

FOR LEASE

LEGACY TRAILS RETAIL CENTER

536 S Royle Road | Ridgefield, WA 98642



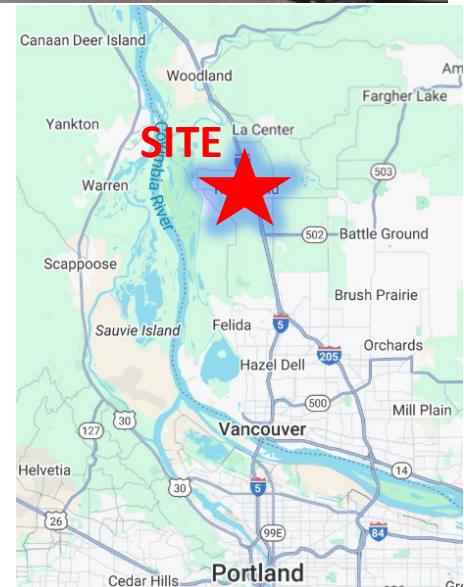
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com

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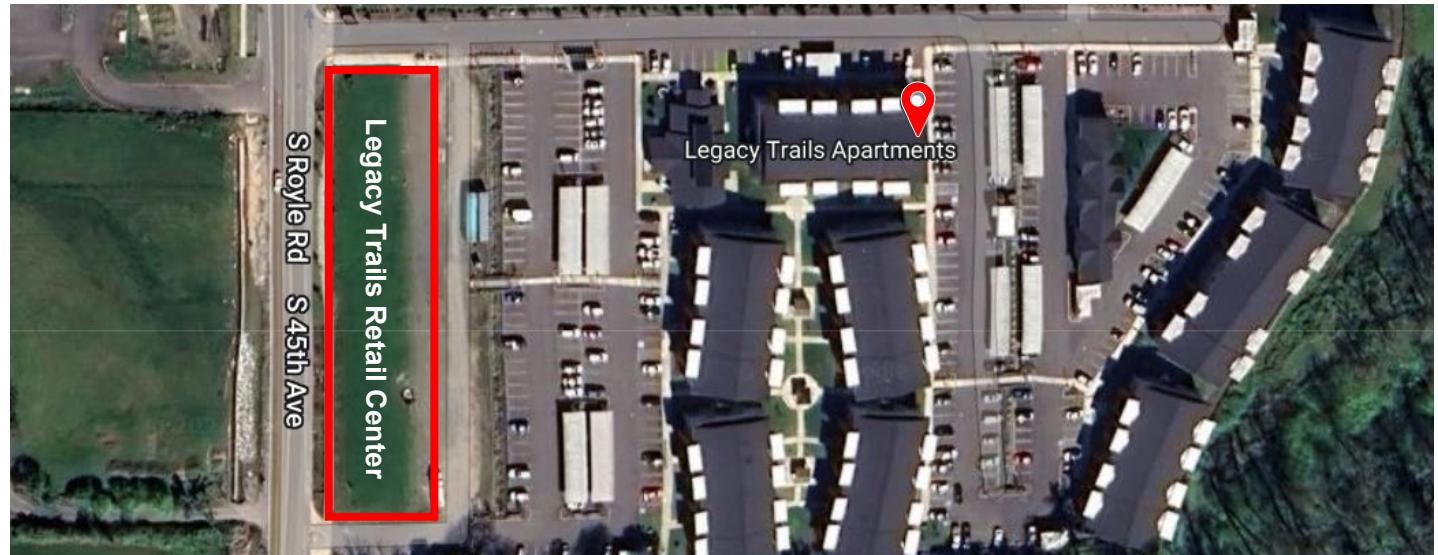
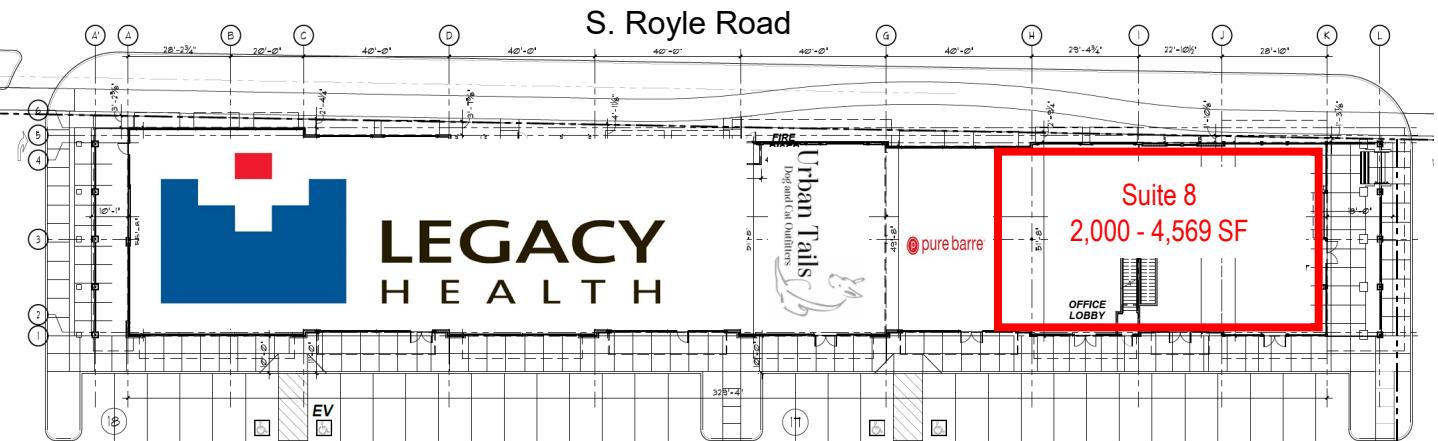
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- Located in SW Washington's Discovery Corridor, which features land for development of commercial, industrial/flex and business parks. Location and transportation advantages of the Corridor are expected to develop the economic base of Clark County,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