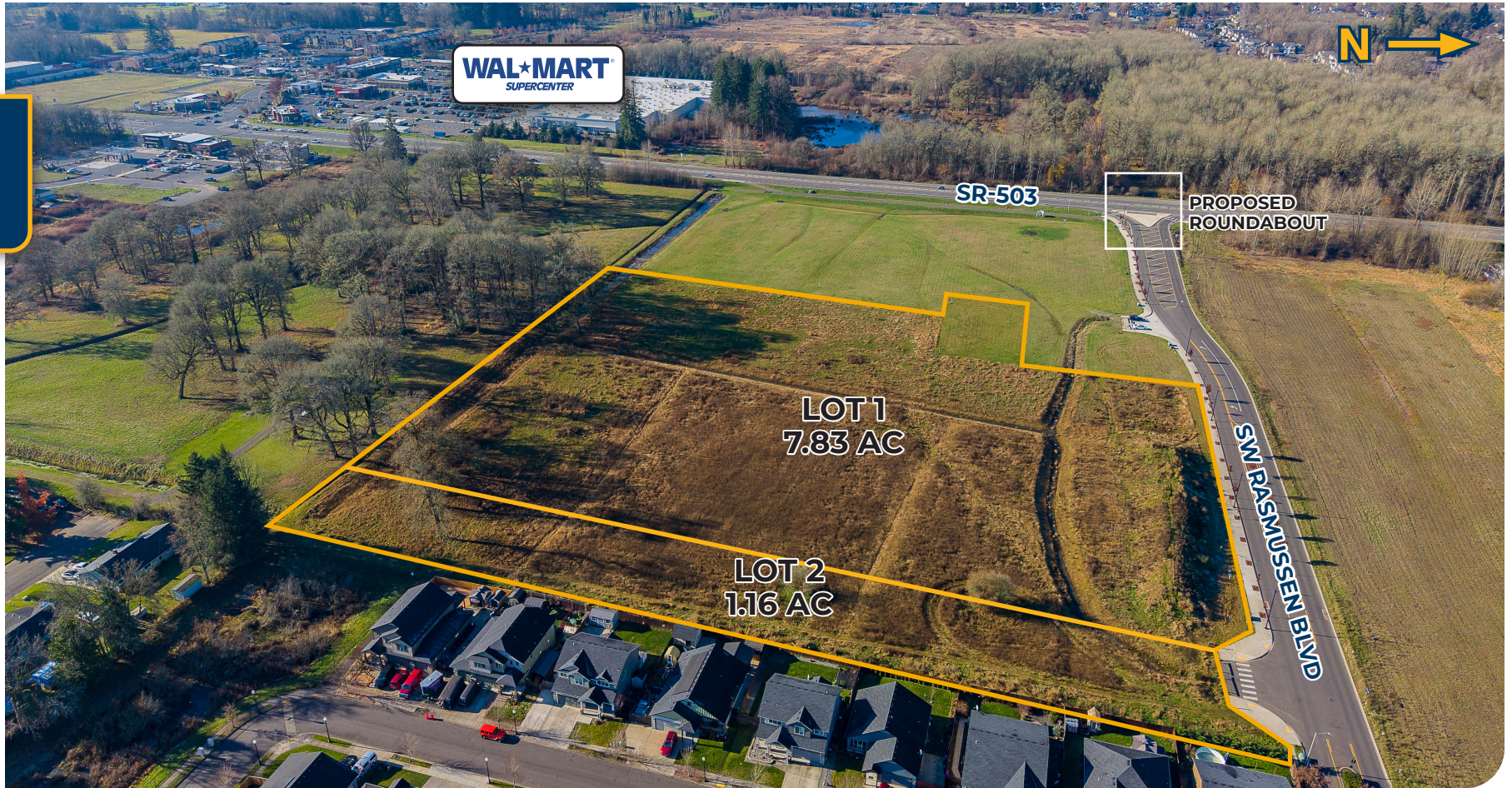




FOR SALE



SR-503 AND SW RASSMUSSEN BLVD

Commercial Land

8.99 Acres (± 391,075 SF) | \$2,600,000

SE Quadrant of SR-503 and SW Rasmussen Blvd, Battle Ground, WA 98604

- 8.99 Acre commercial site
- Immediately to the East of the proposed SR-503/SW Rasmussen roundabout
- Highly visible and located immediately across the street to the East from Walmart Supercenter
- Regional Commercial (RC) zoning allowing for a wide variety of commercial uses

CHARLIE KLEIER, CCIM

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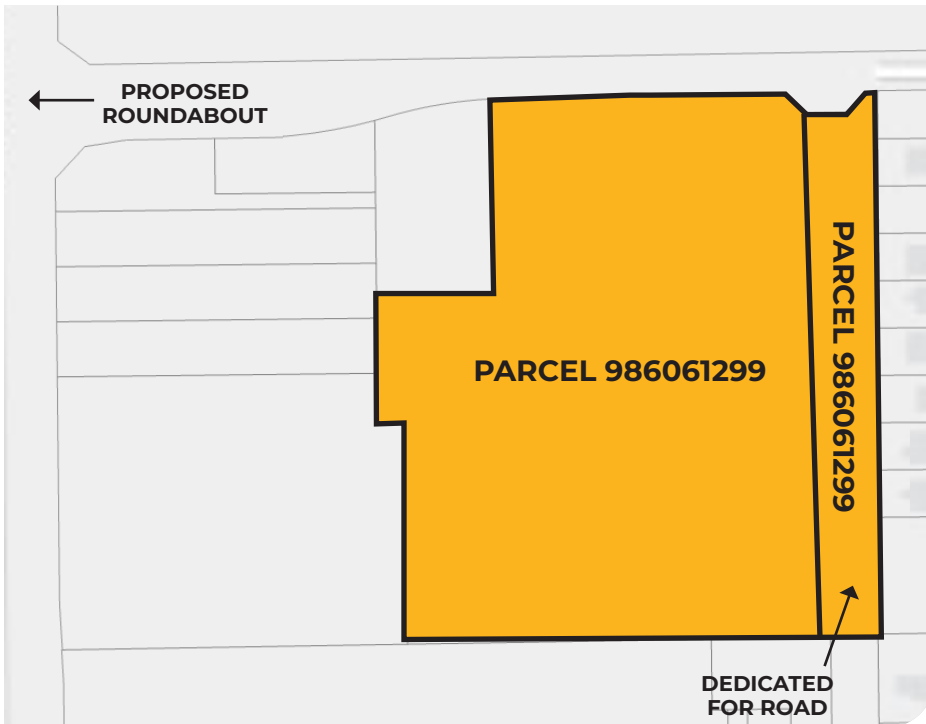
ERIC ANDERSON

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PROPERTY SUMMARY

FOR SALE



PROPERTY DETAILS

Address	SE Quadrant of SR-503 and SW Rasmussen Blvd, Battle Ground, WA 98604
Gross Area	8.99 Acres (391,604 SF)
Net Usable Area	7.83 Acres (341,075 SF)
N° of Lots Available	2 Lots
Zoning	Regional Commercial (RC)
Condition	Pad Ready
Sale Price	\$2,600,000

LOT	PARCEL #	LOT SIZE
Lot 1	986061299	7.83 Acres
Lot 2	986061306	1.16 Acres

Location Features

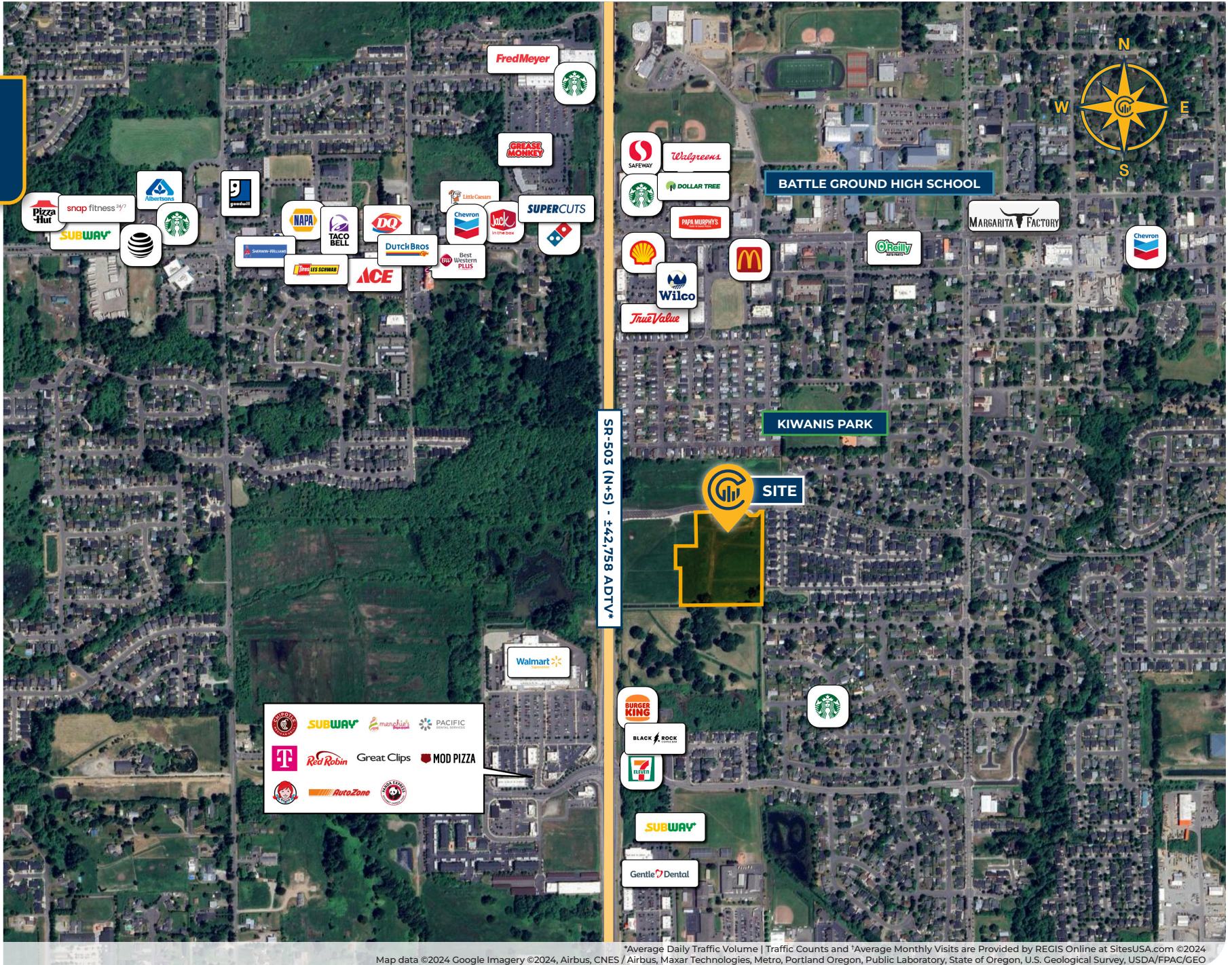
- ±42,758 ADTV on SR-503
- Adjacent to proposed SR-503 roundabout
- Commercially zoned
- Utilities at site

Nearby Highlights

- Albertsons
- Barrel Mountain Brewing
- Battle Ground Cinema
- Black Rock Coffee
- Burgerville
- Everybody's Brewing
- Fred Meyer
- Gen Sushi
- Keo Thai Cuisine
- Margarita Factory
- MOD Pizza
- Pita House
- Red Robin
- Rising Sun Fusion Cafe
- Safeway
- Walmart Supercenter
- Walgreens
- Wilco Farm Store



LOCAL AERIAL MAP

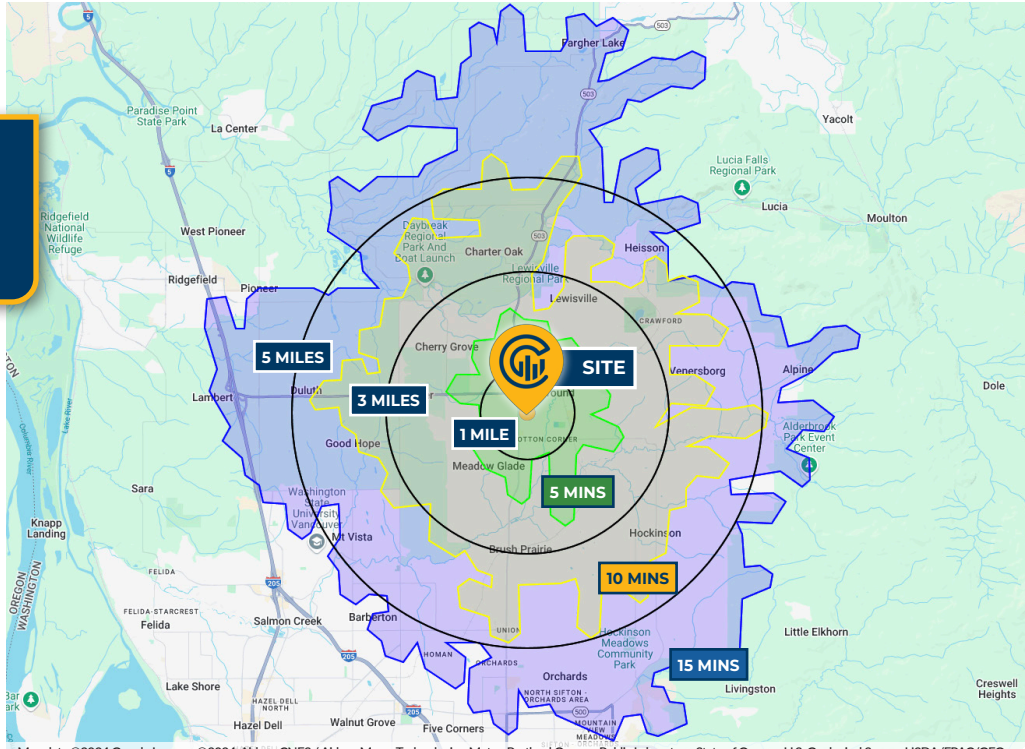


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*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	10,902	30,806	50,447
2029 Projected Population	11,095	31,712	52,143
2020 Census Population	10,944	30,020	48,596
2010 Census Population	9,552	26,256	40,492
Projected Annual Growth 2024 to 2029	0.4%	0.6%	0.7%
Historical Annual Growth 2010 to 2024	1.0%	1.2%	1.8%
Households & Income			
2024 Estimated Households	4,023	10,788	17,734
2024 Est. Average HH Income	\$121,693	\$135,782	\$145,478
2024 Est. Median HH Income	\$93,722	\$106,838	\$109,842
2024 Est. Per Capita Income	\$44,940	\$47,622	\$51,192
Businesses			
2024 Est. Total Businesses	555	1,184	1,763
2024 Est. Total Employees	3,749	6,887	10,054

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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SE QUADRANT OF SR-503 AND SW RASMUSSEN BLVD