

FOR LEASE

Pioneer Crossing

Ridgefield, Washington



Location: S 56th Pl & Pioneer St (Hwy 501) in Ridgefield, Washington

Available Space & Rates: Pads & shop spaces available, call for details

- Comments:**
- Bank pad with drive-thru, full service restaurant pad available and fast food pad
 - Strong residential growth
 - See Attached 'Fact Sheet'

Traffic Count: Pioneer St (Hwy 501) – 11,000 ADT (10); I-5 – 67,000 ADT (10); I-5 - 89,349 ADT (08)



Demographics:

Trade Area

2010 Est. Population	65,105
2010 Est. Households	21,359
2010 Average HH Income	\$72,583
Employees	17,713

Source: Regis - SitesUSA



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 Licensed brokers in Oregon & Washington.

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Ridgefield, Washington

FACT SHEET

- Located in SW Washington's Discovery Corridor (large tracts of land available for industrial, flex/light industrial and business parks with rail, port and interstate freeway available) <http://www.portridgefield.org/what/discovery-corridor.aspx>
- Emerging wine industry (over a dozen vineyards and wineries in and around Ridgefield with more planned due to Port of Ridgefield recent program to provide incentives for the businesses associated with the wine industry)
- Port of Ridgefield (designing a waterfront development along the Columbia)
- Interstate Freeway/Ocean accessible Port/Major Rail (majority of Puget Sound rail shipping comes in off the line which runs through Ridgefield)
- City of Ridgefield motivated to fast track development and investments
- Potential WSU freshwater biology research facility
- Large volume of residential lots (in excess of 1,800 platted and built out lots)
- 85,000 cars per/day on I-5
- Large number of existing jobs in relationship to town size (currently over 2,200 jobs with an estimated 13,000 to be created over the next decade)
- Emerging affluent district
- Home to a large percentage per capita of high wage earners
- Ridgefield has the highest population growth in Clark County at 4.5%
- Peace Health (SW Washington Medical Center) to build a medical campus at interchange
- Wildlife refuge - 165,000 annual visitors
- Tri Mountain Golf - a four star rated course
- Proposed Cowlitz Tribe Casino (250 rooms and approx. 500,000 SF of gaming, entertainment, convention and dining area <http://www.cowlitzcasino.com>)
- Prestige Theaters to build a 12-plex theater at interchange
- Clark College evaluating area for a north campus (primarily nursing program)
- Seton Catholic High School to be built in 2012 east of I-5 near 279th Street



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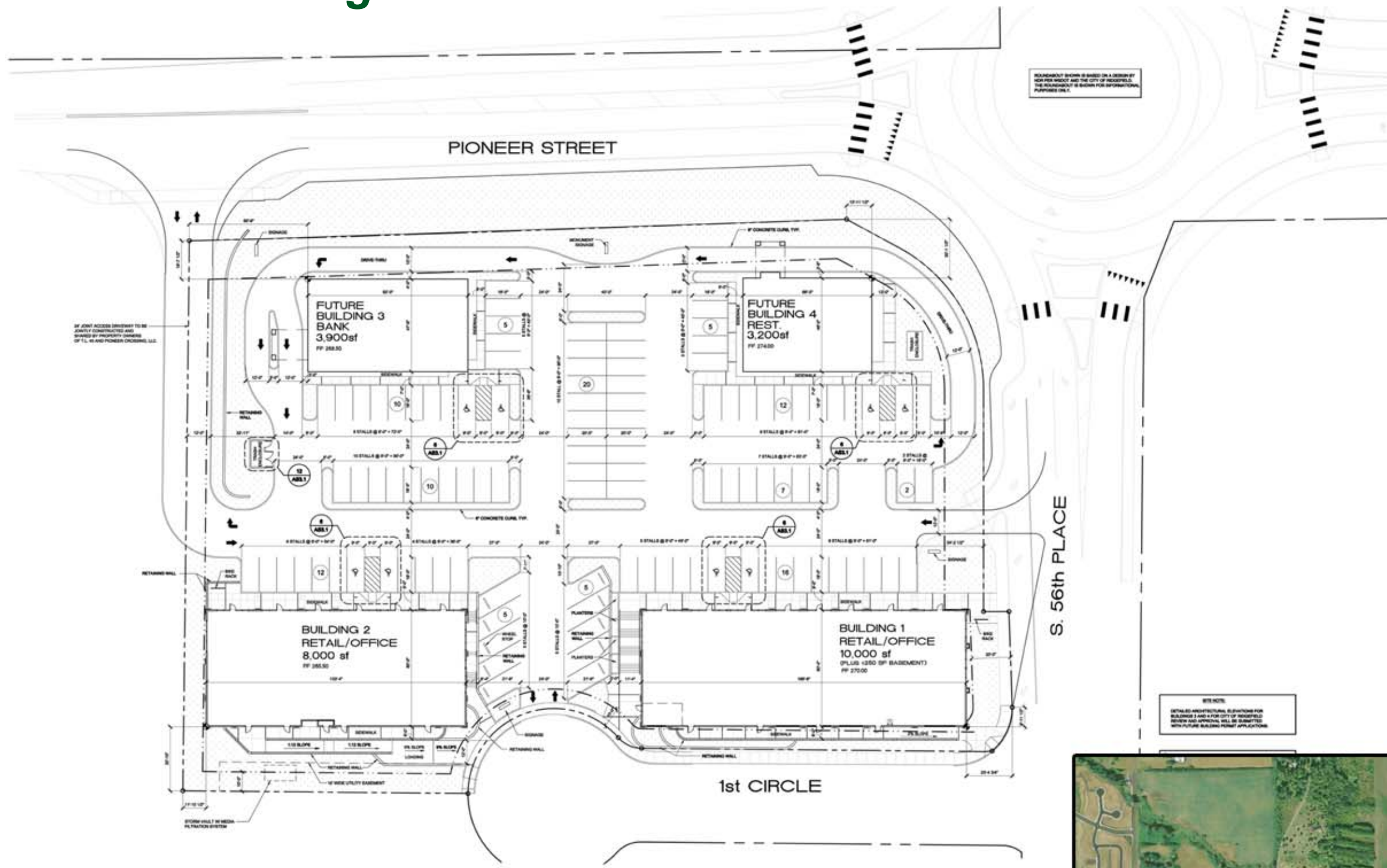
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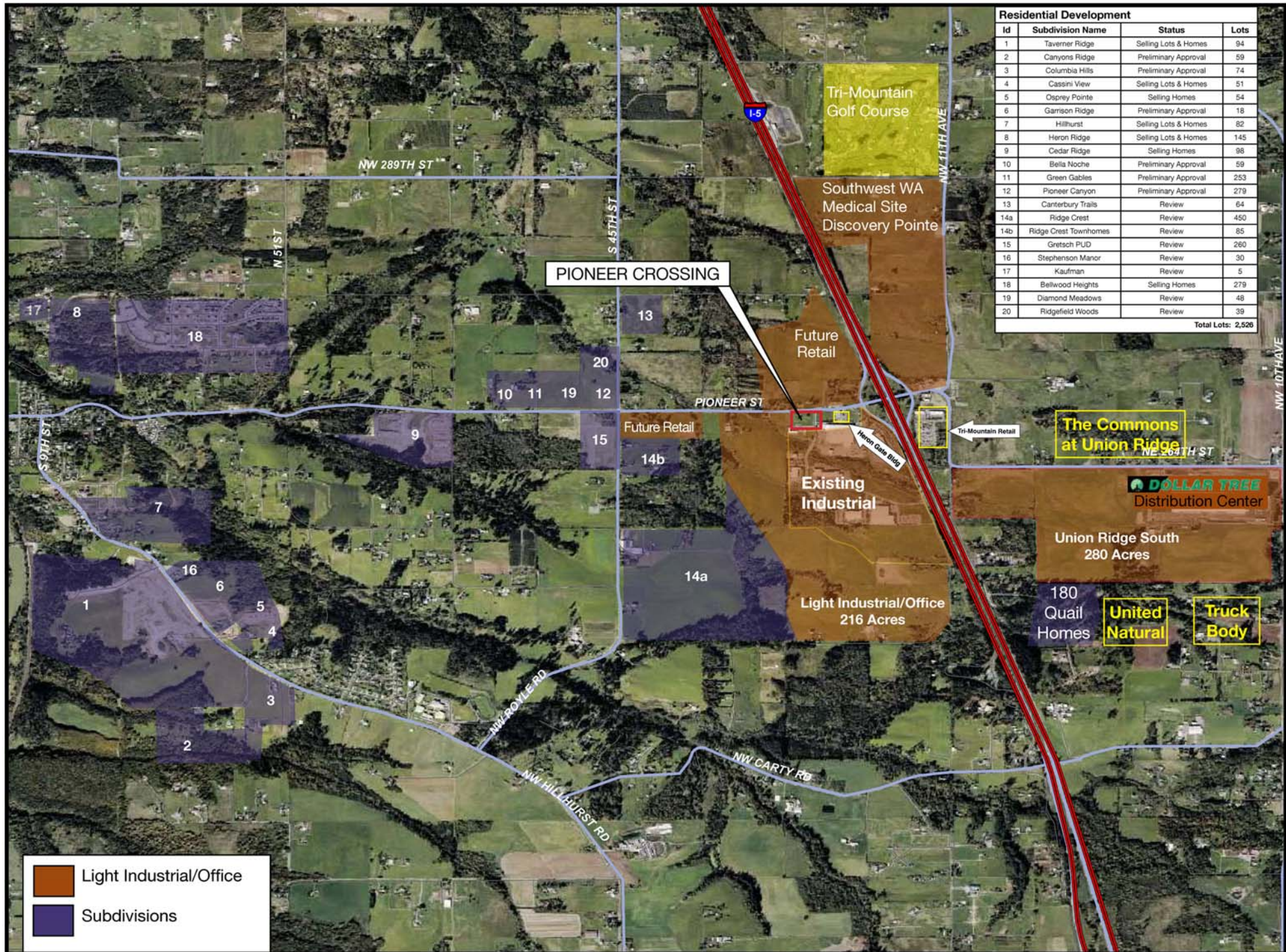
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Residential Development			
Id	Subdivision Name	Status	Lots
1	Taverner Ridge	Selling Lots & Homes	94
2	Canyons Ridge	Preliminary Approval	59
3	Columbia Hills	Preliminary Approval	74
4	Cassini View	Selling Lots & Homes	51
5	Osprey Pointe	Selling Homes	54
6	Garrison Ridge	Preliminary Approval	18
7	Hillhurst	Selling Lots & Homes	82
8	Heron Ridge	Selling Lots & Homes	145
9	Cedar Ridge	Selling Homes	96
10	Bella Noche	Preliminary Approval	59
11	Green Gables	Preliminary Approval	253
12	Pioneer Canyon	Preliminary Approval	279
13	Canterbury Trails	Review	64
14a	Ridge Crest	Review	450
14b	Ridge Crest Townhomes	Review	85
15	Gretsch PUD	Review	260
16	Stephenson Manor	Review	30
17	Kaufman	Review	5
18	Bellwood Heights	Selling Homes	279
19	Diamond Meadows	Review	48
20	Ridgefield Woods	Review	39
Total Lots:			2,526

PIONEER CROSSING

Light Industrial/Office
 Subdivisions

The Commons at Union Ridge

DOLLAR TREE
Distribution Center

Union Ridge South
280 Acres

180
Quail Homes

United Natural

Truck Body

Existing Industrial

Light Industrial/Office
216 Acres

Future Retail

14b

14a

Future Retail

13

20

10

11

19

12

9

15

18

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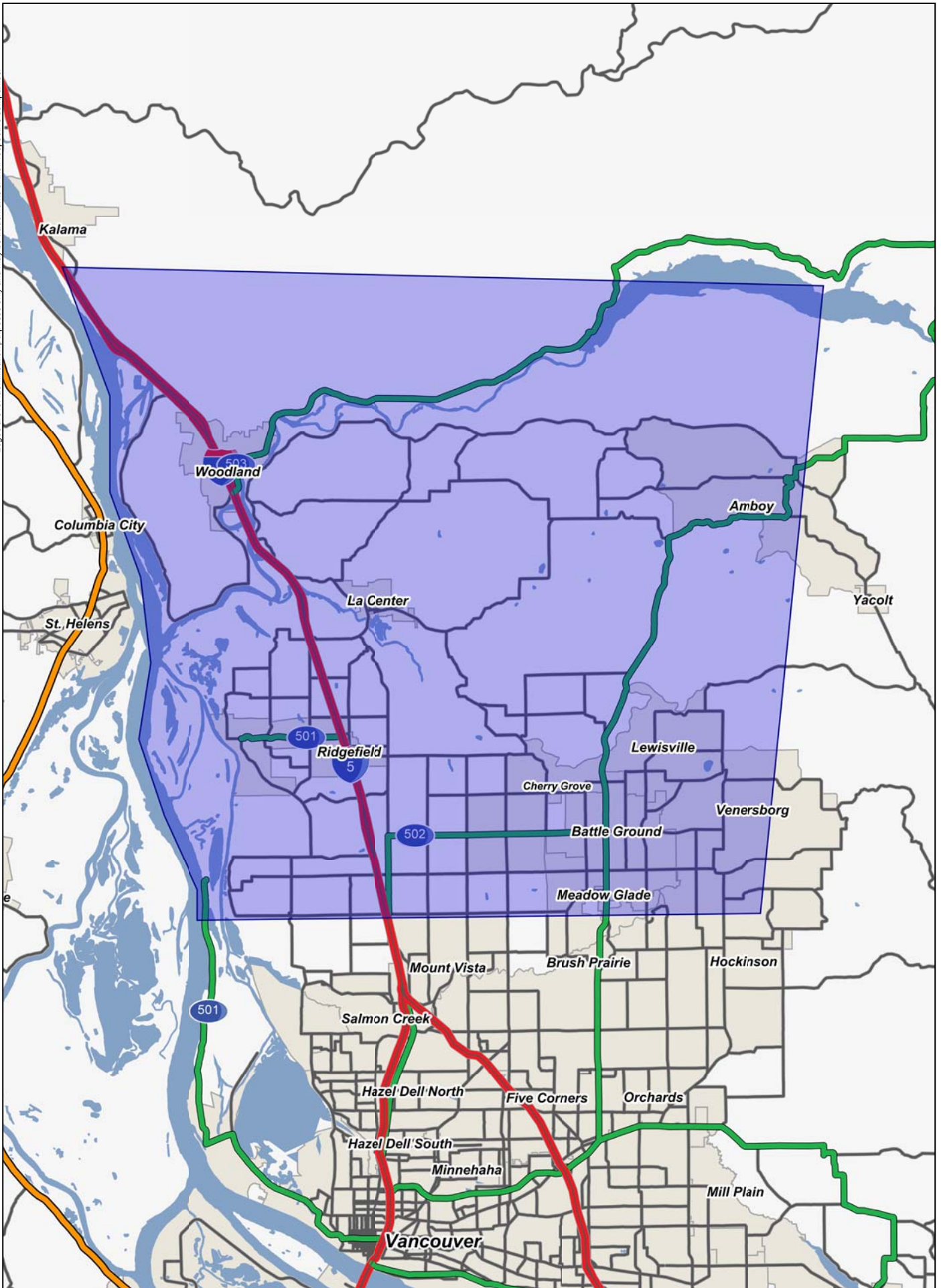
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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.8722/-122.6237

Ridgefield, WA

Object 1

Trade Area

POPULATION	2010 Estimated Population	65,105
	2015 Projected Population	67,781
	2000 Census Population	50,297
	1990 Census Population	32,966
	Historical Annual Growth 1990 to 2010	4.9%
	Projected Annual Growth 2010 to 2015	0.8%
HOUSEHOLDS	2010 Est. Households	21,359
	2015 Proj. Households	21,830
	2000 Census Households	16,906
	1990 Census Households	11,061
	Historical Annual Growth 1990 to 2010	4.7%
	Projected Annual Growth 2010 to 2015	0.4%
AGE	2010 Est. Population 0 to 9 Years	14.7%
	2010 Est. Population 10 to 19 Years	15.5%
	2010 Est. Population 20 to 29 Years	11.3%
	2010 Est. Population 30 to 44 Years	20.9%
	2010 Est. Population 45 to 59 Years	20.9%
	2010 Est. Population 60 to 74 Years	12.2%
	2010 Est. Population 75 Years Plus	4.5%
	2010 Est. Median Age	35.5
MARITAL STATUS & SEX	2010 Est. Male Population	50.4%
	2010 Est. Female Population	49.6%
	2010 Est. Never Married	19.9%
	2010 Est. Now Married	64.1%
	2010 Est. Separated or Divorced	12.0%
	2010 Est. Widowed	4.0%
INCOME	2010 Est. HH Income \$200,000 or More	1.8%
	2010 Est. HH Income \$150,000 to \$199,999	4.5%
	2010 Est. HH Income \$100,000 to \$149,999	17.0%
	2010 Est. HH Income \$75,000 to \$99,999	16.3%
	2010 Est. HH Income \$50,000 to \$74,999	23.4%
	2010 Est. HH Income \$35,000 to \$49,999	15.0%
	2010 Est. HH Income \$25,000 to \$34,999	7.8%
	2010 Est. HH Income \$15,000 to \$24,999	7.3%
	2010 Est. HH Income \$0 to \$14,999	7.0%
	2010 Est. Average Household Income	\$72,583
	2010 Est. Median HH Income	\$64,171
	2010 Est. Per Capita Income	\$24,318
	2010 Est. Number of Businesses	2,121
	2010 Est. Total Number of Employees	17,713

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Category	Item	Value
RACE	2010 Est. White Population	95.4%
	2010 Est. Black Population	0.6%
	2010 Est. Asian & Pacific Islander	1.1%
	2010 Est. American Indian & Alaska Native	0.9%
	2010 Est. Other Races Population	2.1%
HISPANIC	2010 Est. Hispanic Population	3,893
	2010 Est. Hispanic Population Percent	6.0%
	2015 Proj. Hispanic Population Percent	7.3%
	2000 Hispanic Population Percent	
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	41,923
	2010 Est. Elementary (0 to 8)	3.0%
	2010 Est. Some High School (9 to 11)	7.1%
	2010 Est. High School Graduate (12)	29.4%
	2010 Est. Some College (13 to 16)	28.4%
	2010 Est. Associate Degree Only	10.3%
	2010 Est. Bachelor Degree Only	15.2%
	2010 Est. Graduate Degree	6.7%
HOUSING	2010 Est. Total Housing Units	22,573
	2010 Est. Owner Occupied Percent	78.6%
	2010 Est. Renter Occupied Percent	16.1%
	2010 Est. Vacant Housing Percent	5.4%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	4.4%
	2000 Homes Built 1995 to 1998	19.8%
	2000 Homes Built 1990 to 1994	14.7%
	2000 Homes Built 1980 to 1989	13.8%
	2000 Homes Built 1970 to 1979	21.8%
	2000 Homes Built 1960 to 1969	7.9%
	2000 Homes Built 1950 to 1959	4.7%
	2000 Homes Built Before 1949	13.0%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.2%
	2000 Home Value \$500,000 to \$999,999	1.3%
	2000 Home Value \$400,000 to \$499,999	2.8%
	2000 Home Value \$300,000 to \$399,999	9.2%
	2000 Home Value \$200,000 to \$299,999	31.3%
	2000 Home Value \$150,000 to \$199,999	23.1%
	2000 Home Value \$100,000 to \$149,999	27.7%
	2000 Home Value \$50,000 to \$99,999	3.8%
	2000 Home Value \$25,000 to \$49,999	0.4%
	2000 Home Value \$0 to \$24,999	0.2%
	2000 Median Home Value	\$195,854
	2000 Median Rent	\$548

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LABOR FORCE	2010 Est. Labor: Population Age 16+	49,295
	2010 Est. Civilian Employed	59.7%
	2010 Est. Civilian Unemployed	6.9%
	2010 Est. in Armed Forces	0.2%
	2010 Est. not in Labor Force	33.2%
	2010 Labor Force: Males	50.1%
	2010 Labor Force: Females	49.9%
OCCUPATION	2000 Occupation: Population Age 16+	23,109
	2000 Mgmt, Business, & Financial Operations	12.8%
	2000 Professional & Related	16.0%
	2000 Service	13.4%
	2000 Sales and Office	24.7%
	2000 Farming, Fishing, and Forestry	1.5%
	2000 Construction, Extraction, & Maintenance	14.7%
	2000 Production, Transport, & Material Moving	16.8%
	2000 Percent White Collar Workers	53.6%
2000 Percent Blue Collar Workers	46.4%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	79.4%
	2000 Drive to Work in Carpool	11.3%
	2000 Travel to Work by Public Transportation	1.1%
	2000 Drive to Work on Motorcycle	0.1%
	2000 Walk or Bicycle to Work	1.8%
	2000 Other Means	0.7%
	2000 Work at Home	5.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	19.4%
	2000 Travel to Work in 15 to 29 Minutes	32.8%
	2000 Travel to Work in 30 to 59 Minutes	40.0%
	2000 Travel to Work in 60 Minutes or More	7.8%
	2000 Average Travel Time to Work	27.8
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$1.20 B
	2010 Est. Apparel	\$57.5 M
	2010 Est. Contributions & Gifts	\$75.2 M
	2010 Est. Education & Reading	\$32.3 M
	2010 Est. Entertainment	\$67.6 M
	2010 Est. Food, Beverages & Tobacco	\$192 M
	2010 Est. Furnishings & Equipment	\$53.6 M
	2010 Est. Health Care & Insurance	\$84.8 M
	2010 Est. Household Operations & Shelter & Utilities	\$359 M
	2010 Est. Miscellaneous Expenses	\$19.9 M
	2010 Est. Personal Care	\$17.4 M
2010 Est. Transportation	\$245 M	

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