

# FOR LEASE

## RIDGEFIELD PIONEER VILLAGE

37 S 45<sup>th</sup> Avenue, Ridgefield, WA 98642



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



## Now Leasing Retail, Service, Medical, and Office

**LOCATION:** Intersection of Royle Road and Pioneer Street

**RATES:** Call for rates

**ESTIMATED NNN's:** \$7.00/SF annually

**ZONING:** Regional commercial (CRB) City of Ridgefield with a mixed-use overlay

**AVAILABILITY:** Limited spaces; \*drive-thru site

TI allowance included

*Join the following retailers and many others at this premier destination!*



**FOR MORE INFO:**

Scott Higgins

360.597.0577 | shiggins@fg-cre.com

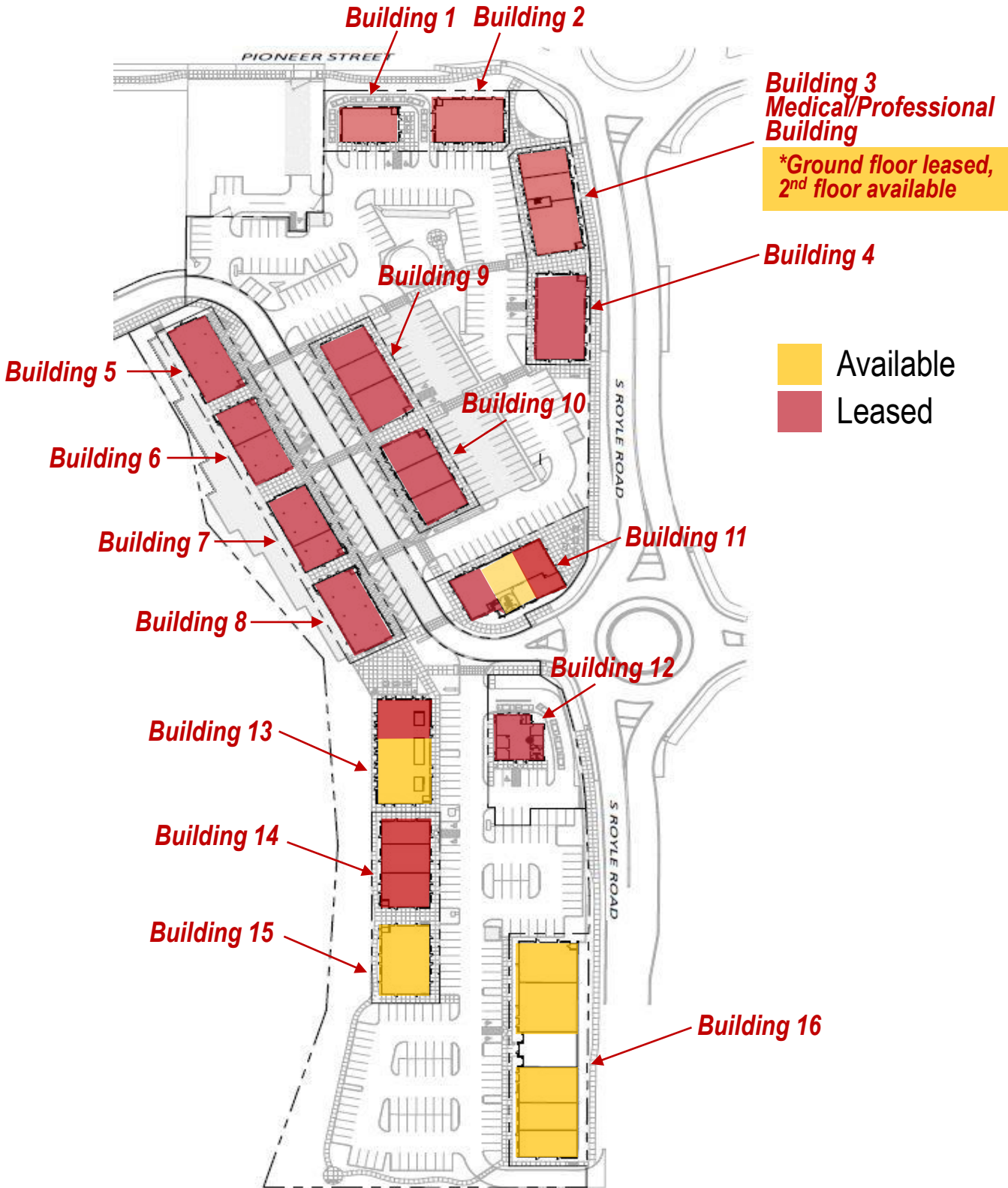
# FOR LEASE

RIDGEFIELD PIONEER VILLAGE

37 S 45<sup>th</sup> Avenue, Ridgefield, WA 98642



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



# FOR PRE-LEASE

RIDGEFIELD PIONEER VILLAGE – BUILDING 3

4312 S Settler Dr, Ridgefield, WA 98642



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

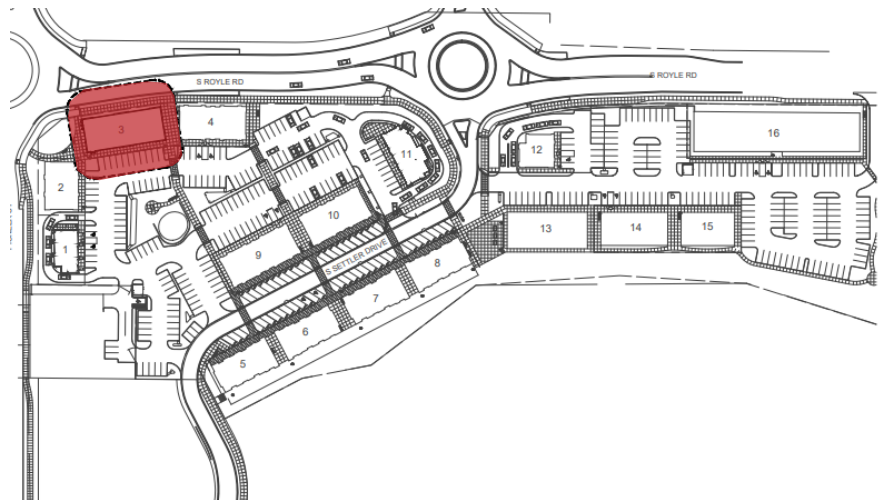
## Building 3



Ground floor retail **LEASED**

2<sup>nd</sup> floor medical / professional office **AVAILABLE NOW!**

- **Size:** 11,868  
2<sup>nd</sup> Floor: 6,369 (divisible into 3 suites)
- **Location:** Highly visible intersection of Royle Road and Pioneer Street
- **Rate:** Call for rates
- **Estimated NNN's:** \$7.00/SF annually
- **TI Allowance:** Generous TI allowance available!
- **Zoning:** Regional Commercial (CRB) City of Ridgefield with a mixed-use overlay



**FOR MORE INFO:**

Scott Higgins

360.597.0577 | shiggins@fg-cre.com

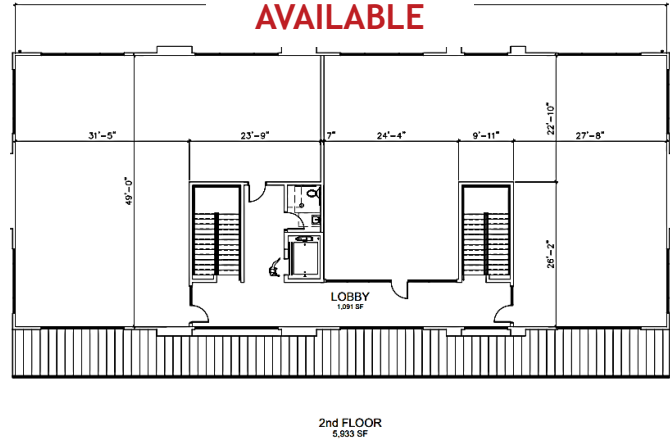
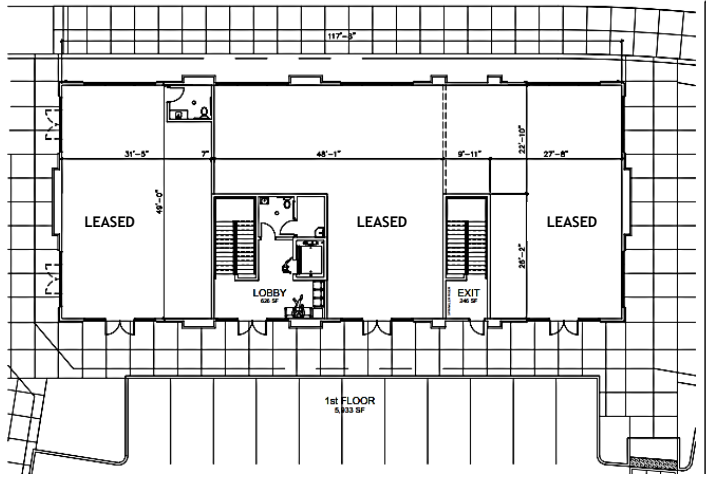
# FOR PRE-LEASE

RIDGEFIELD PIONEER VILLAGE - BUILDING 3

4312 S Settler Dr, Ridgefield, WA 98642



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



**AVAILABLE**

**1<sup>st</sup> Floor**  
Fully leased

**2<sup>nd</sup> Floor**  
6,369 SF  
Divisible into 3 suites



# FOR LEASE

RIDGEFIELD PIONEER VILLAGE

37 S 45<sup>th</sup> Avenue, Ridgefield, WA 98642



**ROSAUERS**  
SUPERMARKETS

Rosauers Supermarket, a chain of grocery stores based in Spokane, anchors the Port of Ridgefield's Discovery Ridge property at Royle Avenue and Pioneer Street



**Limited availability with  
lease options from  
1,000 SF to 11,000 SF**

# FOR LEASE

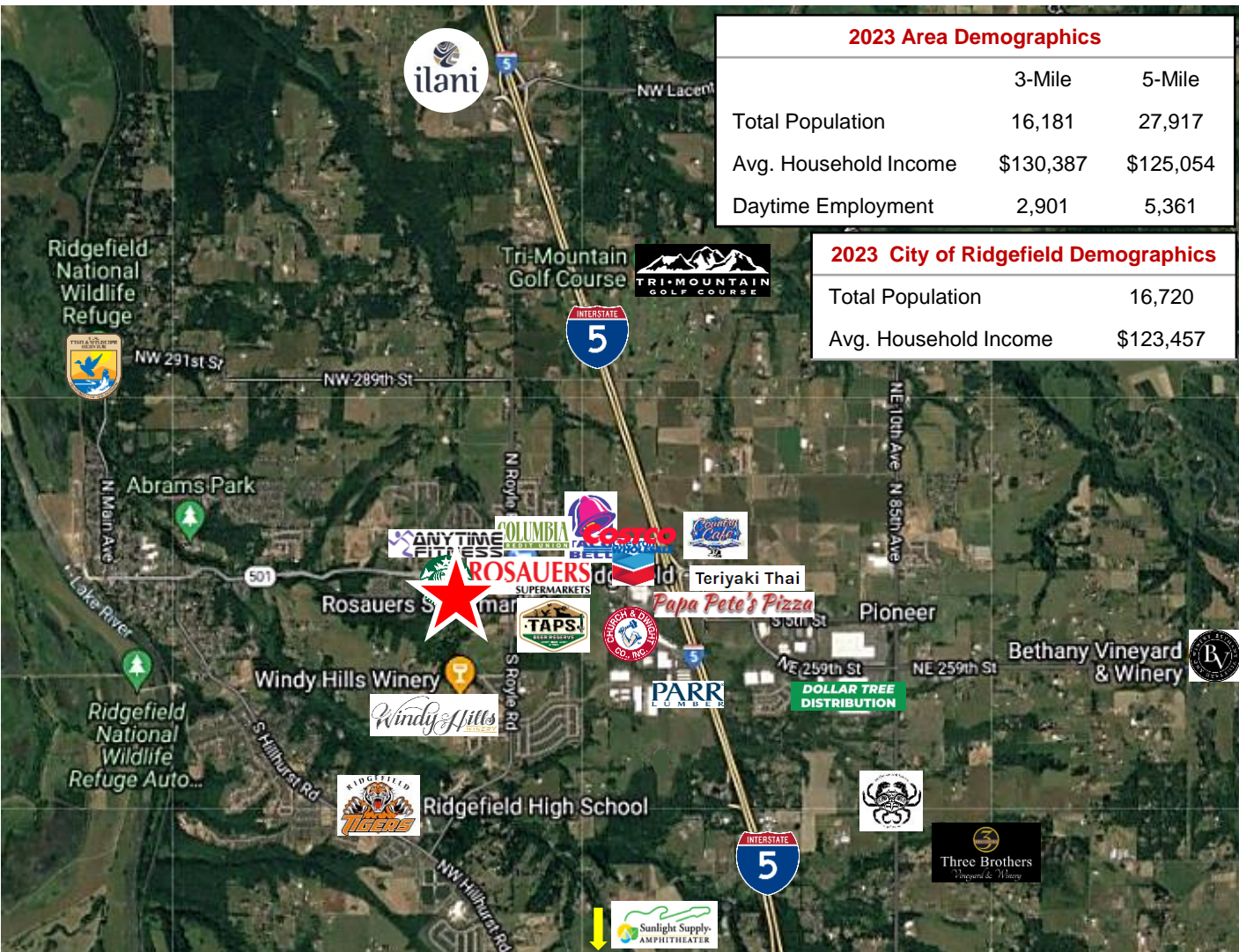
## RIDGEFIELD PIONEER VILLAGE

37 S 45<sup>th</sup> Avenue, Ridgefield, WA 98642



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

Located just west off of Interstate 5 in one of Washington's fastest growing communities, nestled between the city's new development and its traditional "Main Street." Local attractions include Tri-Mountain Golf Course, Sunlight Supply Amphitheater, Ilani Casino and the Ridgefield Wildlife Refuge.



# FOR LEASE

## RIDGEFIELD PIONEER VILLAGE

37 S 45<sup>th</sup> Avenue, Ridgefield, WA 98642



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

## 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

