

FOR SALE

Prime Downtown Ridgefield Mixed-Use Offering
328 Pioneer Street | Ridgefield, WA



UNIQUE OWNER/ USER OPPORTUNITY!



2,128 SF Building on Pioneer Street — the Heart of Ridgefield's Growth Corridor

Located directly on Pioneer Street in historic downtown Ridgefield, this 2,128 SF mixed-use building offers a rare chance to own a centrally positioned asset in one of the fastest-growing communities in Southwest Washington. Bring your vision to one of the most sought-after locations in the region.

- A rare opportunity to own in Ridgefield's original downtown where walkability, local connection and long-term place-making define value
- Unmatched Visibility
- Flexible Use Potential
- Central Mixed-Use zoning (CMU) allows for a broad range of uses



FOR MORE INFORMATION:

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Property Highlights

- **Address:** 328 Pioneer Street, Ridgefield, WA
- **Building Size:** 2,128 SF
- **Sale Price:** \$805,000.00
- **Lot Size:** 2,614 SF
- **Zoning:** CMU – Central Mixed Use
- **Parking:** On-street parking along Pioneer Street and two-car carport behind the building
- **Year Built:** 1940
- **Current Use:** Vacant (formerly retail front + residential back)
- **Opportunity Type:** Owner-user or investor with vision for long-term upside



Why This Building Works

- **Frontage on Pioneer Street**, the main east–west spine of downtown Ridgefield
- **No existing leases**, offering immediate flexibility for renovation or occupation
- **CMU zoning** allows a mix of retail, office, service, residential, and live/work formats
- **Walkable central downtown location** surrounded by restaurants, parks, new development, and civic amenities
- **Affordable entry point** into Ridgefield's rapidly appreciating commercial core
- **Vibrant, growing** downtown community with a bright future



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Location, Walkability & Future Potential

Prime Downtown Ridgefield Positioning

This property sits on *the* most important commercial street in Ridgefield. Pioneer Street connects the waterfront, downtown core, parks, community events, and the growth areas surrounding the city. Foot traffic and daily visibility continue to rise as Ridgefield transforms into a vibrant local and visitor destination.

Walkable + Amenity-Rich

Steps from:

- Downtown restaurants, coffee, and retail
- Community events & seasonal markets
- Public parks and the waterfront trail
- New housing and mixed-use construction



Positioned for the Next Wave of Growth

Ridgefield is one of Washington's fastest-growing small cities. Surging residential growth and the city's long-term investment strategy have made the historic downtown area a hotspot for boutique retail, service businesses, and destination experiences.

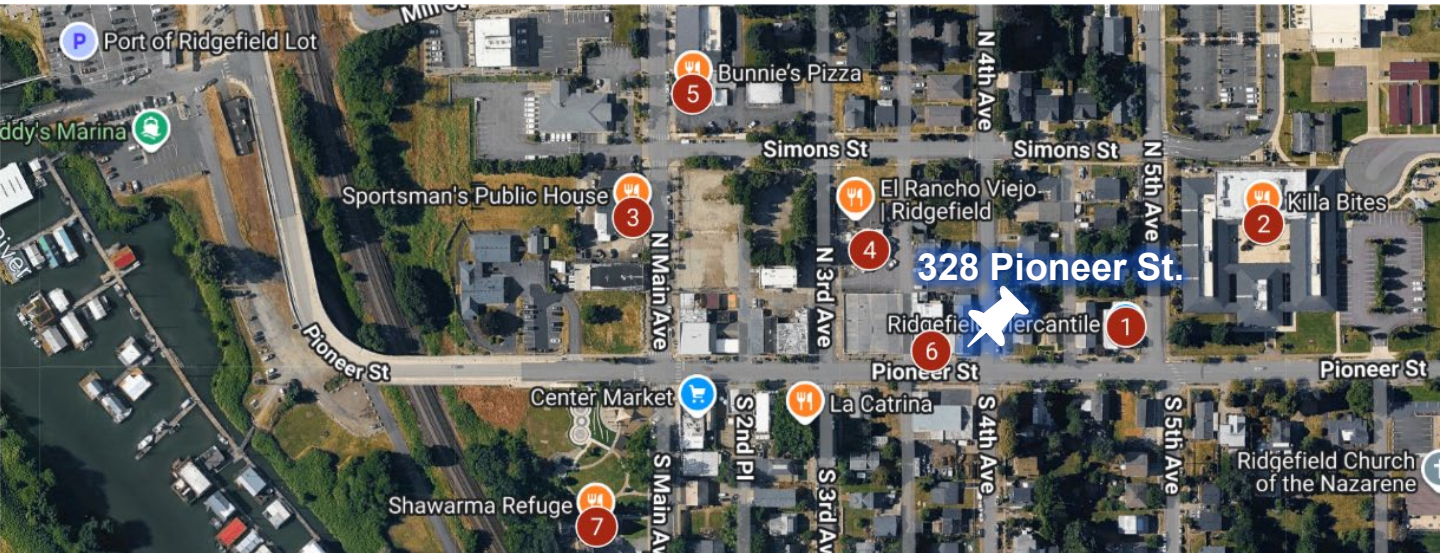
For a buyer, the upside is significant:

- Increasing tourism and event activity
- Growing household base feeding downtown retail
- Renewed interest from food/beverage and boutique operators
- Long-term appreciation tied to downtown Ridgefield's robust growth plan
- Tax Increment Financing (TIF) area to fund investment into major infrastructure projects to boost economic growth in downtown Ridgefield



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City of Ridgefield Demographics

Income & Housing Profile

- Average household incomes exceed \$110,000 across all trade areas
- Median household incomes generally range between \$90,000 and \$100,000+
- Median home values range from approximately \$481,000 to \$555,000
- Housing stock is predominantly owner-occupied

Population & Household Growth

- Annual population growth projected at 1.5%–2.3% through 2029
- Households expected to increase by approximately 5%–12% by 2029
- Total population projected to exceed 177,000 within a 10-mile radius

Local Business

- 1 Ridgefield Mercantile
- 2 Killa Bites, Inc
- 3 Sportsman's Public House
- 4 Ridgefield Craft Brewing Co.
- 5 Bunnie's Pizza
- 6 Zebrun's Starliner
- 7 Shawarma Refuge