

FOR SUBLEASE

JUXTAPOSITION HOME DÉCOR

4315B S Settler Dr | Ridgefield, WA 98642



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- The owners of Juxtaposition Home Décor have decided to retire and put their incredible space up for sublease in Ridgefield, WA. This is arguably the nicest commercial space in Ridgefield, Washington, the fastest growing city in Washington State.
- 4,086 RSF (plus additional mezzanine with two private offices that is included outside of the RSF)
- \$35.50/SF NNN
- Direct lease term concludes July 31, 2034
- Ideal location surrounded by retailers and amenities:



FOR MORE INFORMATION:

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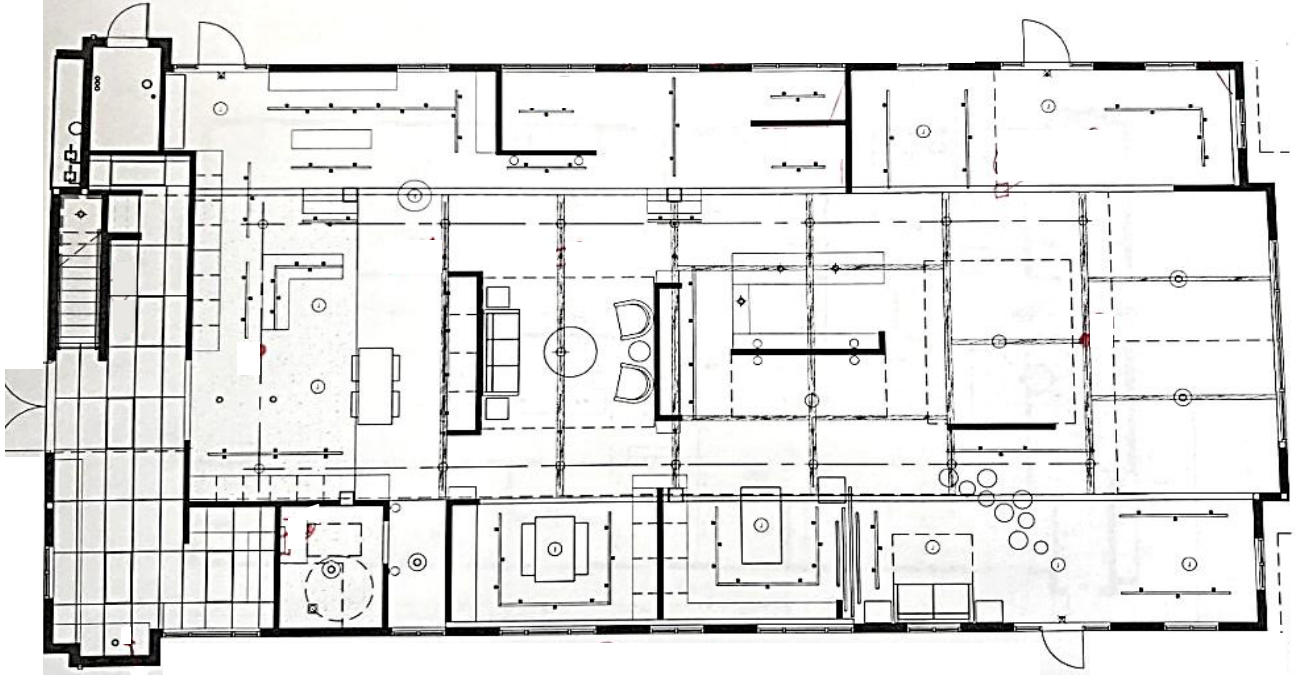
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4,086 RSF



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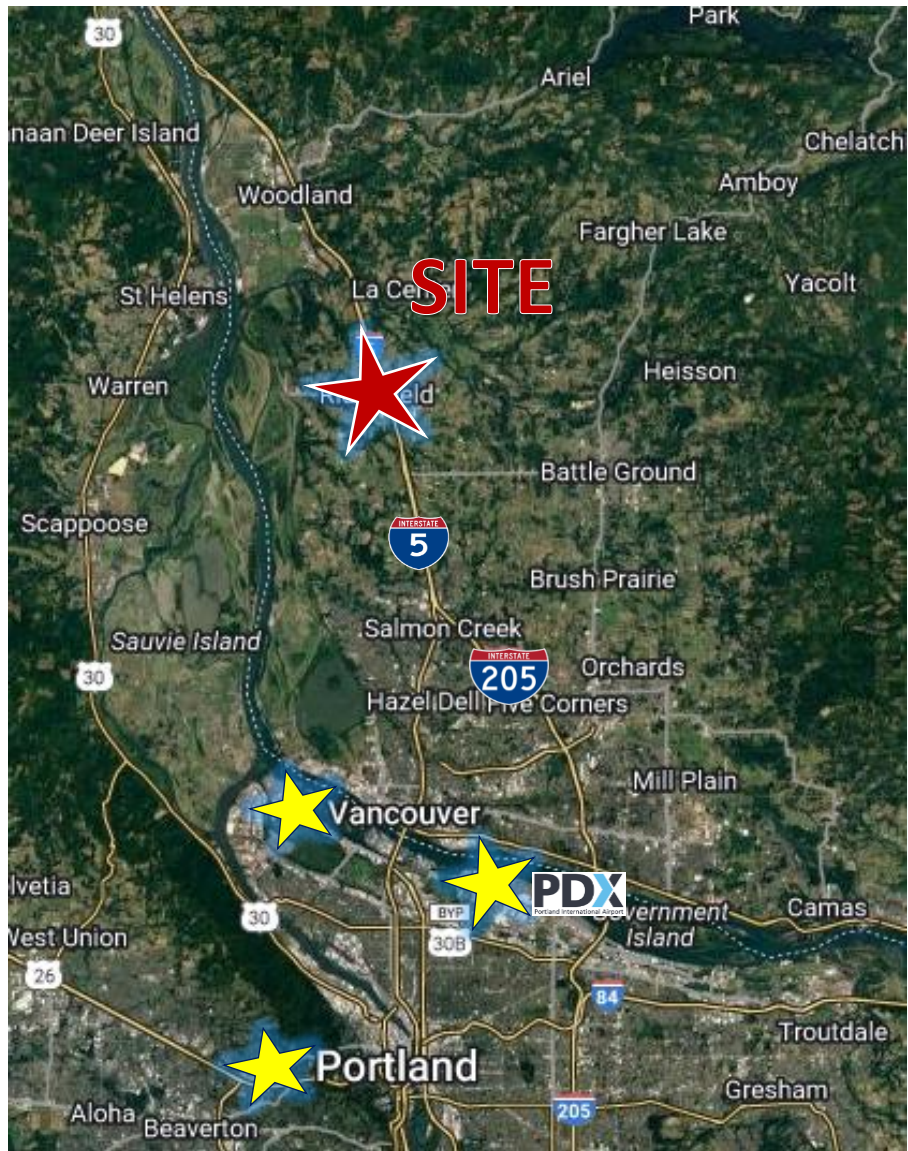
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RIDGEFIELD MARKET FACTS

- Located in SW Washington's Discovery Corridor, which features land for development of commercial, industrial/flex and business parks. Location and transportation advantages of the Corridor are expected to develop the economic base of Clark County, attracting high quality jobs in today's growth-oriented companies
- Located 20 minutes north of Portland, OR and Portland International Airport
- Vibrant, growing community in Ridgefield zip code area
- Population projected to exceed 8% growth per year (2017 – 2022)
- Higher median household income compared to nearby cities – above \$119,511
- Abundant nearby recreation including the National Wildlife Refuge and Tri Mountain Golf Course
- PeaceHealth Southwest and Clark College are each planning complexes; Vancouver Clinic has built and opened in the area of the I-5/Ridgefield interchange
- Cowlitz Tribe's Ilani Casino Resort is on I-5 just north of Ridgefield at the La Center junction
- Traffic counts average 89,349 vehicles per day at the I-5 junction



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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	6,900	18,936	29,637
2029 Projected Population	7,784	21,186	32,788
Average Household Income	\$117,486	\$125,053	\$123,163
Total Employees	990	3,619	5,465

Average Daily Traffic

Pioneer St @ S 45th Ave E – 9,973

Pioneer St @ S 45th Ave NE – 16,760

Pioneer St @ S 45th Ave NW – 15,014

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.