

FOR LEASE

LEGACY TRAILS RETAIL CENTER

536 S Royle Road | Ridgefield, WA 98642



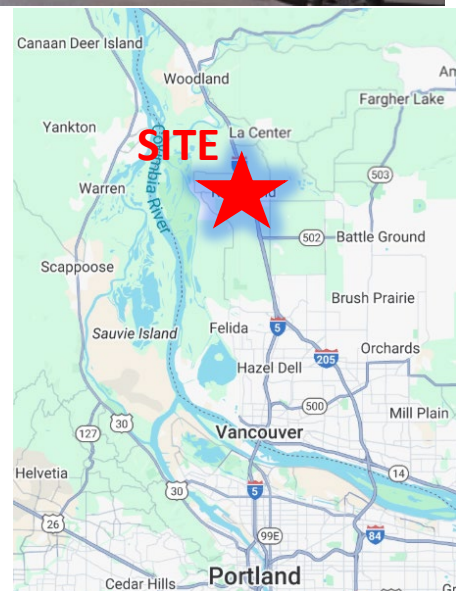
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com

**NOW
LEASING**



PROPERTY HIGHLIGHTS

- Located at the Intersection of S. Royle Road and Pioneer Street
- Available:
 - Suite 8: 2,000 SF – 4,569 SF of prime endcap restaurant space available
- Rates start at \$34.00/SF/NNN annually
- NNN's estimated at \$7.00 PSF annually
- Tenant improvement allowance \$45 SF
- Zoned regional commercial (CRB) City of Ridgefield with a mixed-use overlay
- Estimated delivery of shell: May 2025



FOR MORE INFORMATION:

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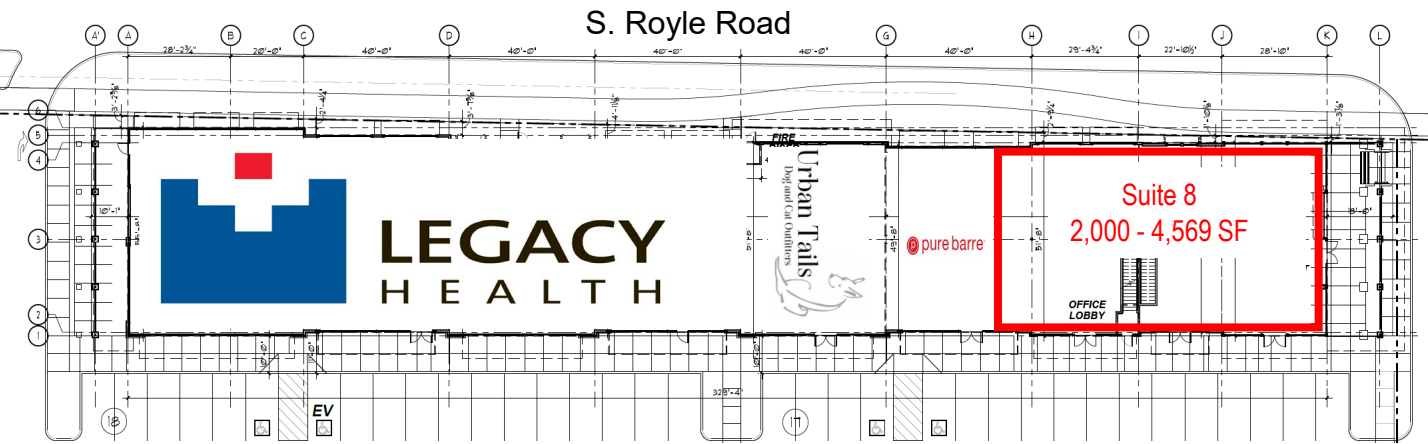
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- Located in SW Washington's Discovery Corridor, which features land for development of commercial, industrial/flex and business parks. Location and transportation advantages of the Corridor are expected to develop the economic base of Clark County, 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



2024 Area Demographics

	3-Mile	5-Mile
Total Population	19,079	30,590
Avg. Household Income	\$130,387	\$125,054
Daytime Employment	3,652	5,543

2024 City of Ridgefield Demographics

Total Population	16,720
Avg. Household Income	\$123,457

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.