

BUILD-TO-SUIT OR GROUND LEASE

# Ridgefield Gateway

8307 PIONEER STREET / RIDGEFIELD, WA 98642



Land opportunity at the NW corner of I-5 and Pioneer Street in Ridgefield

## CONTACT

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**NAI** Elliott

# Executive summary



## OFFERING SUMMARY

Economics:	Call for details
Lot Size:	35,860 SF & 45,804 SF (under contract)
Zoning:	CRB – Commercial Regional Business

## PROPERTY HIGHLIGHTS

- 30% increase in new single-family permits and 77% increase in issued permits (2020).
- Ridgefield named fastest-growing city in Washington 3 times in the past decade.
- Direct access to Pioneer, the area's primary commercial arterial.
- Just 5 miles north of I-5/I-205 convergence, connecting to the Portland Metro Area.
- High household income: ~\$120K within 5 miles.
- Nearby amenities include wineries, golf, Clark County Fairgrounds, and Ridgefield National Wildlife Refuge.



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# Site plan overlay



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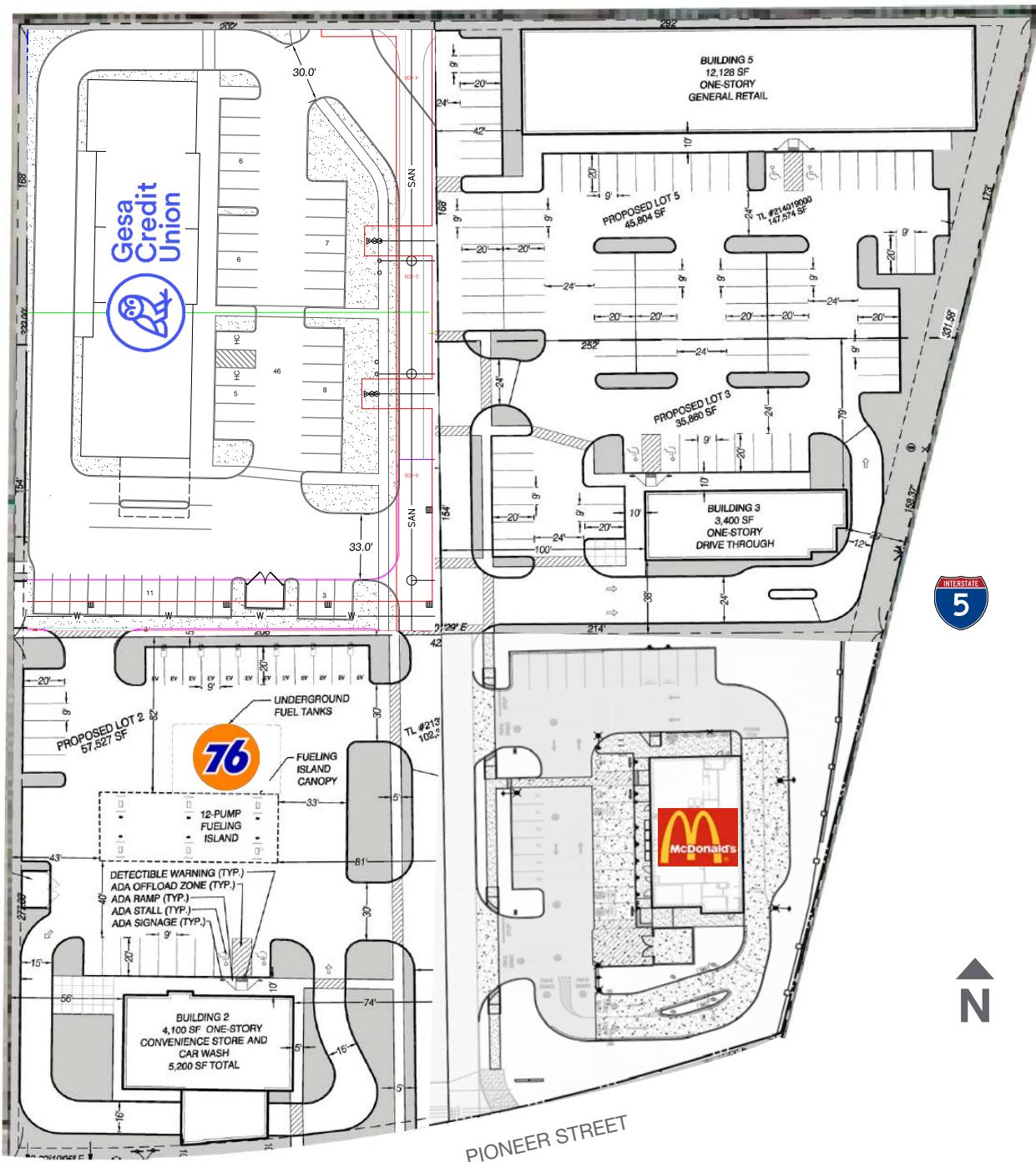
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# Site plan



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**MA|Elliott**

# Site plan for adjacent development

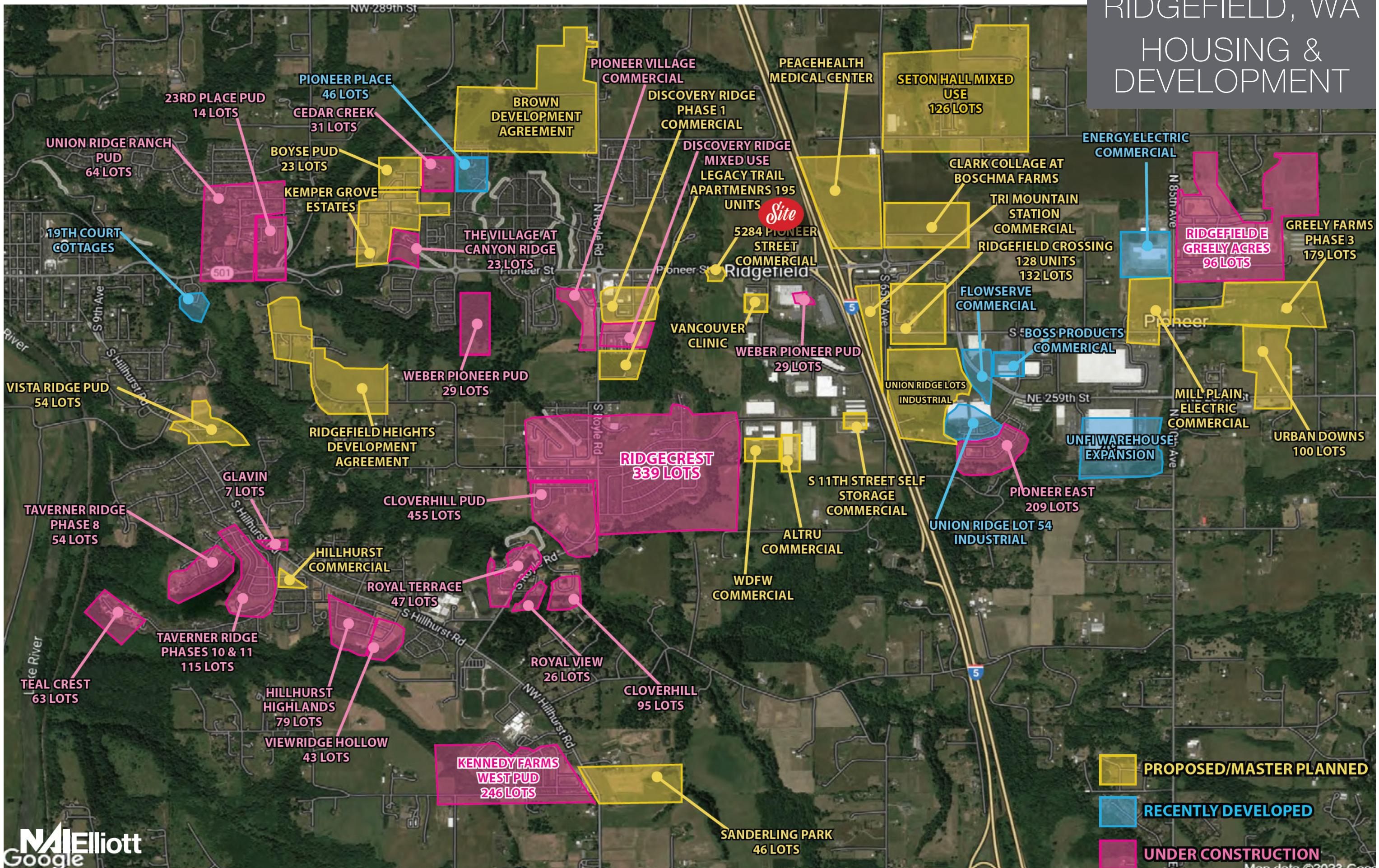


## CONTACT

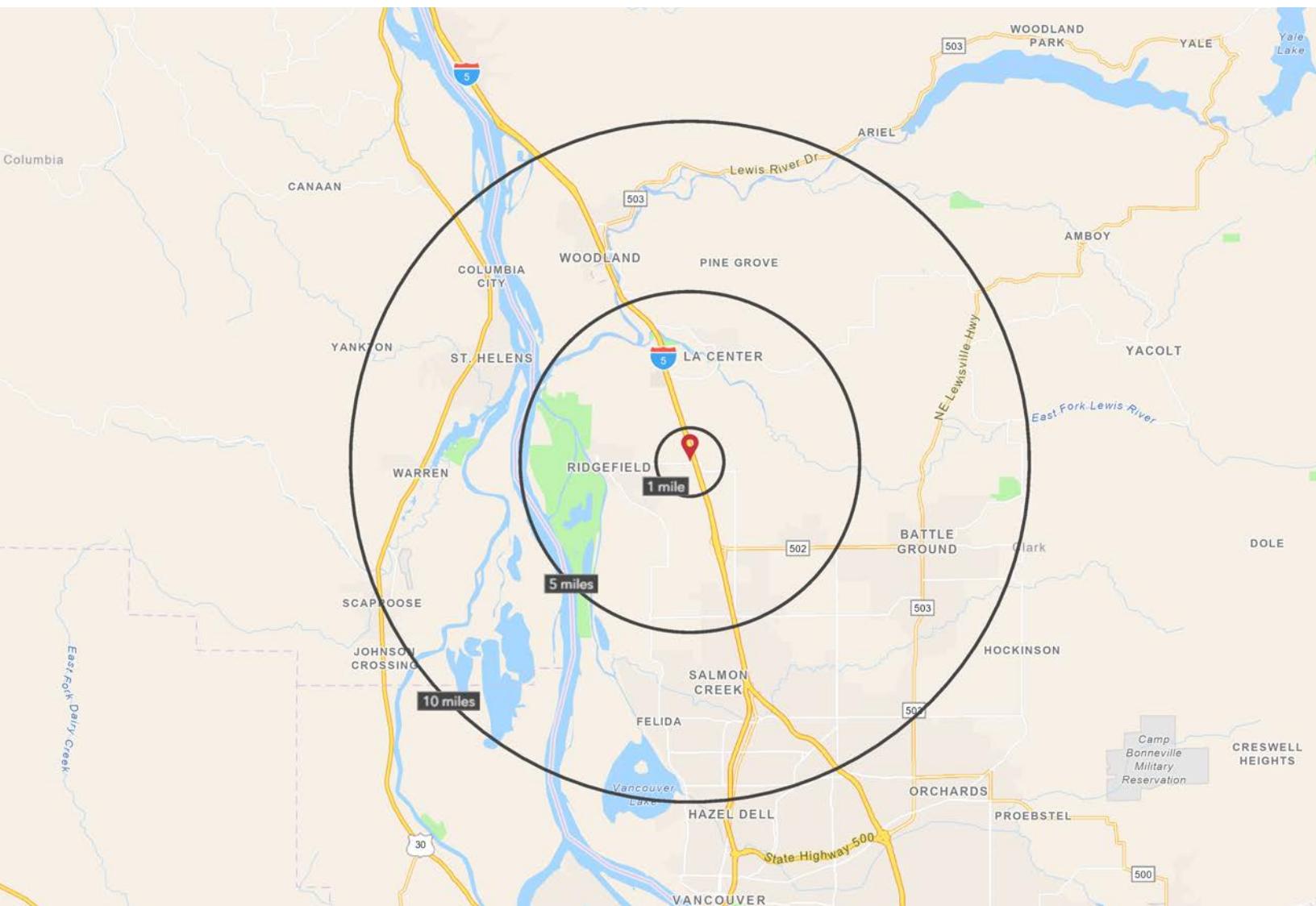
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# RIDGEFIELD, WA HOUSING & DEVELOPMENT



# Demographics summary



	1 MILE	5 MILE	10 MILE	20 min drive time
Estimated Total Population 2025	3,265	33,276	204,694	375,443
Projected Total Population 2030	3,557	36,394	215,325	395,131
Average HH Income	\$178,072	\$161,048	\$137,538	\$121,545
Median Home Value	\$779,920	\$715,510	\$615,916	\$584,556
Estimated Total Households	1,128	11,509	74,831	144,077
Daytime Demographics 16+	1,743	7,804	63,005	150,330
Some College or Higher	81%	75%	68%	67%

Source: Regis – SitesUSA (2023)

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# Demographics—full profile

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 Demographic Source: Applied Geographic Solutions 4/2023,  
 TIGER Geography - RFULL9



## Executive Summary (Esri 2025)

8307 Pioneer St, Ridgefield, Washington, 98642  
 Rings: 1, 5, 10 mile radii

Prepared by Esri

Latitude: 45.81638

Longitude: -122.68923

	1 mile	5 miles	10 miles
<b>Population</b>			
2010 Population	650	18,620	158,303
2020 Population	1,868	25,785	187,236
2025 Population	3,265	33,276	204,694
2030 Population	3,557	36,394	215,325
2010-2020 Annual Rate	11.13%	3.31%	1.69%
2020-2024 Annual Rate	11.22%	4.98%	1.71%
2024-2029 Annual Rate	1.73%	1.81%	1.02%
2020 Male Population	49.5%	49.9%	49.4%
2020 Female Population	50.5%	50.1%	50.6%
2020 Median Age	36.6	40.4	40.5
2025 Male Population	50.1%	50.3%	50.0%
2025 Female Population	49.9%	49.7%	50.0%
2025 Median Age	39.5	41.6	41.4

In the identified area, the current year population is 3,265. In 2020, the Census count in the area was 1,868. The rate of change since 2020 was 11.22% annually. The five-year projection for the population in the area is 3,557 representing a change of 1.73% annually from 2025 to 2030. Currently, the population is 50.1% male and 49.9% female.

### Median Age

The median age in this area is 39.5, compared to U.S. median age of 39.3.

### Race and Ethnicity

2025 White Alone	78.8%	82.0%	79.4%
2025 Black Alone	1.5%	0.8%	1.5%
2025 American Indian/Alaska Native Alone	0.6%	0.8%	0.9%
2025 Asian Alone	4.6%	3.1%	3.6%
2025 Pacific Islander Alone	0.4%	0.3%	0.5%
2025 Other Race	2.9%	3.2%	4.0%
2025 Two or More Races	11.2%	9.8%	10.1%
2025 Hispanic Origin (Any Race)	8.8%	8.3%	9.7%

Persons of Hispanic origin represent 8.8% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.5 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2025 Wealth Index	173	161	134
2010 Households	236	6,538	57,166
2020 Households	629	8,829	67,853
2025 Households	1,128	11,509	74,831
2030 Households	1,227	12,624	79,142
2010-2020 Annual Rate	10.30%	3.05%	1.73%
2020-2024 Annual Rate	11.77%	5.18%	1.88%
2024-2029 Annual Rate	1.70%	1.87%	1.13%
2025 Average Household Size	2.89	2.89	2.72

The household count in this area has changed from 629 in 2020 to 1,128 in the current year, a change of 11.77% annually. The five-year projection of households is 1,227, a change of 1.70% annually from the current year total. Average household size is currently 2.89, compared to 2.96 in the year 2020. The number of families in the current year is 901 in the specified area.

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<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	33.6%	35.8%	35.1%
<b>Median Household Income</b>			
2025 Median Household Income	\$145,217	\$125,131	\$109,753
2030 Median Household Income	\$159,365	\$142,610	\$125,246
2024-2029 Annual Rate	1.88%	2.65%	2.68%
<b>Average Household Income</b>			
2025 Average Household Income	\$178,072	\$161,048	\$137,538
2030 Average Household Income	\$197,142	\$182,912	\$154,731
2024-2029 Annual Rate	2.06%	2.58%	2.38%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$60,044	\$55,526	\$50,255
2030 Per Capita Income	\$66,424	\$63,266	\$56,835
2024-2029 Annual Rate	2.04%	2.64%	2.49%
<b>GINI Index</b>			
2025 Gini Index	36.3	40.8	41.1
<b>Households by Income</b>			
Current median household income is \$145,217 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$159,365 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$178,072 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$197,142 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$60,044 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$66,424 in five years, compared to \$51,203 for all U.S. households.			
<b>Housing</b>			
2025 Housing Affordability Index	72	67	69
2010 Total Housing Units	254	6,913	60,164
2010 Owner Occupied Housing Units	196	5,360	43,132
2010 Renter Occupied Housing Units	39	1,178	14,034
2010 Vacant Housing Units	18	375	2,998
2020 Total Housing Units	659	9,278	70,628
2020 Owner Occupied Housing Units	520	7,397	51,314
2020 Renter Occupied Housing Units	109	1,432	16,539
2020 Vacant Housing Units	21	449	2,767
2025 Total Housing Units	1,157	11,965	77,489
2025 Owner Occupied Housing Units	949	9,598	57,433
2025 Renter Occupied Housing Units	179	1,911	17,398
2025 Vacant Housing Units	29	456	2,658
2030 Total Housing Units	1,261	13,065	81,859
2030 Owner Occupied Housing Units	1,048	10,659	61,581
2030 Renter Occupied Housing Units	179	1,965	17,561
2030 Vacant Housing Units	34	441	2,717
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	64.3	56.3	52.7

Currently, 82.0% of the 1,157 housing units in the area are owner occupied; 15.5%, renter occupied; and 2.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 659 housing units in the area and 3.2% vacant housing units. The annual rate of change in housing units since 2020 is 11.32%. Median home value in the area is \$779,920, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.18% annually to \$868,596.

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