

# FOR SALE

EXCELLENT OWNER/USER OPPORTUNITY

26506 NE 10<sup>th</sup> Ave | Ridgefield, WA 98642

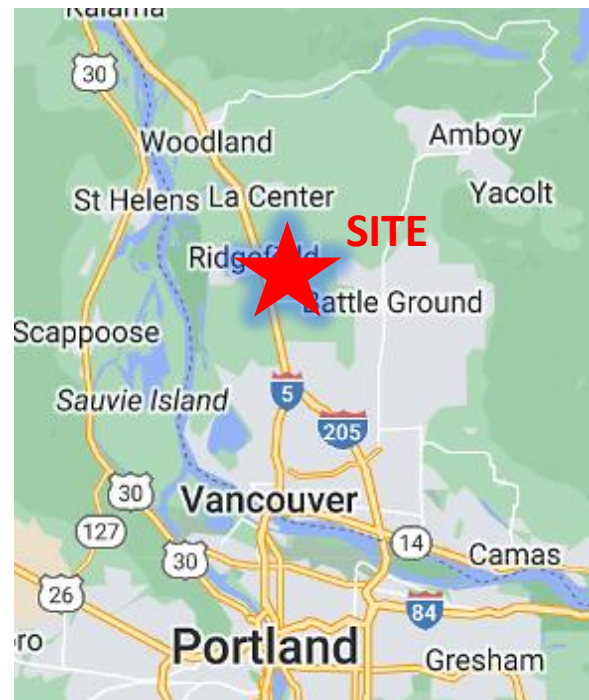


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Located in the Discovery Corridor in Ridgefield, Washington, the fastest growing community in Washington
- Exit 14 to NE 10<sup>th</sup> Avenue
- Approximately 4,400 SF on the first floor, with approximately 1,050 SF on the second floor (residence) with an outdoor covered heated patio area of 4,150 SF and a rooftop deck of 1,950 SF with four (4) bathrooms
- The building sits on approximately 1.10 acres
- Tax lot 214243-000
- Zoned [Commercial Neighborhood, City of Ridgefield](#)
- Sale Price: \$1,750,000 for fee title real estate
- Gouger Cellars Winery & Restaurant including equipment for sale separately ([www.gcwinery.com](http://www.gcwinery.com))



## FOR MORE INFORMATION:

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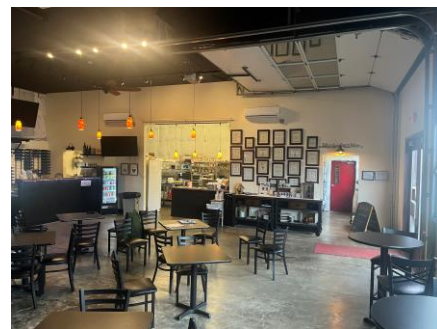
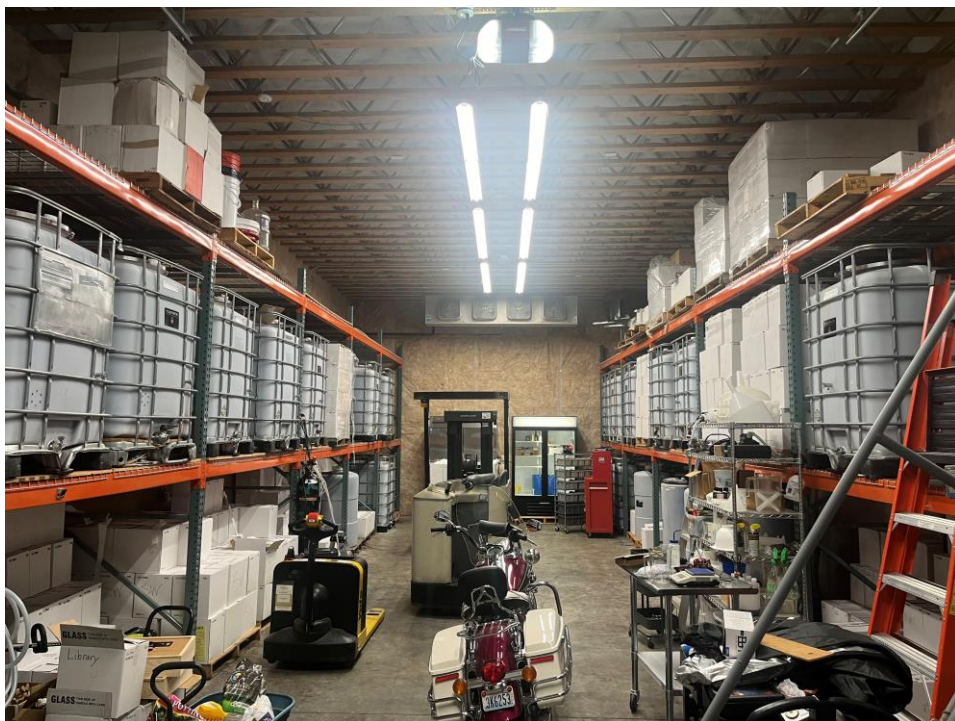
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## RIDGEFIELD MARKET FACTS

- 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 \$123,457
- 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 - \$750,000,000 capital improvements
- Traffic counts average 90,921 vehicles per day at the I-5 junction





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### 2023 Area Demographics

|                       | 3-Mile    | 5-Mile    |
|-----------------------|-----------|-----------|
| Total Population      | 10,523    | 33,324    |
| Avg. Household Income | \$130,828 | \$123,726 |
| Daytime Employment    | 2,220     | 5,593     |

### 2023 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.