RETAIL SPACE FOR LEASE

Shops at Mill Creek

SR-503 / SW 10TH & SW SCOTTON WAY IN BATTLE GROUND, WA

Newest development opportunity in Battle Ground, Washington

AVAILABLE SPACE

- 2,011 SF (w/ Drive-Thru)

LEASE RATE

- Please call for details

TRAFFIC COUNTS

- SR-503 – 20,320 ADT ('22)

HIGHLIGHTS

- Battle Ground's newest development, located at the newly signalized intersection of SR-503 and Scotton Way
- Anchored by a Walmart Supercenter
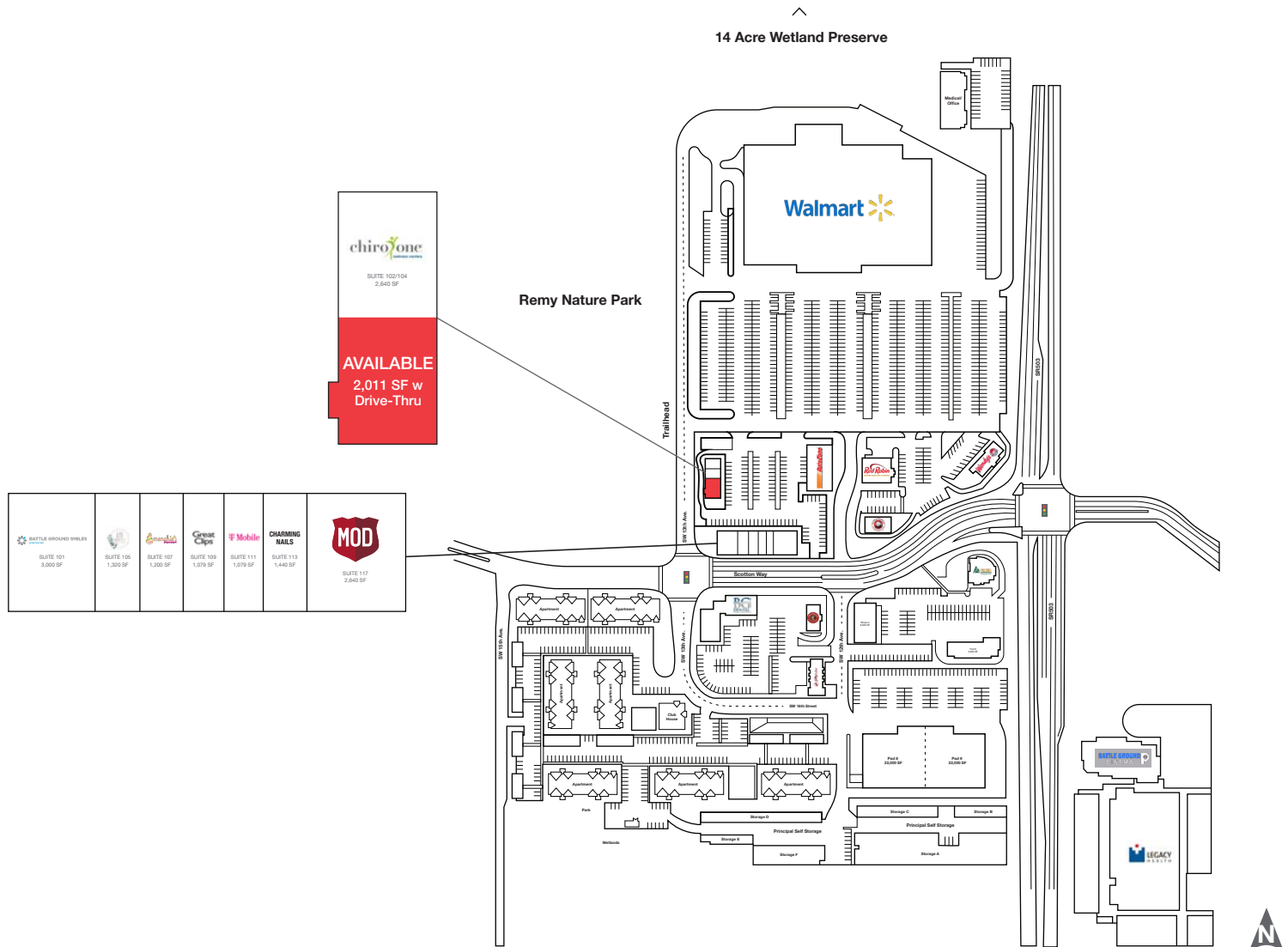- Co-tenants include Red Robin, MOD Pizza, Panda Express and more

CONTACT

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Site Plan – Mill Creek Town Center

14 Acre Wetland Preserve

Medical Office

Walmart

Remy Nature Park

chiro one
wellness centers
SUITE 102/104
2,640 SF

AVAILABLE
2,011 SF w
Drive-Thru

Trailhead

Red Robin

BATTLE GROUND SMILES
SUITE 101
3,000 SF

SUITE 105
1,320 SF

SUITE 107
1,200 SF

Great Clips
SUITE 109
1,079 SF

T Mobile
SUITE 111
1,079 SF

CHARMING NAILS
SUITE 113
1,440 SF

MOD
SUITE 117
2,640 SF

Scotton Way

Apartment

Apartment

SW 15th Ave.

SW 13th Ave.

Apartment

Apartment

Club House

SW 16th Street

Apartment

Apartment

Apartment

Pad II
22,000 SF

Pad II
22,000 SF

BATTLE GROUND CINEMA

Park

Storage C

Storage B

Wetlands

Storage E

Principal Self Storage

Storage F

Storage A

Principal Self Storage

LEGACY HEALTH

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	TENANT	SF
101	Battleground Smile Dentistry	3,000
105	Sweetly Bakery	1,320
107	Menchie's Frozen Yogurt	1,200
N/A	Mechanical Room	242
109	Great Clips	1,079
111	T-Mobile	1,079
113	Charming Nails	1,440
117	MOD Pizza	2,640

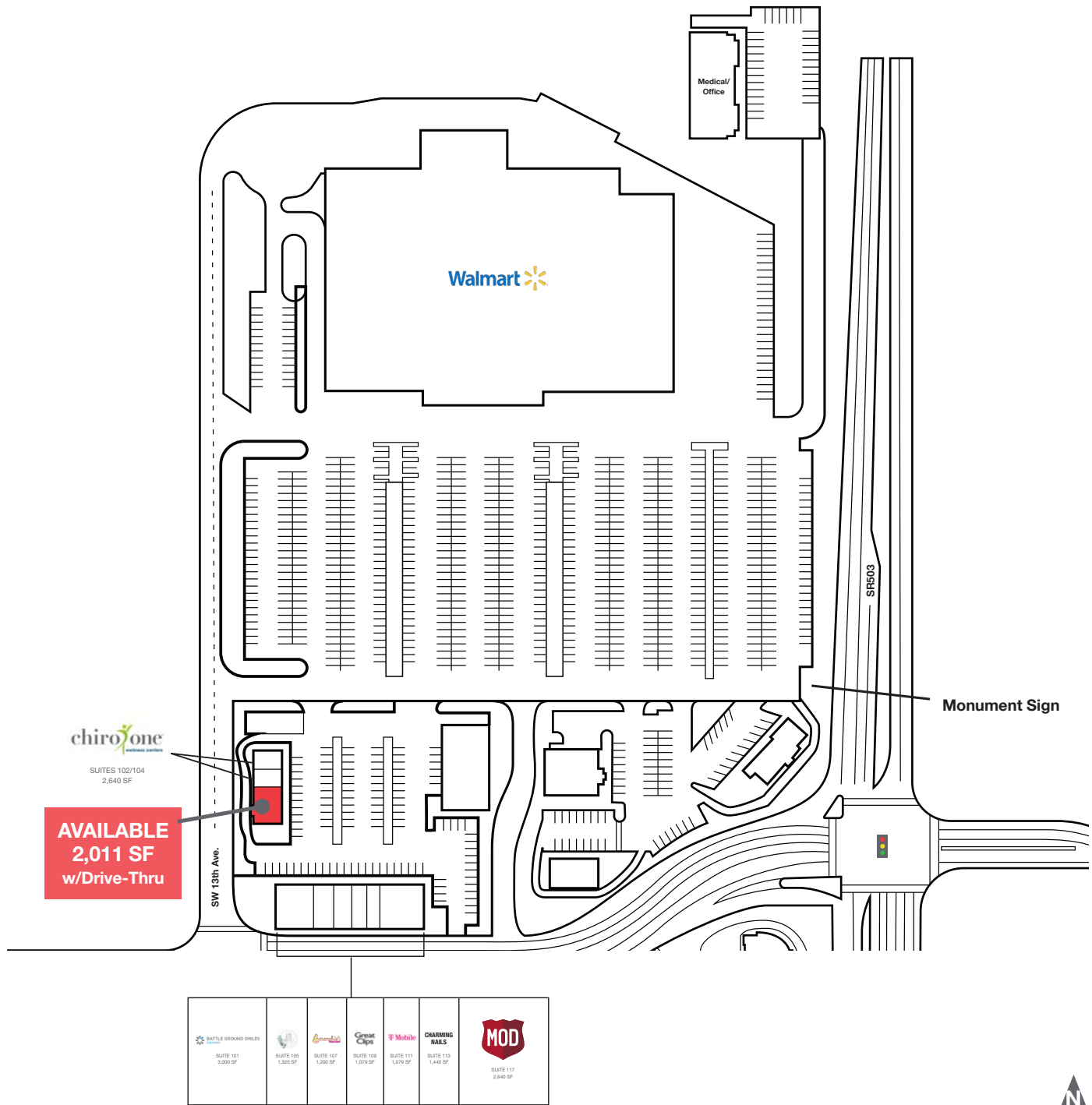|	TENANT	SF
100	AVAILABLE (w/ drive-thru)	2,011
102	Chiro Wellness	1,320
104	Chiro Wellness	1,320

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Site Plan – Mill Creek Town Center

Medical/
Office

Walmart

SR503

Monument Sign

chiro one
wellness centers

SUITES 102/104
2,640 SF

**AVAILABLE
2,011 SF
w/Drive-Thru**

SW 13th Ave.

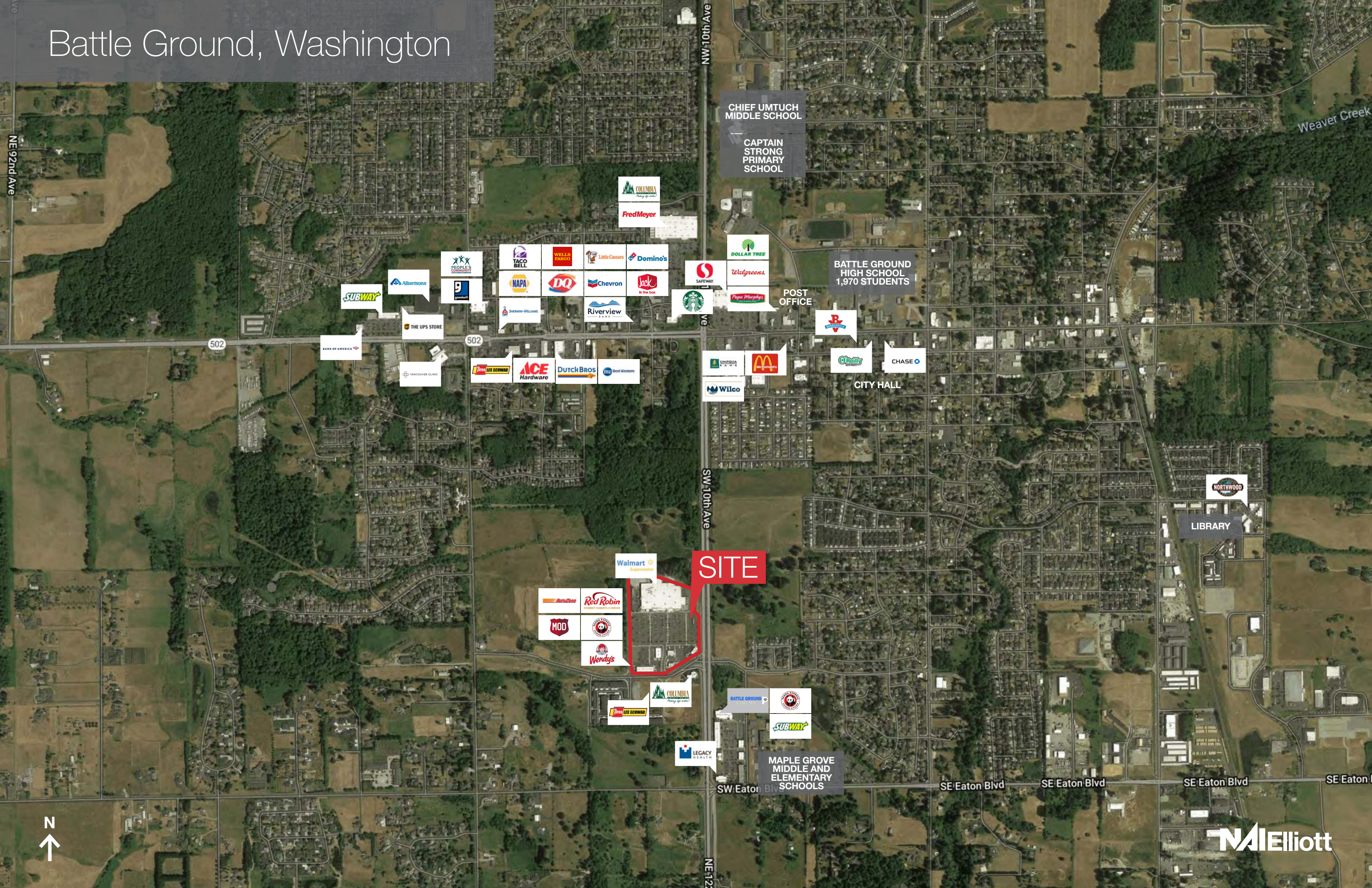| BATTLE GROUND SMILES | | *manyLittle* | Great Clips | T Mobile | CHARMING NAILS | MOD |
| SUITE 101 3,000 SF | SUITE 105 1,320 SF | SUITE 107 1,200 SF | SUITE 109 1,079 SF | SUITE 111 1,079 SF | SUITE 113 1,440 SF | SUITE 117 2,640 SF |

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Photos

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Battle Ground, Washington

Demographics summary

	3 MILE	5 MILE	7 MILE
Estimated Total Population 2023	30,605	57,959	148,401
Projected Population 2028	33,544	63,849	160,904
Estimated Households	10,918	21,016	52,348
Average HH Income	$124,519	$131,726	$134,810
Median Home Value	$474,329	$497,116	$479,173
Daytime Population 16+	16,304	28,426	74,387
Some College or Higher	67.0%	68.6%	68.4%

Source: Regis – SitesUSA (2024)

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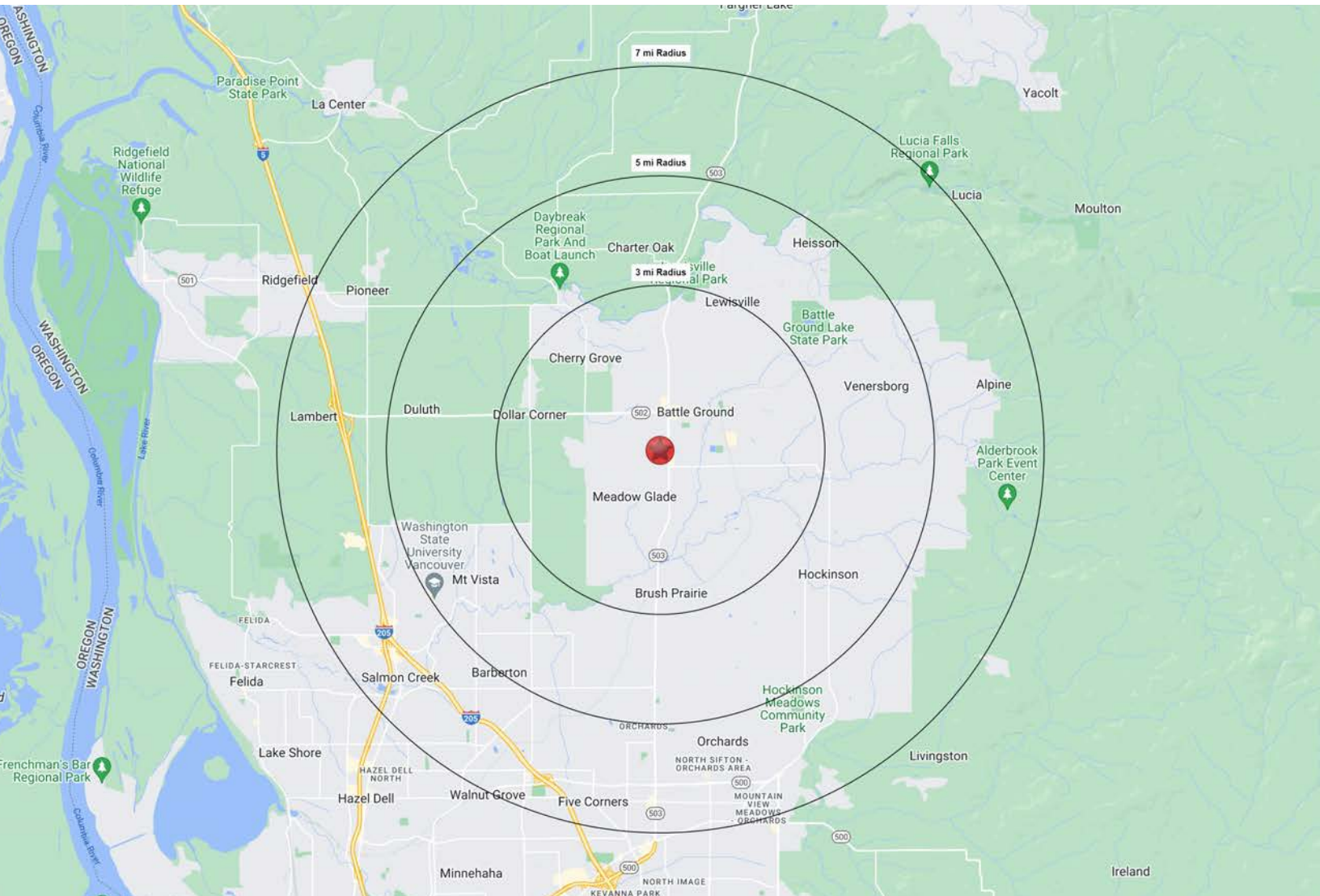**Emmy Johnston** 503 867 4861 / 503 224 6791 / ejohnston@naielliott.com

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Demographics—full profile

Address	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,197	30,965	55,431
2028 Projected Population	9,963	34,421	61,170
2020 Census Population	8,923	29,574	53,183
2010 Census Population	8,033	25,893	42,400
Projected Annual Growth 2023 to 2028	1.7%	2.2%	2.1%
Historical Annual Growth 2010 to 2023	1.1%	1.5%	2.4%
Households			
2023 Estimated Households	3,251	10,667	19,447
2028 Projected Households	3,680	12,397	22,419
2020 Census Households	3,120	10,071	18,462
2010 Census Households	2,693	8,444	14,136
Projected Annual Growth 2023 to 2028	2.6%	3.2%	3.1%
Historical Annual Growth 2010 to 2023	1.6%	2.0%	2.9%
Age			
2023 Est. Population Under 10 Years	13.2%	12.6%	11.6%
2023 Est. Population 10 to 19 Years	14.7%	14.5%	14.1%
2023 Est. Population 20 to 29 Years	14.3%	12.0%	10.9%
2023 Est. Population 30 to 44 Years	22.5%	21.9%	20.0%
2023 Est. Population 45 to 59 Years	16.7%	18.2%	20.0%
2023 Est. Population 60 to 74 Years	13.3%	15.5%	17.2%
2023 Est. Population 75 Years or Over	5.2%	5.3%	6.2%
2023 Est. Median Age	34.2	37.2	40.0
Marital Status & Gender			
2023 Est. Male Population	47.8%	49.4%	49.9%
2023 Est. Female Population	52.2%	50.6%	50.1%
2023 Est. Never Married	32.7%	29.2%	27.3%
2023 Est. Now Married	50.4%	54.2%	55.6%
2023 Est. Separated or Divorced	13.1%	12.3%	12.9%
2023 Est. Widowed	3.7%	4.3%	4.1%
Income			
2023 Est. HH Income $200,000 or More	9.8%	11.6%	14.1%
2023 Est. HH Income $150,000 to $199,999	10.8%	11.8%	13.2%
2023 Est. HH Income $100,000 to $149,999	21.0%	25.6%	24.5%
2023 Est. HH Income $75,000 to $99,999	17.8%	15.4%	14.2%
2023 Est. HH Income $50,000 to $74,999	16.9%	15.7%	14.2%
2023 Est. HH Income $35,000 to $49,999	6.5%	6.5%	7.0%
2023 Est. HH Income $25,000 to $34,999	6.5%	4.6%	4.4%
2023 Est. HH Income $15,000 to $24,999	3.6%	3.6%	3.3%
2023 Est. HH Income Under $15,000	7.1%	5.2%	5.0%
2023 Est. Average Household Income	$116,562	$123,583	$132,715
2023 Est. Median Household Income	$88,588	$98,236	$104,865
2023 Est. Per Capita Income	$41,253	$42,632	$46,647
2023 Est. Total Businesses	462	1,208	1,889
2023 Est. Total Employees	3,254	7,170	10,644

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Address	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	85.4%	86.7%	85.5%
2023 Est. Black	1.1%	0.9%	1.3%
2023 Est. Asian or Pacific Islander	2.5%	2.6%	3.6%
2023 Est. American Indian or Alaska Native	0.5%	0.5%	0.5%
2023 Est. Other Races	10.5%	9.3%	9.1%
Hispanic			
2023 Est. Hispanic Population	855	2,477	4,256
2023 Est. Hispanic Population	9.3%	8.0%	7.7%
2028 Proj. Hispanic Population	9.1%	7.8%	7.6%
2020 Hispanic Population	10.5%	9.1%	9.5%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	5,976	20,713	38,121
2023 Est. Elementary (Grade Level 0 to 8)	2.1%	1.9%	1.7%
2023 Est. Some High School (Grade Level 9 to 11)	3.7%	3.6%	3.7%
2023 Est. High School Graduate	28.9%	28.0%	26.8%
2023 Est. Some College	25.8%	24.7%	24.7%
2023 Est. Associate Degree Only	12.6%	11.4%	11.2%
2023 Est. Bachelor Degree Only	17.8%	18.7%	20.3%
2023 Est. Graduate Degree	9.0%	11.8%	11.6%
Housing			
2023 Est. Total Housing Units	3,405	11,259	20,600
2023 Est. Owner-Occupied	69.0%	74.8%	75.5%
2023 Est. Renter-Occupied	26.5%	20.0%	18.9%
2023 Est. Vacant Housing	4.5%	5.3%	5.6%
Homes Built by Year			
2023 Homes Built 2010 or later	14.2%	17.6%	22.7%
2023 Homes Built 2000 to 2009	19.6%	19.5%	15.5%
2023 Homes Built 1990 to 1999	25.4%	22.8%	20.7%
2023 Homes Built 1980 to 1989	7.9%	8.0%	9.1%
2023 Homes Built 1970 to 1979	17.9%	15.3%	14.5%
2023 Homes Built 1960 to 1969	4.9%	4.4%	4.4%
2023 Homes Built 1950 to 1959	2.2%	3.0%	2.6%
2023 Homes Built Before 1949	3.3%	4.1%	5.0%
Home Values			
2023 Home Value $1,000,000 or More	3.1%	3.9%	3.6%
2023 Home Value $500,000 to $999,999	21.4%	35.1%	42.8%
2023 Home Value $400,000 to $499,999	24.3%	23.1%	23.1%
2023 Home Value $300,000 to $399,999	30.3%	24.0%	19.9%
2023 Home Value $200,000 to $299,999	8.7%	6.2%	4.4%
2023 Home Value $150,000 to $199,999	1.0%	0.9%	0.6%
2023 Home Value $100,000 to $149,999	0.7%	0.5%	0.5%
2023 Home Value $50,000 to $99,999	0.9%	1.3%	1.2%
2023 Home Value $25,000 to $49,999	6.3%	3.3%	2.2%
2023 Home Value Under $25,000	3.3%	1.8%	1.7%
2023 Median Home Value	$403,156	$471,064	$499,370
2023 Median Rent	$1,233	$1,265	$1,328

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	7,146	24,271	44,108
2023 Est. Civilian Employed	63.7%	61.0%	60.5%
2023 Est. Civilian Unemployed	2.1%	3.2%	3.7%
2023 Est. in Armed Forces	0.1%	-	-
2023 Est. not in Labor Force	34.1%	35.7%	35.8%
2023 Labor Force Males	46.9%	48.8%	49.6%
2023 Labor Force Females	53.1%	51.2%	50.4%
Occupation			
2023 Occupation: Population Age 16 Years or Over	4,553	14,816	26,689
2023 Mgmt, Business, & Financial Operations	14.9%	16.3%	16.4%
2023 Professional, Related	21.4%	22.3%	23.2%
2023 Service	17.2%	13.8%	13.1%
2023 Sales, Office	20.4%	20.6%	20.3%
2023 Farming, Fishing, Forestry	0.1%	0.6%	0.7%
2023 Construction, Extraction, Maintenance	10.8%	10.2%	9.8%
2023 Production, Transport, Material Moving	15.2%	16.3%	16.4%
2023 White Collar Workers	56.7%	59.1%	60.0%
2023 Blue Collar Workers	43.3%	40.9%	40.0%
Transportation to Work			
2023 Drive to Work Alone	75.9%	72.4%	72.2%
2023 Drive to Work in Carpool	6.1%	5.5%	5.2%
2023 Travel to Work by Public Transportation	0.3%	0.5%	0.4%
2023 Drive to Work on Motorcycle	-	0.3%	0.3%
2023 Walk or Bicycle to Work	3.4%	2.8%	1.8%
2023 Other Means	1.5%	0.8%	1.4%
2023 Work at Home	12.8%	17.7%	18.7%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	28.5%	23.4%	21.3%
2023 Travel to Work in 15 to 29 Minutes	27.9%	32.2%	38.2%
2023 Travel to Work in 30 to 59 Minutes	37.3%	38.4%	34.5%
2023 Travel to Work in 60 Minutes or More	6.4%	5.9%	6.0%
2023 Average Travel Time to Work	24.1	25.6	24.8
Consumer Expenditure			
2023 Est. Total Household Expenditure	$257.21 M	$875.84 M	$1.67 B
2023 Est. Apparel	$9.18 M	$31.31 M	$59.96 M
2023 Est. Contributions, Gifts	$14.83 M	$51.43 M	$100.43 M
2023 Est. Education, Reading	$8.52 M	$29.66 M	$58.32 M
2023 Est. Entertainment	$14.74 M	$50.61 M	$97.31 M
2023 Est. Food, Beverages, Tobacco	$39.31 M	$133.05 M	$252.75 M
2023 Est. Furnishings, Equipment	$9.15 M	$31.41 M	$60.29 M
2023 Est. Health Care, Insurance	$23.29 M	$79.22 M	$151.03 M
2023 Est. Household Operations, Shelter, Utilities	$82.7 M	$280 M	$534.35 M
2023 Est. Miscellaneous Expenses	$4.85 M	$16.59 M	$31.82 M
2023 Est. Personal Care	$3.46 M	$11.79 M	$22.51 M
2023 Est. Transportation	$47.18 M	$160.79 M	$305.88 M

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