

RETAIL PAD FOR SALE IN BATTLE GROUND, WASHINGTON



DEVELOPED BY:  
PRINCIPAL PROPERTIES, LLC



**PAD FOR SALE**



**LOCATION**

SR-503 / SW 10th & SW Scotton Way  
in Battle Ground, WA

**AVAILABLE SPACE**

Shops 2 • 26,749 SF Pad

**PRICE**

\$795,000

**COMMENTS**

- Battle Ground's newest development, located at the newly signalized intersection of SR-503 and Scotton Way
- Zoning allows for retail, service, medical or office and includes drive thru
- Anchored by a new Walmart

**TRAFFIC COUNT**

SR-503: 21,920 ADT (17)



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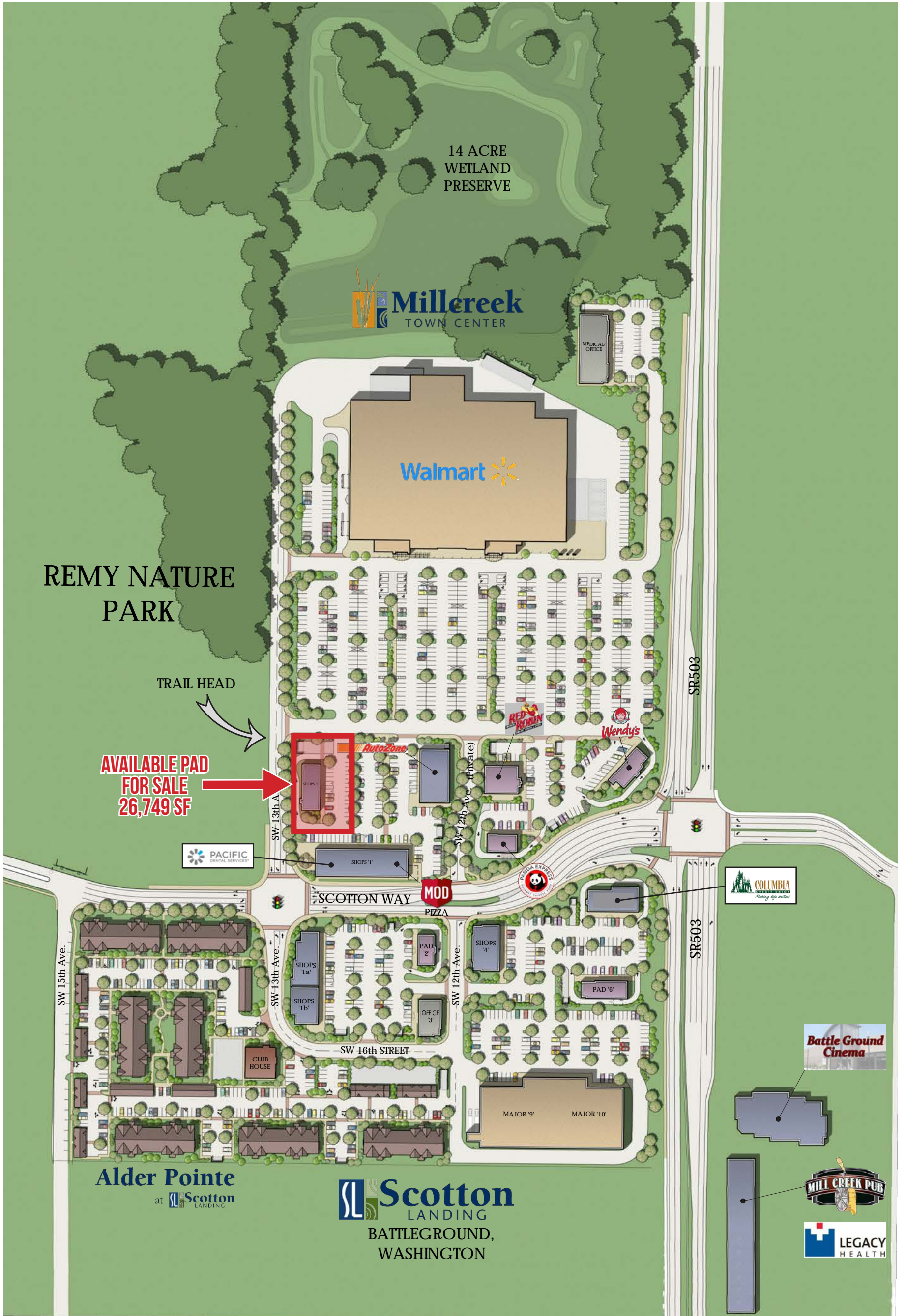
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# BATTLE GROUND, WASHINGTON

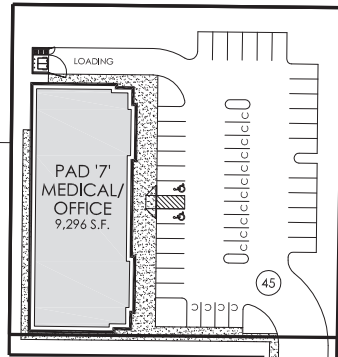


# SITE PLAN | MILL CREEK TOWN CENTER



# SITE PLAN | MILL CREEK TOWN CENTER

PAD '7' PARCEL  
ASSESSOR #091055-154



SR503

**Walmart**

MONUMENT SIGN



**AVAILABLE PAD  
FOR SALE  
26,749 SF**

PARCEL '3'

PARCEL '4'

SW 13th Ave.

SW 12th Ave. (Private)

SR503



Signalized Intersection



SCOTTON WAY

**SITE DATA - PARCEL '3'**

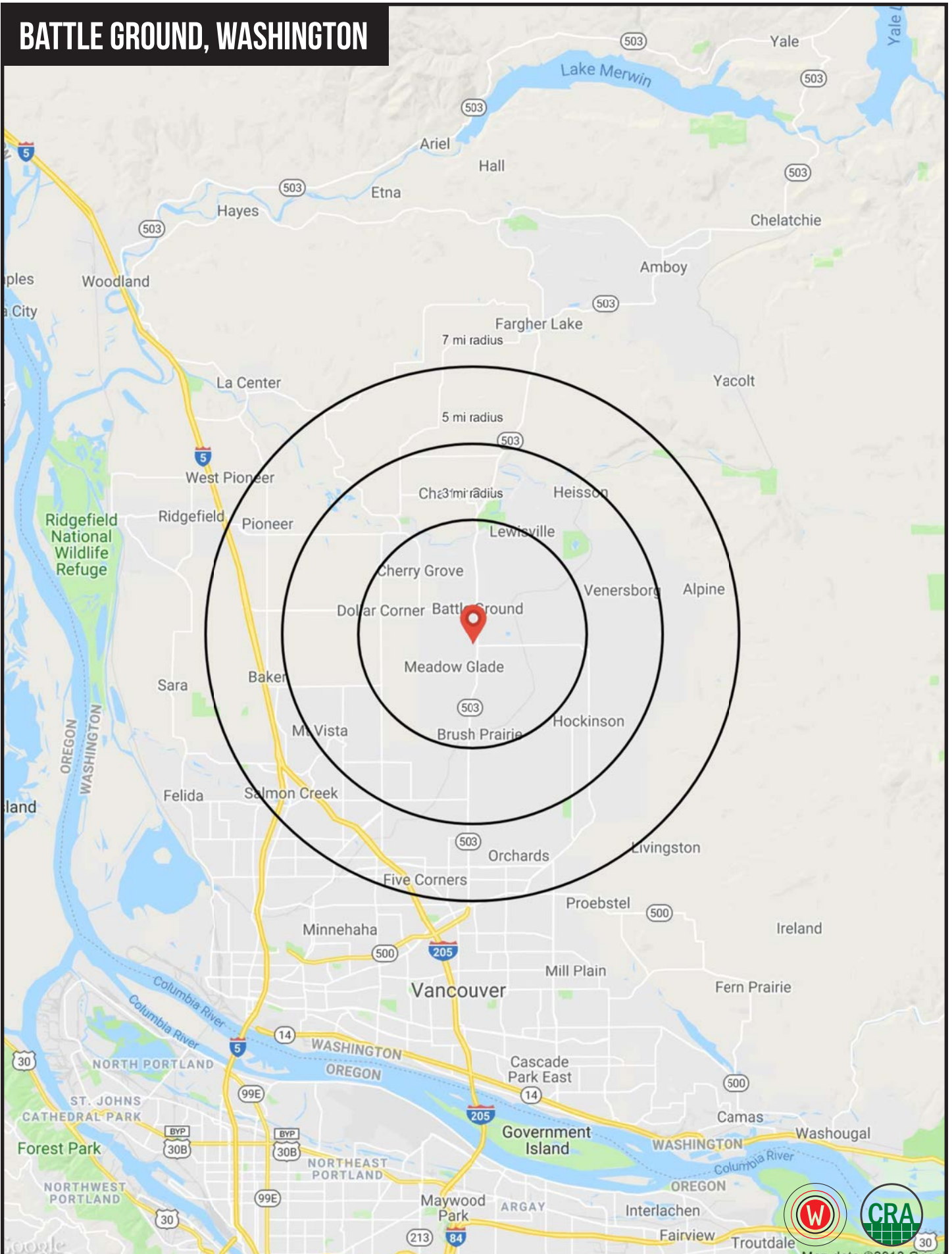
BUILDING	PARCEL AREA	PARKING REQUIREMENT	AREA
SHOP '1'	40,000 S.F.	(1/200)	11,400 S.F.
SHOP '2'	29,500 S.F.	(1/200)	7,400 S.F.
SHOP '3'	11,000 S.F.	(1/1000)+(2/200)	1,000 S.F.
RETAIL '3'	33,400 S.F.	(1/200)	7,300 S.F.
<b>TOTAL BUILDING AREA:</b>			<b>27,100 S.F.</b>
<b>MINIMUM PARKING REQUIRED:</b>			<b>74 SPACES</b>

**SITE DATA - PARCEL '4'**

BUILDING	PARCEL AREA	PARKING REQUIREMENT	AREA
PAD '4'	27,200 S.F.	(1/200)+(2/200)	2,400 S.F.
PAD '5'	27,800 S.F.	(1/200)+(2/200)	3,400 S.F.
PAD '6'	26,174 S.F.	(1/200)	4,300 S.F.
<b>TOTAL BUILDING AREA:</b>			<b>10,100 S.F.</b>
<b>MINIMUM PARKING REQUIRED:</b>			<b>40 SPACES</b>



# BATTLE GROUND, WASHINGTON



# FULL PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.7706/-122.5497

RF1

Millcreek Town Center Battle Ground, WA 98604		3 mi radius	5 mi radius	7 mi radius
POPULATION	2018 Estimated Population	28,874	49,869	132,921
	2023 Projected Population	31,331	54,202	144,438
	2010 Census Population	25,446	43,456	116,534
	2000 Census Population	16,734	31,944	89,222
	Projected Annual Growth 2018 to 2023	1.7%	1.7%	1.7%
	Historical Annual Growth 2000 to 2018	4.0%	3.1%	2.7%
HOUSEHOLDS	2018 Estimated Households	9,327	16,503	44,471
	2023 Projected Households	9,981	17,690	47,651
	2010 Census Households	8,300	14,526	39,300
	2000 Census Households	5,552	10,609	30,117
	Projected Annual Growth 2018 to 2023	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2018	3.8%	3.1%	2.6%
AGE	2018 Est. Population Under 10 Years	15.3%	13.7%	13.5%
	2018 Est. Population 10 to 19 Years	16.1%	15.3%	15.1%
	2018 Est. Population 20 to 29 Years	11.6%	10.8%	11.4%
	2018 Est. Population 30 to 44 Years	20.0%	18.6%	19.6%
	2018 Est. Population 45 to 59 Years	18.0%	20.2%	20.2%
	2018 Est. Population 60 to 74 Years	14.1%	16.1%	15.5%
	2018 Est. Population 75 Years or Over	5.0%	5.2%	4.7%
	2018 Est. Median Age	35.1	38.1	37.4
MARITAL STATUS & GENDER	2018 Est. Male Population	49.3%	49.7%	49.9%
	2018 Est. Female Population	50.7%	50.3%	50.1%
	2018 Est. Never Married	25.6%	23.3%	24.8%
	2018 Est. Now Married	56.7%	60.0%	57.9%
	2018 Est. Separated or Divorced	12.6%	11.7%	12.8%
	2018 Est. Widowed	5.1%	5.0%	4.5%
INCOME	2018 Est. HH Income \$200,000 or More	7.2%	8.7%	7.4%
	2018 Est. HH Income \$150,000 to \$199,999	6.1%	8.0%	8.0%
	2018 Est. HH Income \$100,000 to \$149,999	17.8%	20.0%	20.4%
	2018 Est. HH Income \$75,000 to \$99,999	17.0%	15.7%	16.9%
	2018 Est. HH Income \$50,000 to \$74,999	19.6%	18.4%	19.2%
	2018 Est. HH Income \$35,000 to \$49,999	13.2%	11.9%	11.6%
	2018 Est. HH Income \$25,000 to \$34,999	6.5%	5.7%	5.8%
	2018 Est. HH Income \$15,000 to \$24,999	6.2%	5.8%	5.6%
	2018 Est. HH Income Under \$15,000	6.4%	5.8%	5.2%
	2018 Est. Average Household Income	\$97,969	\$106,999	\$101,450
	2018 Est. Median Household Income	\$76,659	\$82,198	\$81,018
	2018 Est. Per Capita Income	\$31,712	\$35,487	\$34,036
	2018 Est. Total Businesses	995	1,443	4,096
2018 Est. Total Employees	7,408	9,891	29,855	

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## Millcreek Town Center

Battle Ground, WA 98604

3 mi radius 5 mi radius 7 mi radius

	3 mi radius	5 mi radius	7 mi radius	
<b>RACE</b>	2018 Est. White	90.1%	90.3%	86.5%
	2018 Est. Black	0.8%	0.9%	1.6%
	2018 Est. Asian or Pacific Islander	2.4%	2.6%	4.4%
	2018 Est. American Indian or Alaska Native	0.8%	0.7%	0.7%
	2018 Est. Other Races	6.0%	5.4%	6.8%
<b>HISPANIC</b>	2018 Est. Hispanic Population	2,067	3,133	10,037
	2018 Est. Hispanic Population	7.2%	6.3%	7.6%
	2023 Proj. Hispanic Population	7.8%	6.8%	8.2%
	2010 Hispanic Population	5.5%	4.7%	6.0%
<b>EDUCATION (Adults 25 or Older)</b>	2018 Est. Adult Population (25 Years or Over)	18,137	32,649	87,481
	2018 Est. Elementary (Grade Level 0 to 8)	2.0%	2.1%	2.4%
	2018 Est. Some High School (Grade Level 9 to 11)	5.1%	4.7%	5.1%
	2018 Est. High School Graduate	26.3%	25.3%	25.5%
	2018 Est. Some College	28.5%	27.0%	27.9%
	2018 Est. Associate Degree Only	12.7%	12.0%	11.5%
	2018 Est. Bachelor Degree Only	17.9%	19.2%	18.6%
	2018 Est. Graduate Degree	7.4%	9.6%	9.2%
<b>HOUSING</b>	2018 Est. Total Housing Units	9,560	16,961	45,605
	2018 Est. Owner-Occupied	73.1%	76.4%	75.7%
	2018 Est. Renter-Occupied	24.4%	20.9%	21.9%
	2018 Est. Vacant Housing	2.4%	2.7%	2.5%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	4.8%	5.4%	4.9%
	2010 Homes Built 2000 to 2004	30.3%	25.4%	22.5%
	2010 Homes Built 1990 to 1999	29.6%	30.8%	33.3%
	2010 Homes Built 1980 to 1989	11.5%	13.1%	13.6%
	2010 Homes Built 1970 to 1979	17.3%	18.0%	19.7%
	2010 Homes Built 1960 to 1969	5.4%	5.6%	5.7%
	2010 Homes Built 1950 to 1959	2.4%	3.0%	2.7%
	2010 Homes Built Before 1949	4.4%	5.8%	5.1%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	1.4%	1.5%	0.9%
	2010 Home Value \$500,000 to \$999,999	11.8%	14.5%	11.1%
	2010 Home Value \$400,000 to \$499,999	14.8%	19.4%	16.0%
	2010 Home Value \$300,000 to \$399,999	24.9%	28.3%	27.3%
	2010 Home Value \$200,000 to \$299,999	39.4%	34.2%	39.8%
	2010 Home Value \$150,000 to \$199,999	9.3%	6.8%	8.8%
	2010 Home Value \$100,000 to \$149,999	2.1%	1.8%	2.6%
	2010 Home Value \$50,000 to \$99,999	1.2%	0.9%	1.1%
	2010 Home Value \$25,000 to \$49,999	1.6%	1.2%	1.5%
	2010 Home Value Under \$25,000	2.4%	1.9%	2.2%
	2010 Median Home Value	\$312,569	\$337,534	\$311,760
	2010 Median Rent	\$1,003	\$1,030	\$1,082

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<b>LABOR FORCE</b>	2018 Est. Labor Population Age 16 Years or Over	21,559	38,238	102,387
	2018 Est. Civilian Employed	60.9%	59.4%	61.1%
	2018 Est. Civilian Unemployed	2.3%	2.1%	2.3%
	2018 Est. in Armed Forces	-	-	0.1%
	2018 Est. not in Labor Force	36.9%	38.5%	36.6%
	2018 Labor Force Males	48.4%	49.2%	49.4%
	2018 Labor Force Females	51.6%	50.8%	50.6%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	13,090	22,596	62,560
	2010 Mgmt, Business, & Financial Operations	16.2%	17.8%	16.5%
	2010 Professional, Related	20.4%	21.9%	21.3%
	2010 Service	17.7%	15.7%	15.5%
	2010 Sales, Office	20.0%	20.7%	21.7%
	2010 Farming, Fishing, Forestry	0.3%	0.5%	0.4%
	2010 Construction, Extraction, Maintenance	13.6%	12.2%	11.8%
	2010 Production, Transport, Material Moving	11.7%	11.2%	12.7%
	2010 White Collar Workers	56.6%	60.5%	59.5%
	2010 Blue Collar Workers	43.4%	39.5%	40.5%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	81.7%	81.6%	82.9%
	2010 Drive to Work in Carpool	8.6%	8.0%	7.3%
	2010 Travel to Work by Public Transportation	0.3%	0.6%	1.4%
	2010 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2010 Walk or Bicycle to Work	1.2%	1.1%	1.1%
	2010 Other Means	0.5%	0.9%	0.7%
	2010 Work at Home	7.6%	7.7%	6.5%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	15.9%	16.5%	19.1%
	2010 Travel to Work in 15 to 29 Minutes	33.0%	34.4%	38.3%
	2010 Travel to Work in 30 to 59 Minutes	37.6%	35.4%	32.5%
	2010 Travel to Work in 60 Minutes or More	8.9%	9.2%	8.8%
	2010 Average Travel Time to Work	27.9	27.0	24.9
<b>CONSUMER EXPENDITURE</b>	2018 Est. Total Household Expenditure	\$647 M	\$1.22 B	\$3.16 B
	2018 Est. Apparel	\$22.8 M	\$42.8 M	\$111 M
	2018 Est. Contributions, Gifts	\$45.2 M	\$87.7 M	\$225 M
	2018 Est. Education, Reading	\$26.0 M	\$50.2 M	\$129 M
	2018 Est. Entertainment	\$36.6 M	\$68.9 M	\$179 M
	2018 Est. Food, Beverages, Tobacco	\$98.1 M	\$182 M	\$476 M
	2018 Est. Furnishings, Equipment	\$22.7 M	\$42.9 M	\$112 M
	2018 Est. Health Care, Insurance	\$55.3 M	\$103 M	\$269 M
	2018 Est. Household Operations, Shelter, Utilities	\$200 M	\$375 M	\$976 M
	2018 Est. Miscellaneous Expenses	\$9.37 M	\$17.5 M	\$45.6 M
	2018 Est. Personal Care	\$8.38 M	\$15.7 M	\$40.9 M
2018 Est. Transportation	\$123 M	\$229 M	\$599 M	

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