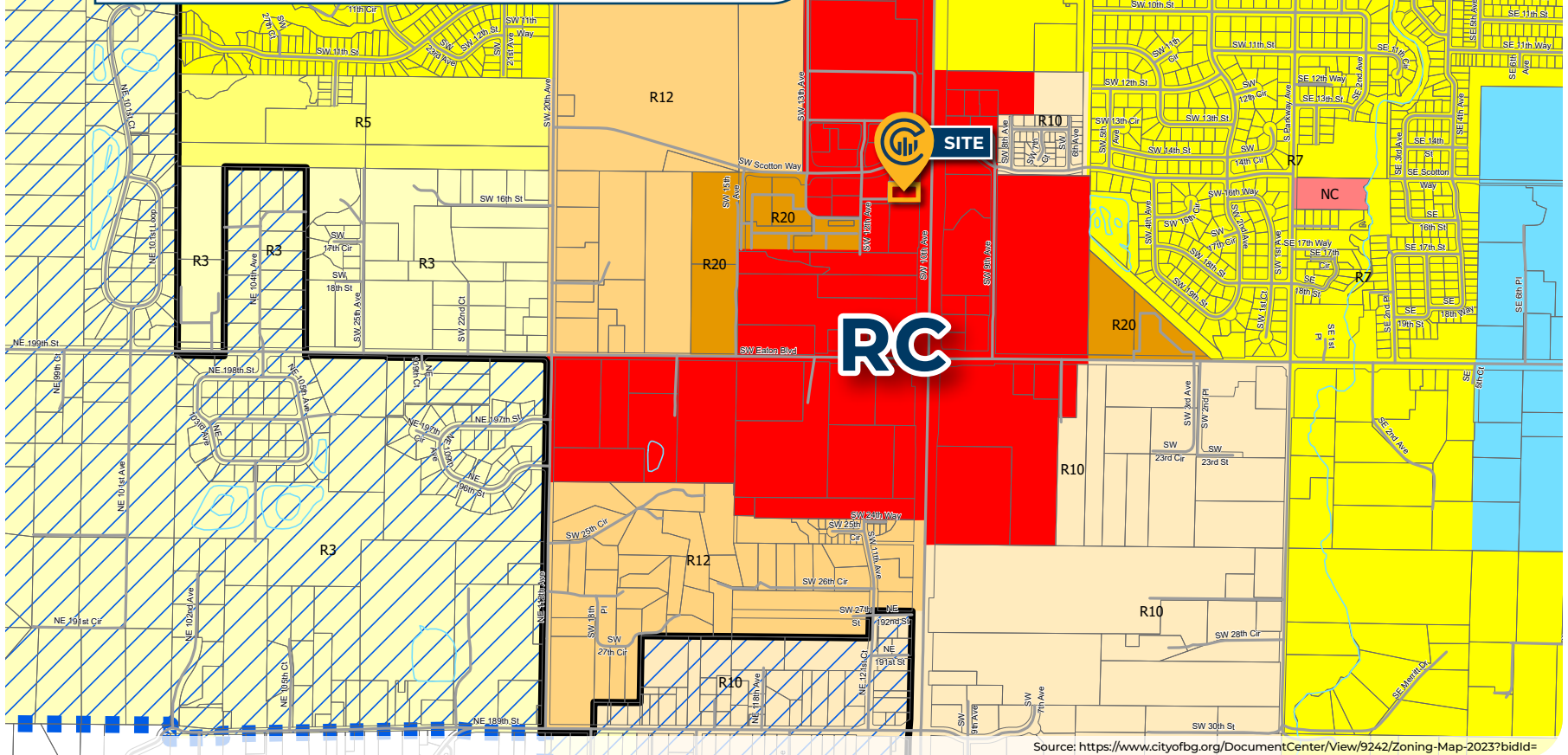
## ZONING

### 17.118.010 Purpose

The commercial districts are established to identify appropriate locations for the development of commercial land uses to serve the city, surrounding areas and neighborhoods and to recognize areas of existing commercial development.

**A. Regional Center (RC).** The regional center district is intended to provide for commercial development opportunities to serve the entire city and surrounding areas. These areas provide for a full range of goods and services necessary to serve large areas of the county.

[VIEW ZONING CODE ONLINE](#)

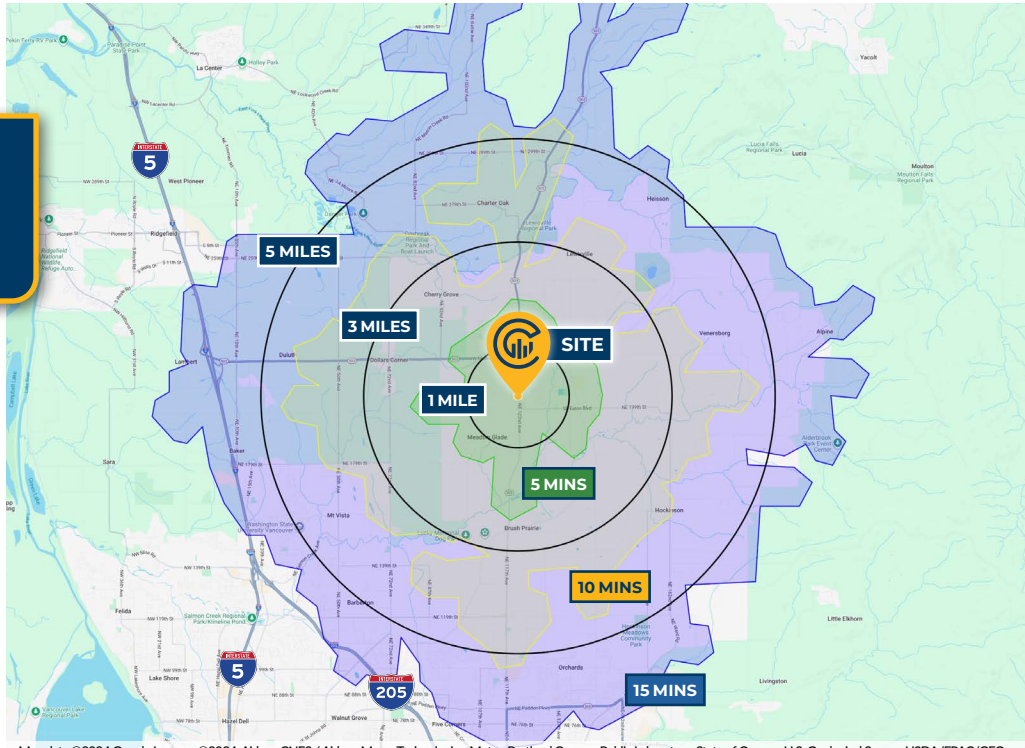


Source: <https://www.cityofbg.org/DocumentCenter/View/9242/Zoning-Map-2023?bidId=>





# DRIVE TIMES & DEMOGRAPHICS



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## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	8,584	30,915	60,385
2030 Projected Population	8,431	31,605	63,239
2020 Census Population	8,910	29,258	54,416
2010 Census Population	8,022	25,628	43,229
Projected Annual Growth 2025 to 2030	-0.4%	0.4%	0.9%
Historical Annual Growth 2010 to 2025	0.5%	1.4%	2.6%
<b>Households &amp; Income</b>			
2025 Estimated Households	3,111	10,766	21,188
2025 Est. Average HH Income	\$124,630	\$138,187	\$150,072
2025 Est. Median HH Income	\$98,301	\$111,473	\$116,934
2025 Est. Per Capita Income	\$45,220	\$48,185	\$52,695
<b>Businesses</b>			
2025 Est. Total Businesses	438	1,217	1,964
2025 Est. Total Employees	3,140	7,302	11,041

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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