

FOR SALE

# THE GARDNER CENTER

1/2 ACRE PAD  
ZONED FOR DRIVE-THRU

BATTLE GROUND, WA



## LOCATION

Near the corner of Hwy 503 (NE 122nd Ave/SW 10th Ave) and SE Eaton Blvd in Battle Ground, WA

## FOR SALE

.50 Acres

## PRICE

\$700,000

## ZONING

Flexible RC

## HIGHLIGHTS

- Flexible RC Zoning allows for many uses including a restaurant and quick service restaurant up to 2,500 SF with Drive-Thru!
- 22,374 ADT on SR 503 at SE Eaton Road
- Center anchored by the Battle Ground Cinema Center, Gentle Dental and IQ Credit Union
- Across the street from Walmart anchored Millcreek Town Center

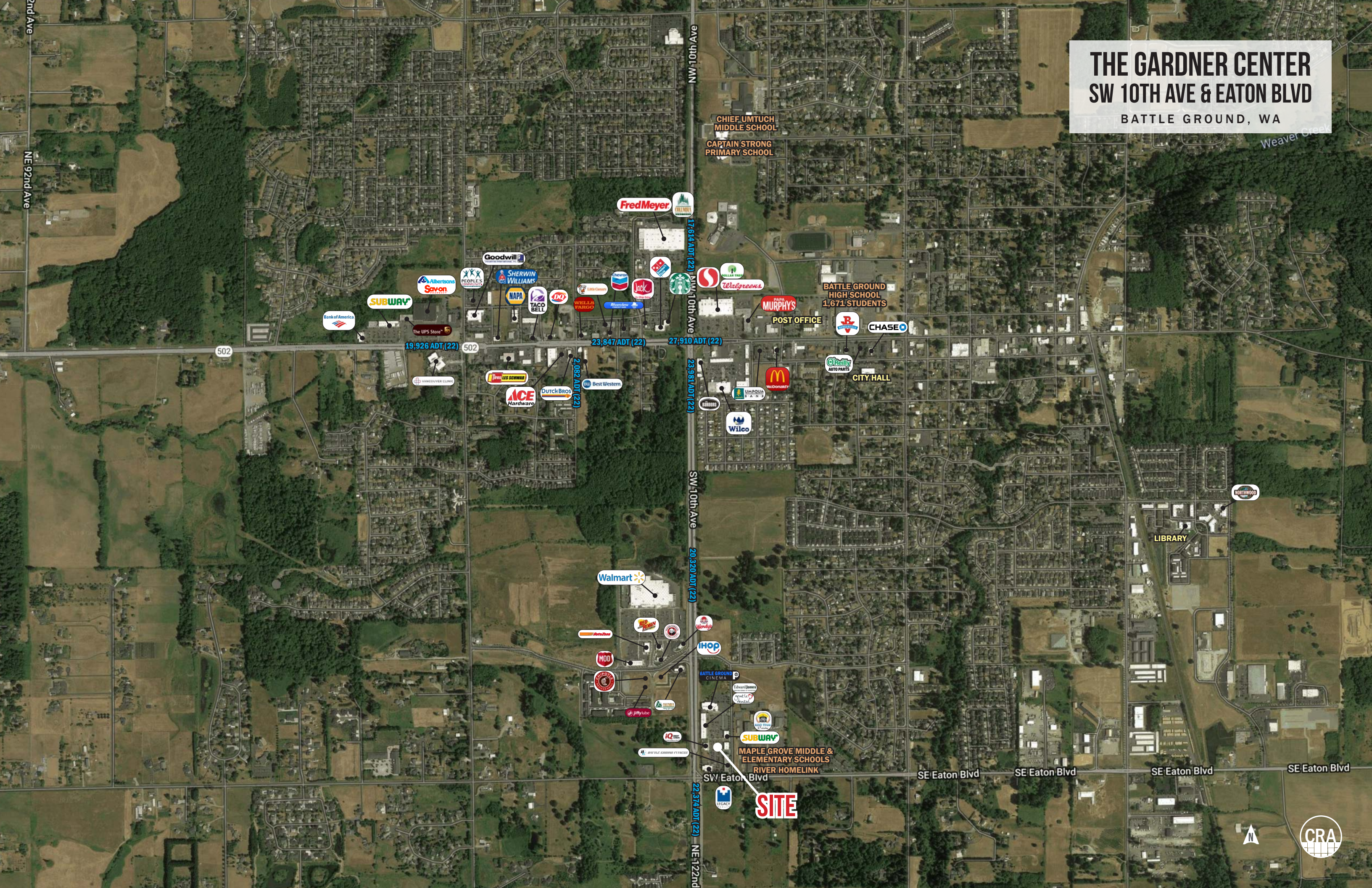
## TRAFFIC COUNTS

WA 503/NE 122nd Ave - 22,374 ADT ('22)  
SW Eaton Blvd - 13,884 ADT ('22)



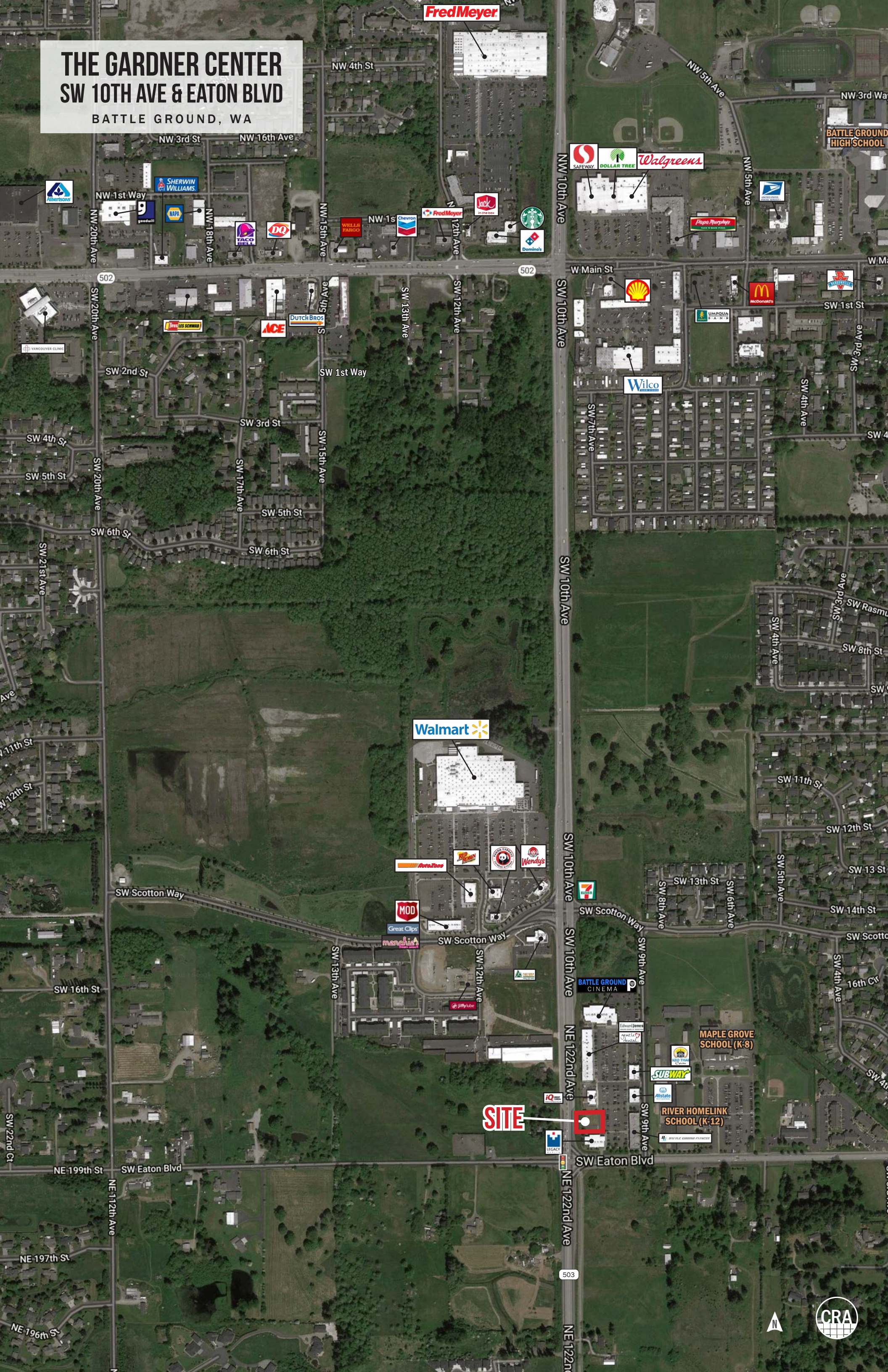
# THE GARDNER CENTER SW 10TH AVE & EATON BLVD

BATTLE GROUND, WA





# THE GARDNER CENTER SW 10TH AVE & EATON BLVD BATTLE GROUND, WA



Fred Meyer

Walmart

SITE



BATTLE GROUND HIGH SCHOOL

MAPLE GROVE SCHOOL (K-8)

RIVER HOMELINK SCHOOL (K-12)

BATTLE GROUND CINEMA

Fred Meyer

Walgreens

AutoZone

Wendy's

MOD

7-Eleven

Albertsons

SHERWIN WILLIAMS

NAPA

DQ

WELLS FARGO

Chevron

Fred Meyer

Wick

Starbucks

Dominos

SAFEWAY

DOLLAR TREE

Papa Murphy's

Shell

McDonald's

Wilco

THE SCREWDRIVER

ACE

DUTCH BROS

502

502

503

SW 20th Ave

SW 2nd St

SW 4th St

SW 5th St

SW 6th St

SW 21st Ave

SW 11th St

SW 12th St

SW 16th St

SW 16th St

SW 16th St

SW 22nd Ct

NE 199th St

NE 197th St

NE 196th St

NW 3rd St

NW 1st Way

NW 8th Ave

SW 2nd St

SW 3rd St

SW 5th St

SW 6th St

SW 21st Ave

SW 11th St

SW 12th St

SW 16th St

SW 16th St

SW 16th St

SW 22nd Ct

NE 199th St

NE 197th St

NE 196th St

NW 16th Ave

NW 1st Way

NW 8th Ave

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BATTLE GROUND, WA

## DEMOGRAPHIC SUMMARY

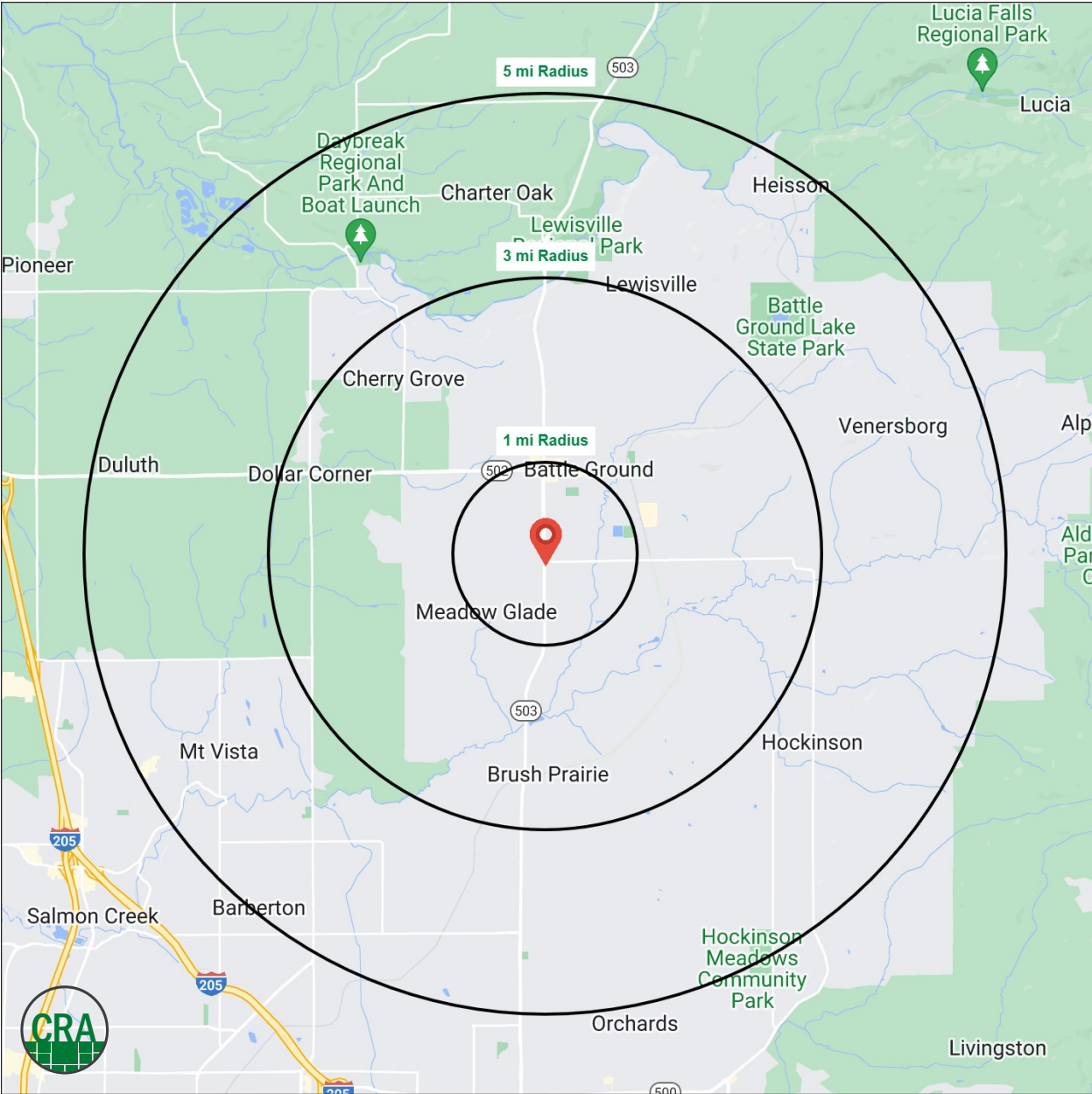
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	8,326	30,742	59,247
Population Forecast 2028	9,261	34,227	65,168
Average HH Income	\$117,663	\$123,151	\$133,026
Median HH Income	\$90,692	\$98,206	\$106,225
Median Home Value	\$417,893	\$471,252	\$499,347
Daytime Demographics 16+	4,875	16,517	29,434

**\$117,663**

Average Household Income  
1 MILE RADIUS

**35.0**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.7673/-122.5468

1810 SW 9th Ave Battle Ground, WA 98604	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	8,326	30,742	59,247
2028 Projected Population	9,261	34,227	65,168
2020 Census Population	8,039	29,355	57,060
2010 Census Population	7,146	25,720	44,782
Projected Annual Growth 2023 to 2028	2.2%	2.3%	2.0%
Historical Annual Growth 2010 to 2023	1.3%	1.5%	2.5%
2023 Median Age	35.0	37.2	39.8
<b>Households</b>			
2023 Estimated Households	2,929	10,594	20,741
2028 Projected Households	3,402	12,331	23,839
2020 Census Households	2,797	10,002	19,762
2010 Census Households	2,396	8,390	14,925
Projected Annual Growth 2023 to 2028	3.2%	3.3%	3.0%
Historical Annual Growth 2010 to 2023	1.7%	2.0%	3.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	85.7%	86.7%	85.1%
2023 Estimated Black or African American	1.1%	0.9%	1.4%
2023 Estimated Asian or Pacific Islander	2.5%	2.6%	3.9%
2023 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2023 Estimated Other Races	10.2%	9.3%	9.1%
2023 Estimated Hispanic	9.1%	8.0%	7.7%
<b>Income</b>			
2023 Estimated Average Household Income	\$117,663	\$123,151	\$133,026
2023 Estimated Median Household Income	\$90,692	\$98,206	\$106,225
2023 Estimated Per Capita Income	\$41,452	\$42,503	\$46,649
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.9%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	3.5%	3.6%	3.6%
2023 Estimated High School Graduate	27.1%	27.8%	26.3%
2023 Estimated Some College	26.9%	24.7%	24.6%
2023 Estimated Associates Degree Only	12.4%	11.4%	11.3%
2023 Estimated Bachelors Degree Only	17.6%	18.7%	20.8%
2023 Estimated Graduate Degree	10.6%	11.8%	11.9%
<b>Business</b>			
2023 Estimated Total Businesses	336	1,191	1,963
2023 Estimated Total Employees	2,363	7,123	10,982
2023 Estimated Employee Population per Business	7.0	6.0	5.6
2023 Estimated Residential Population per Business	24.8	25.8	30.2

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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