

# PRIME COMMERCIAL SITE

— FOR SALE —



## LOCATION

Near the corner of W Main St and SW 15th Ave  
Battle Ground, WA

## FOR SALE

3.51 Acres

## PRICE

\$1,529,000 (approx \$10.00/SF)

## TRAFFIC COUNTS

WA 502 - 23,322 ADT ('20)

## HIGHLIGHTS

- +/- 330 feet of Main Street frontage
- Zoned RC - City of Battle Ground
- Less than ¼ mile from the 502/503 interchange
- Property has an existing house and shop for rental income or convert for commercial use



# PRIME COMMERCIAL SITE NEAR W MAIN ST & SW 15TH AVE

BATTLE GROUND, WA

NE 92nd Ave

SW 14th Ave

SW 10th Ave

SW 10th Ave

NE 122nd Ave

502

502

502

SW Eaton Blvd

SE Eaton Blvd

SE Eaton Blvd

SE Eaton Blvd

SE Eaton Blvd

CHIEF UMTUCH MIDDLE SCHOOL

CAPTAIN STRONG PRIMARY SCHOOL

BATTLE GROUND HIGH SCHOOL  
1,970 STUDENTS

POST OFFICE

CITY HALL

LIBRARY

MAPLE GROVE MIDDLE & ELEMENTARY SCHOOLS

Fred Meyer

Goodwill

Albertsons  
Savon

SUBWAY

Bank of America

The UPS Store

PEOPLE'S COMMERCIAL BANK

SHERWIN WILLIAMS

NAPA

TACO BELL

DQ

WELLS FARGO

Little Caesars

Jack-in-the-Box

Starbucks

Walgreens

PostNet

CHASE

MANCOWDER CLINIC

LES SCHWAB

ACE

Dutch Bros

Best Western

**SITE**

2,125 ADT (20)

23,322 ADT (20)

28,246 ADT (20)

23,004 ADT (20)

20,996 ADT (20)

Walmart

MOD

Arby's

Wendy's

BATTLE GROUND CINEMA

Elmer's

Grand Le 7

Maple Grove

Jiffy Lube

IQ

DAY TAC COMMUNITY SERVICES

SW Eaton Blvd

LEGACY

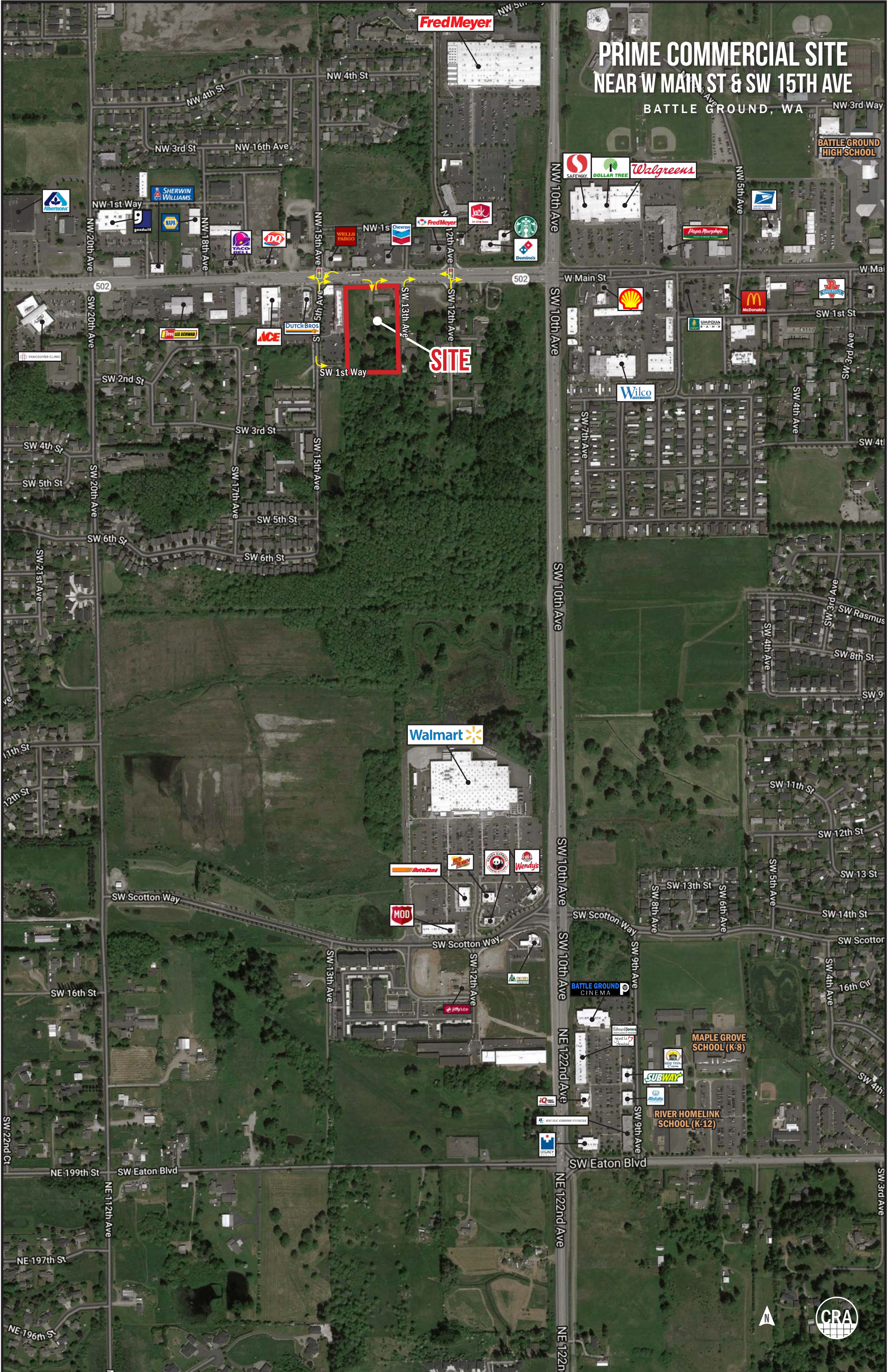
Weaver Creek





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BATTLE GROUND, WA



Fred Meyer

BATTLE GROUND  
HIGH SCHOOL

SITE

Walmart





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BATTLE GROUND, WA

## DEMOGRAPHIC SUMMARY

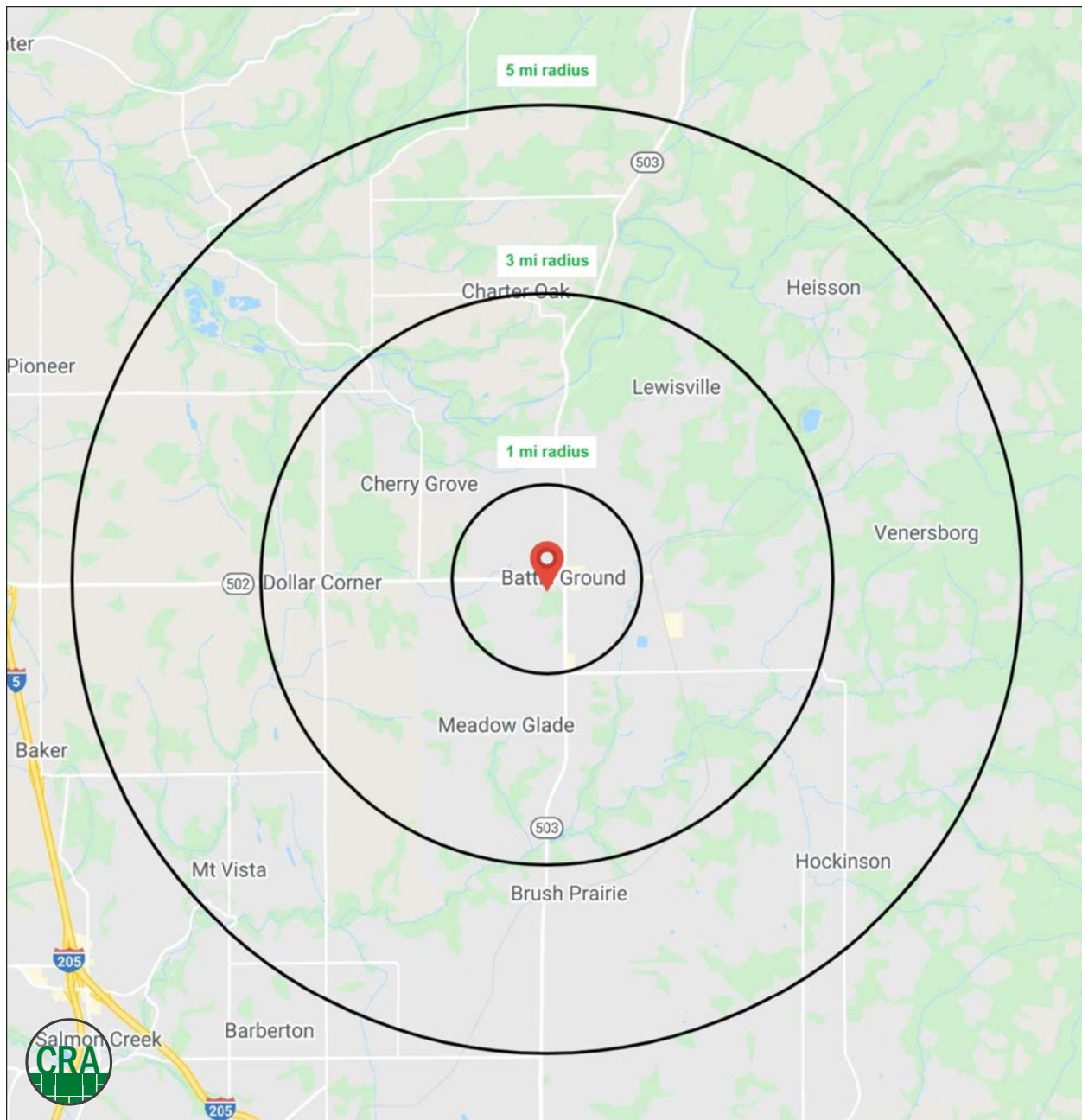
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	12,729	29,195	45,121
Average HH Income	\$90,063	\$107,521	\$119,351
Median HH Income	\$71,803	\$84,367	\$91,560
Median Home Value	\$309,824	\$370,434	\$398,965
Daytime Demographics 16+	8,269	16,171	24,165

### \$90,063

Average Household Income  
1 MILE RADIUS

### 32.6

Median Age  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.7804/-122.5516

RS1

## 1305 WA-502

### Battle Ground, WA 98604

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	12,729	29,195	45,121
	2025 Projected Population	13,617	31,113	48,136
	2010 Census Population	11,640	25,568	40,321
	2000 Census Population	6,022	16,891	30,496
	Projected Annual Growth 2020 to 2025	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	5.6%	3.6%	2.4%
<b>HOUSEHOLDS</b>	2020 Median Age	32.6	36.5	39.3
	2020 Estimated Households	4,119	9,744	15,251
	2025 Projected Households	4,373	10,323	16,200
	2010 Census Households	3,656	8,336	13,362
	2000 Census Households	2,011	5,571	10,033
	Projected Annual Growth 2020 to 2025	1.2%	1.2%	1.2%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2020	5.2%	3.7%	2.6%
	2020 Estimated White	87.2%	89.3%	90.4%
	2020 Estimated Black or African American	1.2%	1.0%	1.0%
	2020 Estimated Asian or Pacific Islander	3.0%	2.5%	2.3%
	2020 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.7%
	2020 Estimated Other Races	7.7%	6.4%	5.6%
<b>INCOME</b>	2020 Estimated Hispanic	9.1%	7.6%	6.6%
	2020 Estimated Average Household Income	\$90,063	\$107,521	\$119,351
	2020 Estimated Median Household Income	\$71,803	\$84,367	\$91,560
	2020 Estimated Per Capita Income	\$29,199	\$35,955	\$40,460
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.5%	1.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.4%	4.8%
	2020 Estimated High School Graduate	28.1%	26.7%	25.9%
	2020 Estimated Some College	28.3%	27.5%	27.4%
	2020 Estimated Associates Degree Only	13.5%	13.2%	12.2%
	2020 Estimated Bachelors Degree Only	16.7%	17.8%	18.8%
<b>BUSINESS</b>	2020 Estimated Graduate Degree	5.9%	7.8%	9.5%
	2020 Estimated Total Businesses	580	993	1,385
	2020 Estimated Total Employees	4,888	7,599	9,762
	2020 Estimated Employee Population per Business	8.4	7.7	7.0
	2020 Estimated Residential Population per Business	21.9	29.4	32.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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