

# FOR LEASE

AVAILABLE NOW!

110 S 65<sup>th</sup> Ave | Ridgefield, WA 98642



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | [www.fg-cre.com](http://www.fg-cre.com)

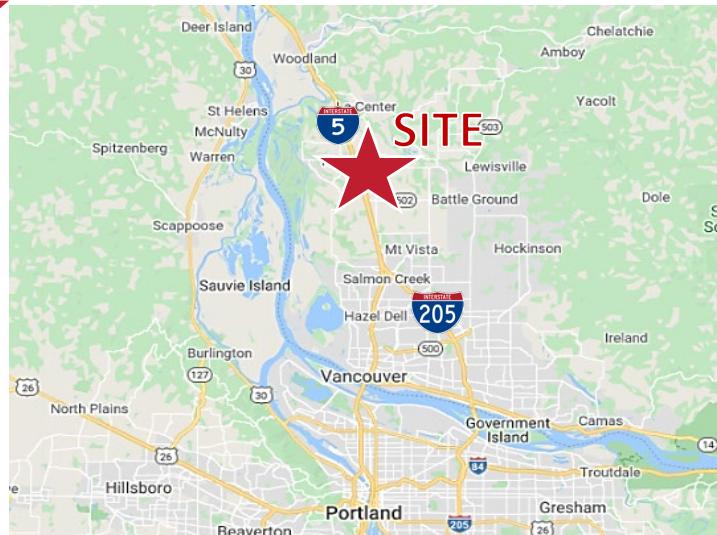
One Space  
Left!



## PROPERTY HIGHLIGHTS

- Availability
  - Suite 102: 1,334 SF
- East off I-5 in one of Washington's fastest growing communities
- Local attractions include Tri-Mountain Golf Course, Sunlight Supply Amphitheater, Ilani Casino and the Ridgefield Wildlife Refuge
- \$36.00/SF NNN (TI allowance included)

Near by retailers:



## FOR MORE INFORMATION:

Scott Higgins | 360.597.0577 | [shiggins@fg-cre.com](mailto:shiggins@fg-cre.com)  
KC Fuller | 360.597.0569 | [kfuller@fg-cre.com](mailto:kfuller@fg-cre.com)



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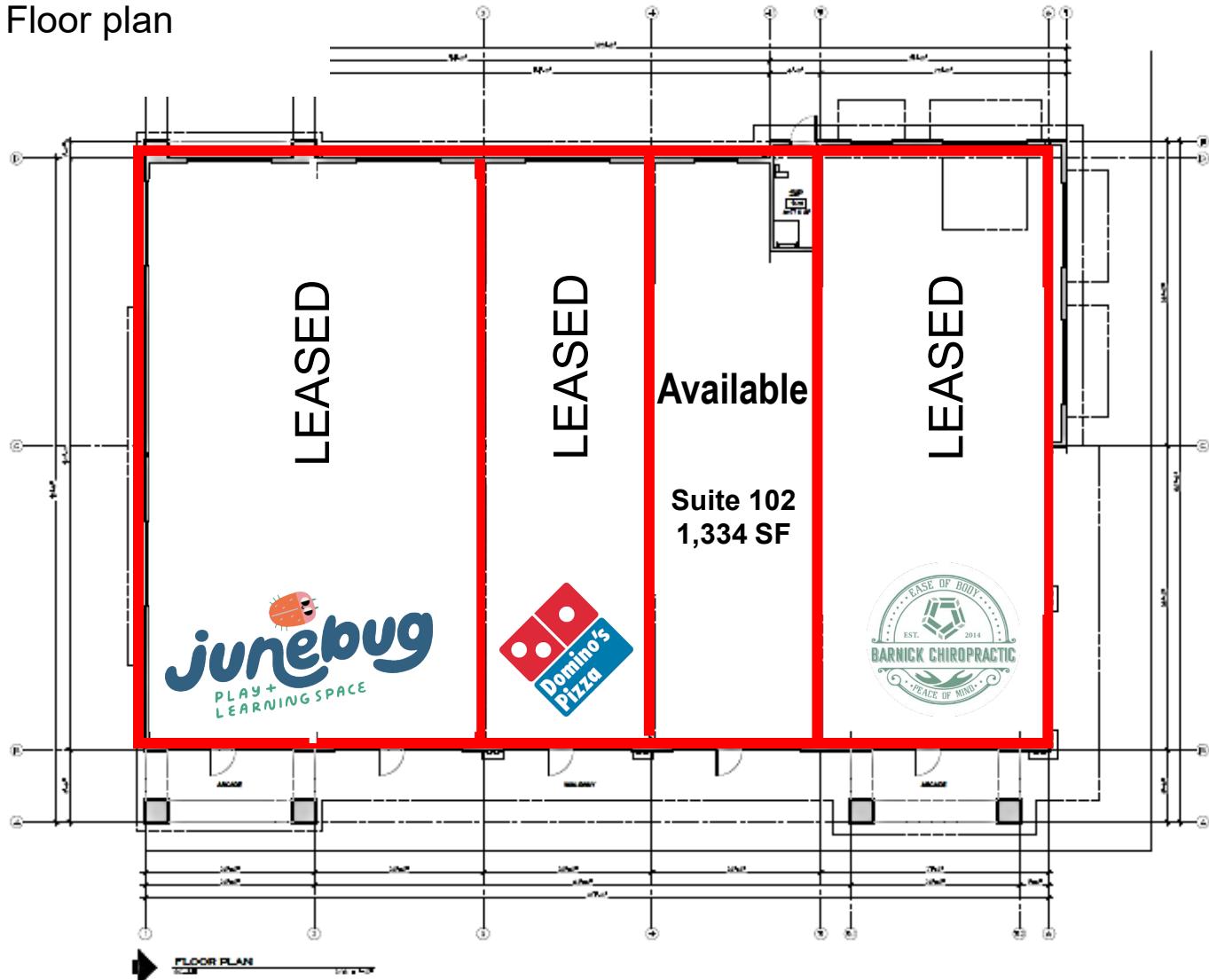
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Floor plan



Suite 102  
1,334 SF



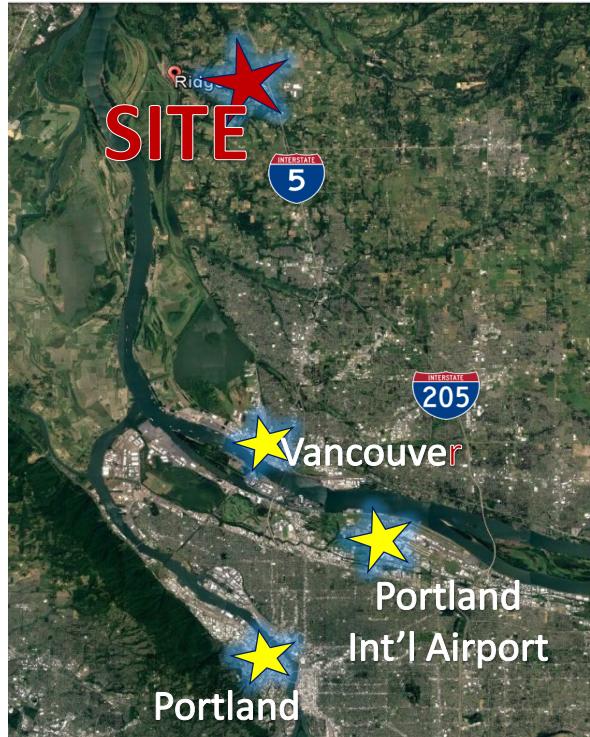
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## 2024 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	1,380	18,592	33,406
2029 Projected Population	1,563	20,845	36,852
Average Household Income	\$139,022	\$125,365	\$123,307
Total Businesses	158	405	826
Total Employees	1,790	3,345	5,841

**14 Miles to Vancouver City Center**  
**22 Miles to Portland International Airport**  
**23 Miles to Portland City Center**

