

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

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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



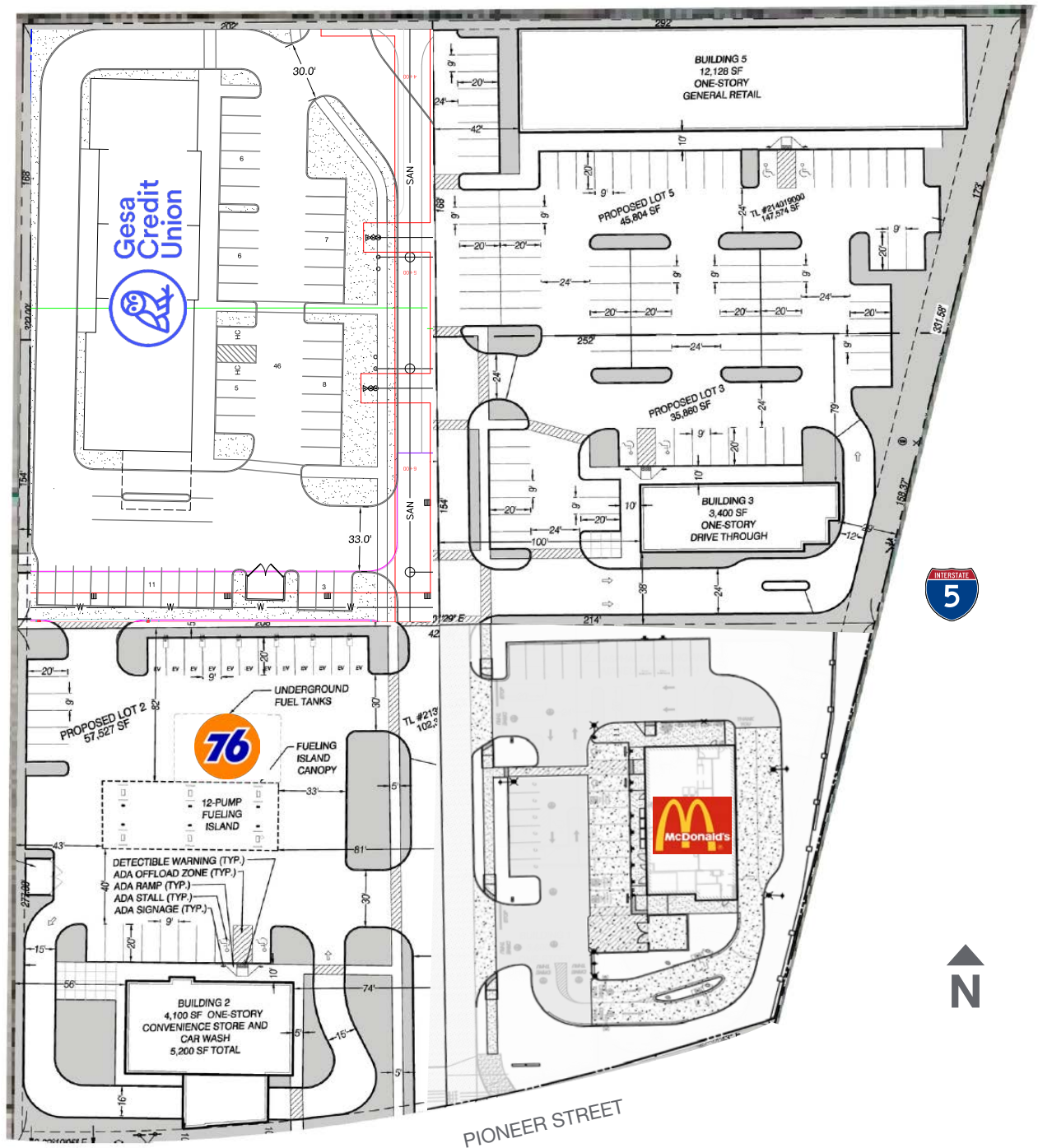
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Site plan



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Site plan for adjacent development

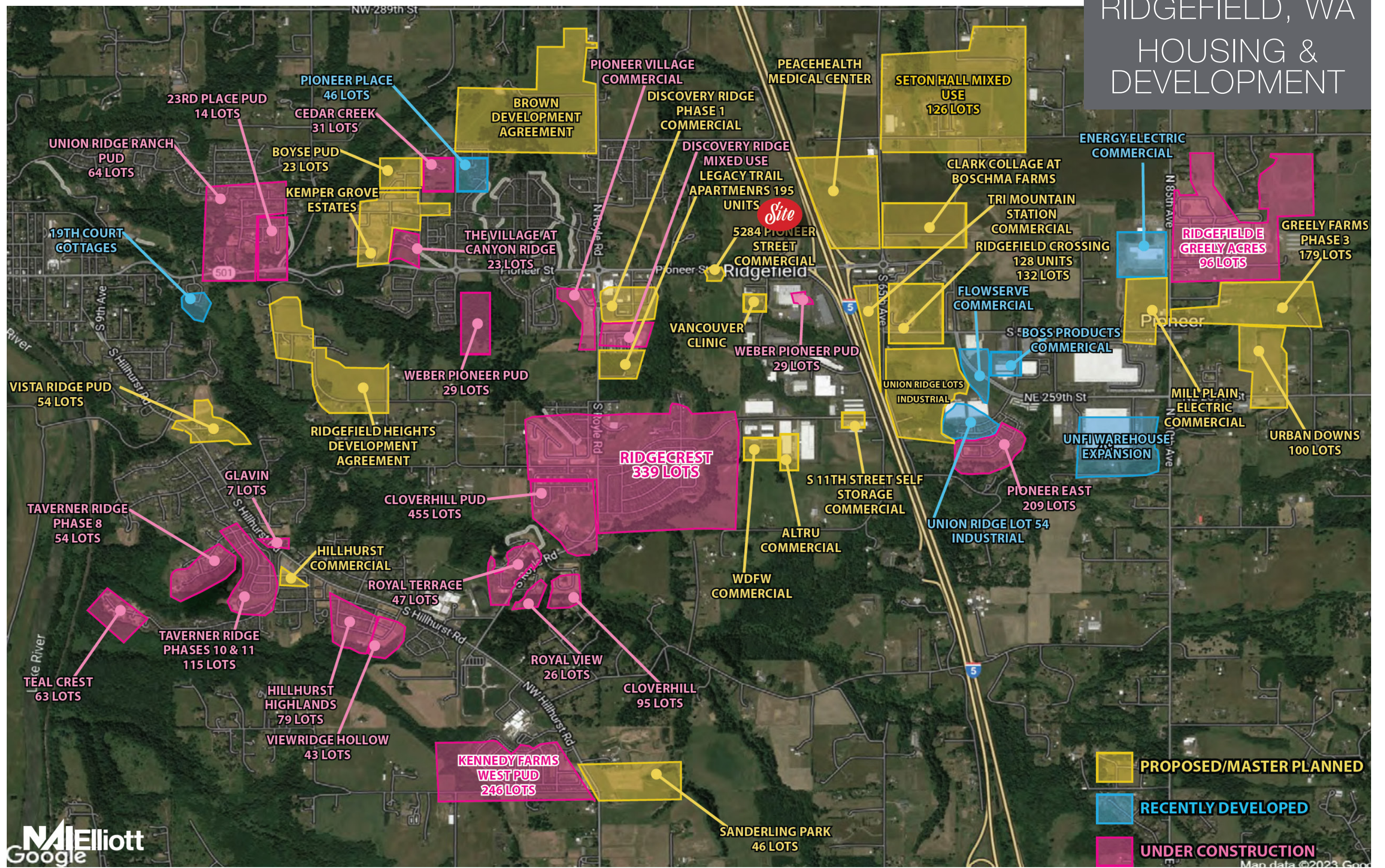


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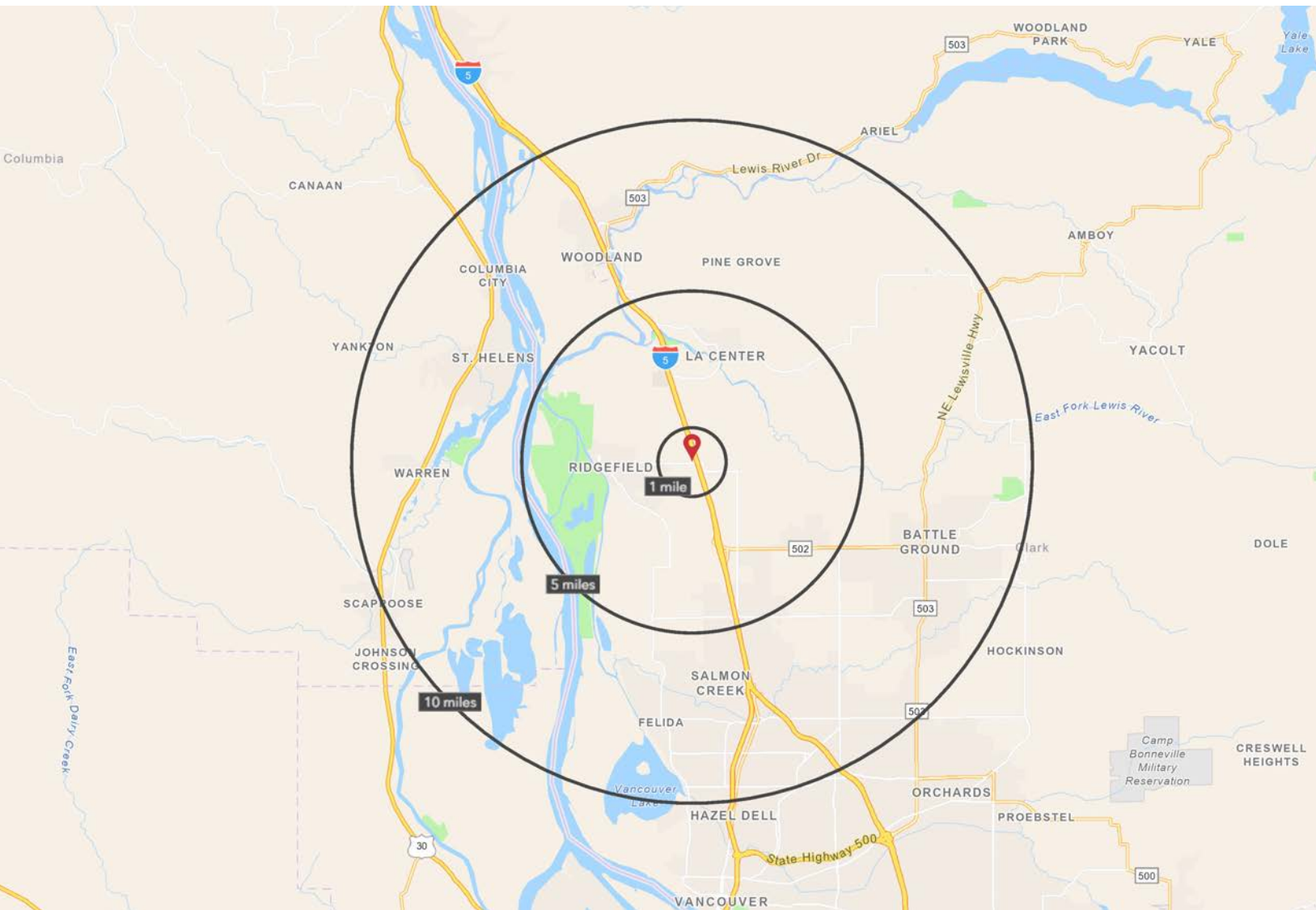
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RIDGEFIELD, WA HOUSING & DEVELOPMENT



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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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

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 |
|------------------------|--------|---------|----------|
| Population | | | |
| 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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Demographics—full profile

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TIGER Geography - RFULL9



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| | 1 mile | 5 miles | 10 miles |
|-------------------------------------|-----------|-----------|-----------|
| Mortgage Income | | | |
| 2025 Percent of Income for Mortgage | 33.6% | 35.8% | 35.1% |
| Median Household Income | | | |
| 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% |
| Average Household Income | | | |
| 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% |
| Per Capita Income | | | |
| 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% |
| GINI Index | | | |
| 2025 Gini Index | 36.3 | 40.8 | 41.1 |
| Households by Income | | | |

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.

| | | | |
|------------------------------------|-------|--------|--------|
| Housing | | | |
| 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 |
| Socioeconomic Status Index | | | |
| 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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