

▶ FOR SALE ◀

COMMERCIAL LAND @ DISCOVERY RIDGE

RIDGEFIELD, WA



ADDRESS

Lot 2, 4801 S 3rd Way, Ridgefield, WA 98642

AVAILABLE

1.872 Acres

SALE PRICE

\$1,150,000

TRAFFIC COUNTS

Pioneer Street - 19,017 ADT ('22)

I-5 - 90,921 ADT ('22)

HIGHLIGHTS

- Shadow anchored by Rosauers, a full service grocery store, this location offers close proximity to I-5 and Pioneer Street (Ridgefield's "Main Street").
- High average household income of over \$136,000 within 5 miles.
- Ridgefield is ranked one of the top ten growing cities in Washington in 2023.
- Zoned Commercial Community Business (CCB)
- Deed restricted for tire sales/service.

NEARBY RETAILERS

ROSAUERS

Tires LES SCHWAB



COSTCO WHOLESALE
COMING SOON



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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RIDGEFIELD | LOT 2
4801 S 3RD WAY
RIDGEFIELD, WA

COSTCO WHOLESALE
COMING SOON

COMING SOON
ACE Hardware
Starbucks
Crab-Fish

PeaceHealth

CLARK COLLEGE

MOD

TACO BELL

Starbucks

PAPA MURPHY'S

ANY TIME FITNESS

ROSAUERS

Kindercare
COMING SOON

SITE

Tires LES SCHWAB

iQ CREDIT UNION

Chevron

CHURCH & DWIGHT CO., INC.

WESTERN STAR NORTHWEST

corwin

GRAVE

PACIFIC POWER GROUP

PARR LUMBER

Washington Department of Fish and Wildlife

RidgeCrest
custom cabinetry
PACIFIC CREST BUILDING SUPPLY

TRI-MOUNTAIN STATION

7 ELEVEN

SUBWAY

TSC TRACTOR SUPPLY CO

GROCERY OUTLET
Bargain Market
DISTRIBUTION CENTER

DOLLAR TREE
DISTRIBUTION CENTER

UNFI
"BETTER FOOD. BETTER FUTURE"
DISTRIBUTION CENTER

FOSTER FARMS

MOUNTAIN VIEW DAIRY

RIDGEFIELD HIGH SCHOOL
978 STUDENTS



RIDGEFIELD | LOT 2

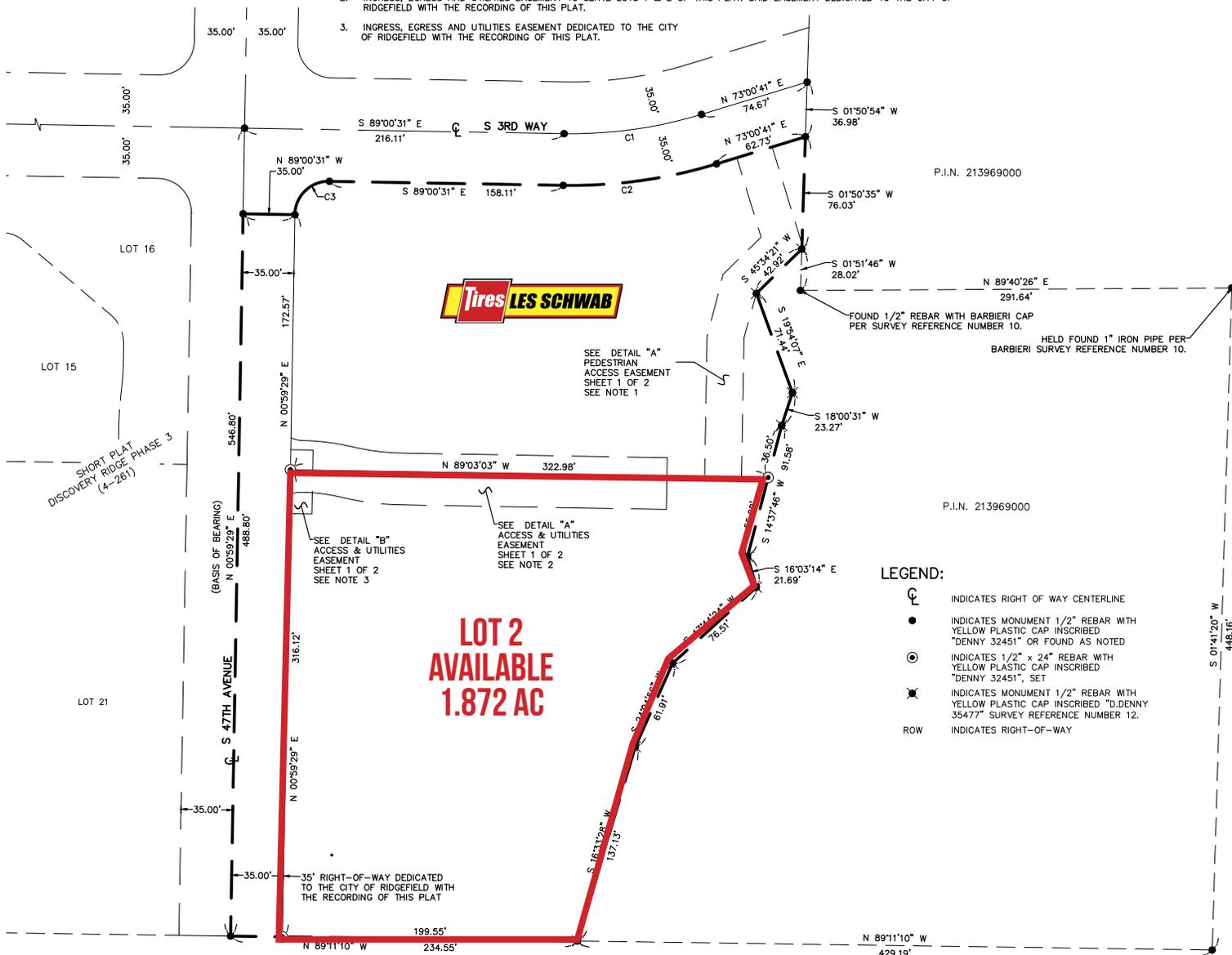
4801 S 3RD WAY

RIDGEFIELD, WA

SHORT PLAT

PLAT NOTES:

1. PEDESTRIAN ACCESS EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD TO SERVE THE PUBLIC WITH THE RECORDING OF THIS PLAT.
2. INGRESS, EGRESS AND UTILITIES EASEMENT TO SERVE LOTS 1 & 2 OF THIS PLAT. SAID EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD WITH THE RECORDING OF THIS PLAT.
3. INGRESS, EGRESS AND UTILITIES EASEMENT DEDICATED TO THE CITY OF RIDGEFIELD WITH THE RECORDING OF THIS PLAT.



P.I.N. 213969000

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FOUND 1/2" REBAR WITH BARBIERI CAP PER SURVEY REFERENCE NUMBER 10.
HELD FOUND 1" IRON PIPE PER BARBIERI SURVEY REFERENCE NUMBER 10.

LEGEND:

- ⊕ INDICATES RIGHT OF WAY CENTERLINE
- INDICATES MONUMENT 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "DENNY 32451" OR FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "DENNY 32451", SET
- ⊗ INDICATES MONUMENT 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477" SURVEY REFERENCE NUMBER 12.
- ROW INDICATES RIGHT-OF-WAY



RIDGEFIELD | LOT 2

4801 S 3RD WAY

RIDGEFIELD, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	3 MILE	5 MILE	10 MILE
Estimated Population 2023	17,101	27,714	197,402
Projected Population 2028	21,816	33,372	211,222
Average HH Income	\$128,017	\$136,297	\$131,626
Median Home Value	\$544,951	\$552,488	\$466,358
Daytime Demographics 16+	9,671	15,362	109,898

\$128,017

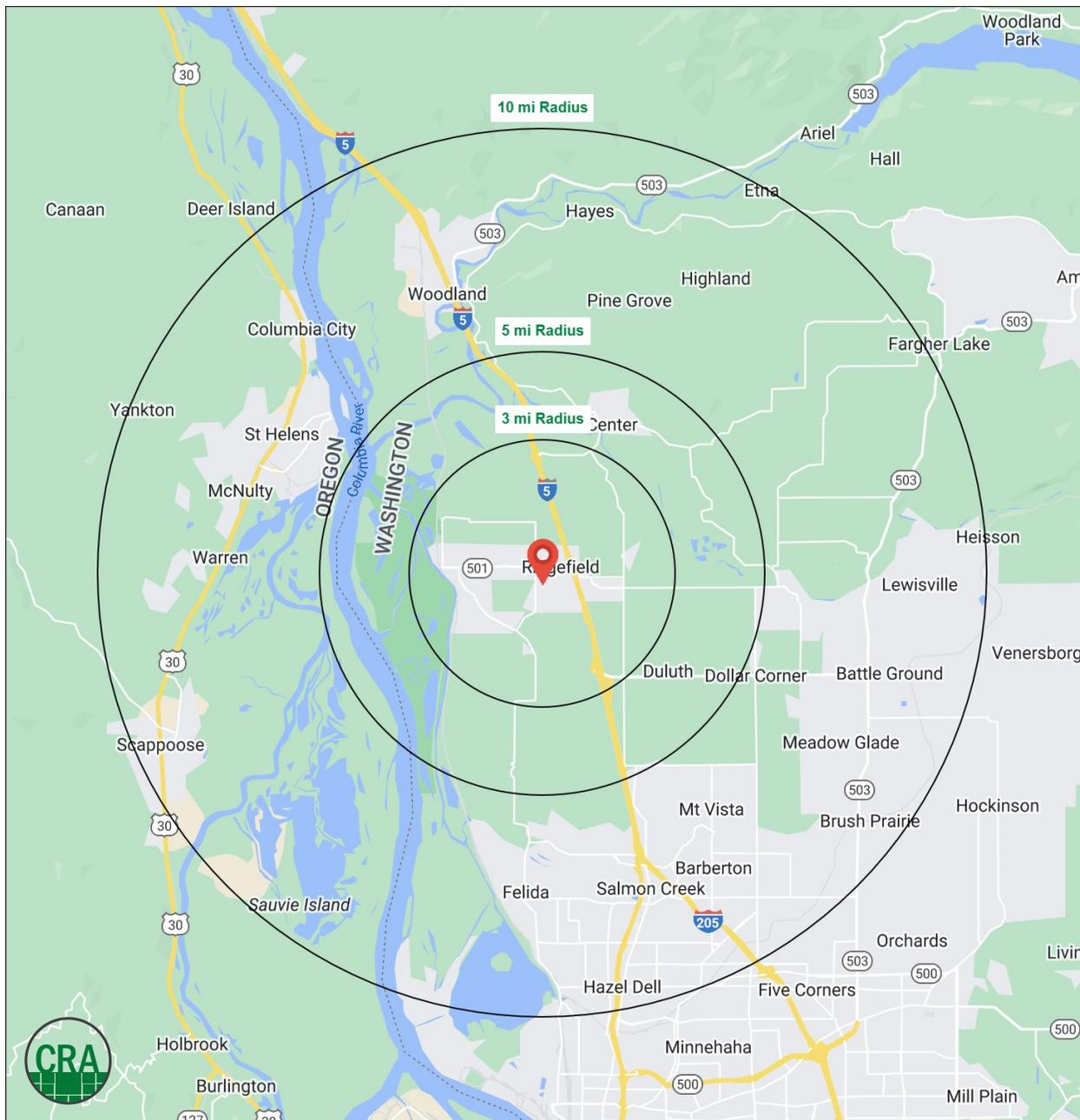
Average Household Income

1 MILE RADIUS

40.0

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: 45.813/-122.6991

4801 S 3rd Way Ridgefield, WA 98642	3 mi radius	5 mi radius	10 mi radius
Population			
2023 Estimated Population	17,101	27,714	197,402
2028 Projected Population	21,816	33,372	211,222
2020 Census Population	13,993	24,652	190,453
2010 Census Population	8,126	17,784	161,382
Projected Annual Growth 2023 to 2028	5.5%	4.1%	1.4%
Historical Annual Growth 2010 to 2023	8.5%	4.3%	1.7%
2023 Median Age	40.0	41.7	40.8
Households			
2023 Estimated Households	6,110	10,116	73,964
2028 Projected Households	7,732	12,070	78,506
2020 Census Households	4,716	8,527	69,483
2010 Census Households	2,790	6,253	58,584
Projected Annual Growth 2023 to 2028	5.3%	3.9%	1.2%
Historical Annual Growth 2010 to 2023	9.2%	4.8%	2.0%
Race and Ethnicity			
2023 Estimated White	84.2%	84.8%	82.8%
2023 Estimated Black or African American	1.3%	1.1%	1.7%
2023 Estimated Asian or Pacific Islander	4.0%	3.6%	4.0%
2023 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.7%
2023 Estimated Other Races	10.0%	9.9%	10.8%
2023 Estimated Hispanic	9.3%	9.0%	9.7%
Income			
2023 Estimated Average Household Income	\$128,017	\$136,297	\$131,626
2023 Estimated Median Household Income	\$113,560	\$112,456	\$103,844
2023 Estimated Per Capita Income	\$45,826	\$49,812	\$49,417
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.6%	0.8%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.9%	4.1%
2023 Estimated High School Graduate	23.6%	25.9%	25.0%
2023 Estimated Some College	24.5%	25.3%	25.2%
2023 Estimated Associates Degree Only	12.7%	11.9%	11.0%
2023 Estimated Bachelors Degree Only	23.9%	22.2%	21.2%
2023 Estimated Graduate Degree	12.4%	11.0%	11.8%
Business			
2023 Estimated Total Businesses	501	890	7,332
2023 Estimated Total Employees	4,785	6,767	47,959
2023 Estimated Employee Population per Business	9.5	7.6	6.5
2023 Estimated Residential Population per Business	34.1	31.1	26.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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