

NEW COMMERCIAL DEVELOPMENT

WOODLAND, WA



RENDERING

ADDRESS

1492 Dike Access Road, Lot #3, Woodland, WA

AVAILABLE SPACE

1,494 SF

RENTAL RATE

\$34.00/SF/YR, NNN

HIGHLIGHTS

- High profile and high visibility building/property is Zoned Highway Commercial and includes parking already in place.
- Most Retail/Service uses are allowed (please check with broker for details).
- Anchored by Walmart Supercenter, Verizon, Taco Bell, Red Canoe Credit Union and Red Leaf Organic Coffee drive-thru.
- Available 4th Quarter 2022!

TRAFFIC COUNTS

I-5 @ Dike Access Road - 6,177 ADT ('22)

I-5 - 72,016 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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WOODLAND COMMERCIAL RETAIL

1492 DIKE ACCESS ROAD

WOODLAND, WA

WOODLAND HIGH SCHOOL
621 STUDENTS

SITE

Walmart
verizon
TACO BELL
LES SCHWAB
O'Reilly AUTO PARTS
Builders FirstSource
PROPOSED WOODLAND CORPORATE CENTER

POPEYES
WAYBACK
Skippers
ADAIR HOMES
HILLIER

Pacific Seafood
SONOCO

Scott Ave

Starbucks
SAFeway
McDonald's
Lamiglas
Best Western
ACE Hardware
GROCERY OUTLET
SNAP FITNESS
NAPA
Shell

COLUMBIA RIVER CARBONATES

WOODLAND MIDDLE SCHOOL
Woodland

WOODLAND PRIMARY SCHOOL

DOLLAR TREE

Horseshoe Lake Park

PORTCO PACKAGING

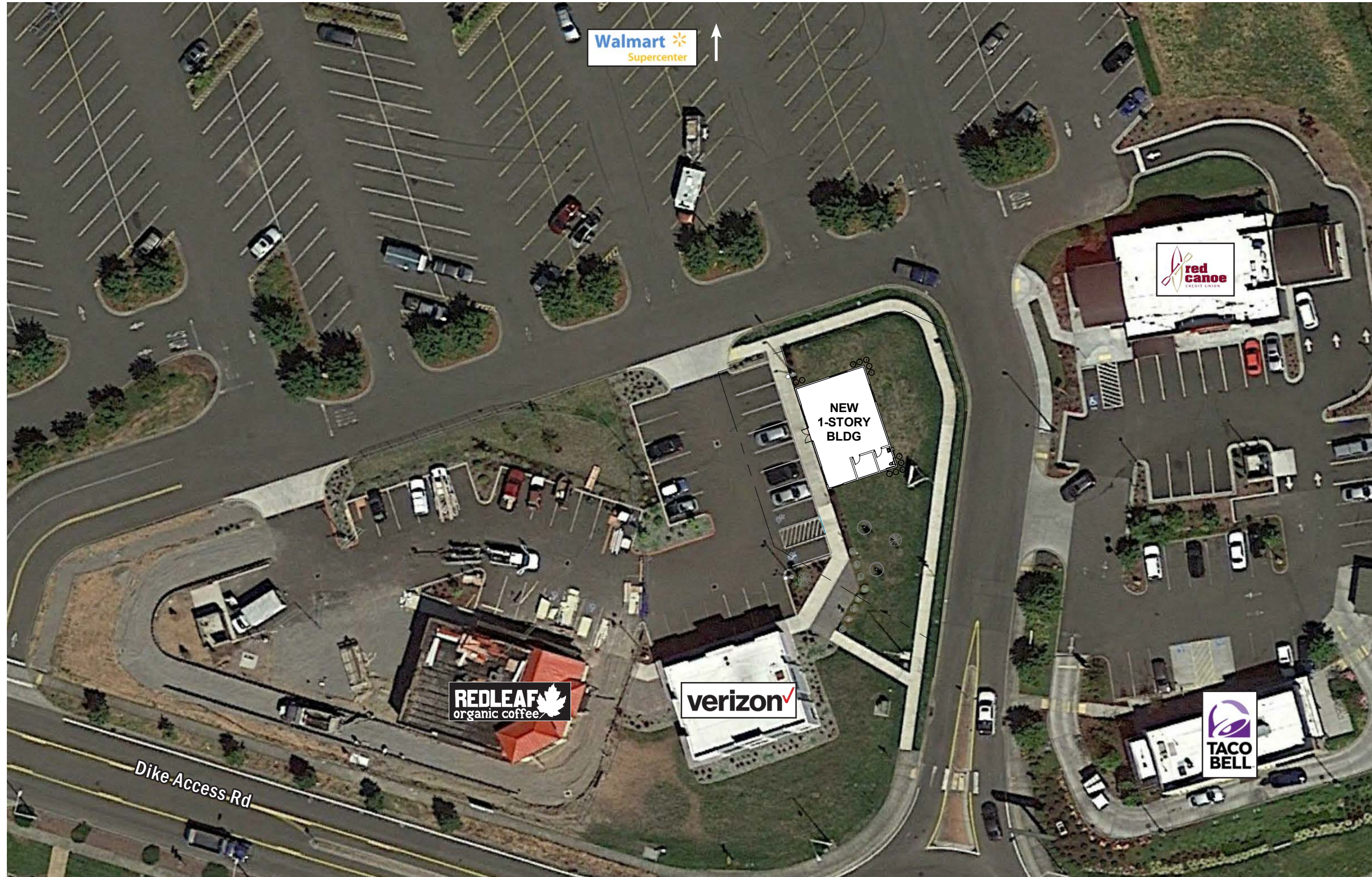
LILAC GARDENS
HULDA KLAGER

Woodland State Airport-W27



SITE PLAN

WOODLAND COMMERCIAL RETAIL
1492 DIKE ACCESS ROAD
WOODLAND, WA

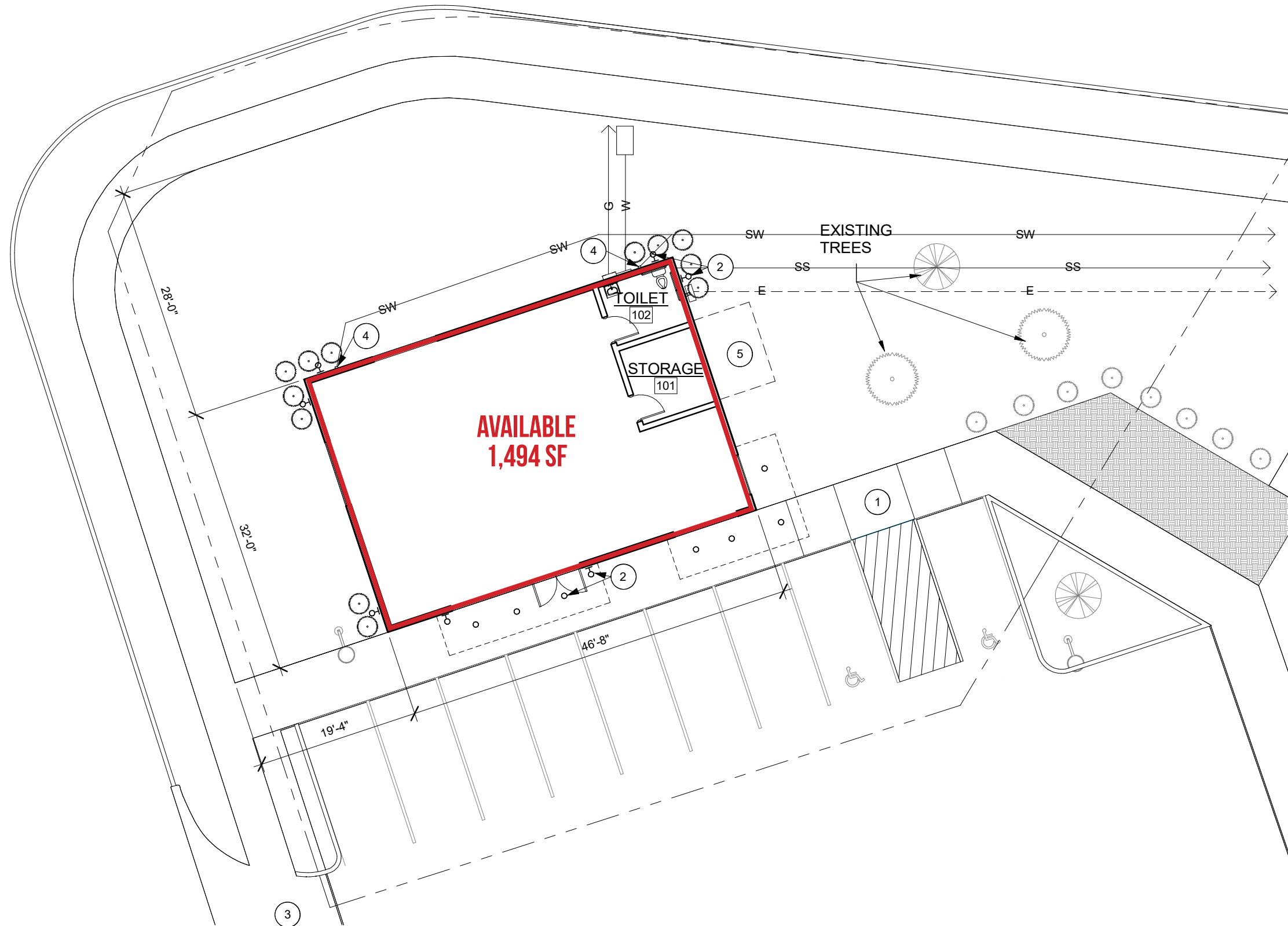


WOODLAND COMMERCIAL RETAIL

1492 DIKE ACCESS ROAD

WOODLAND, WA

FLOOR PLAN

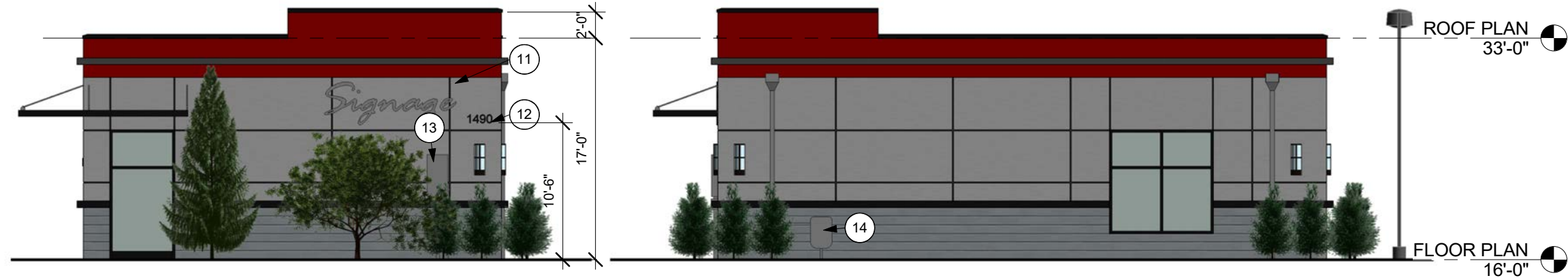


WOODLAND COMMERCIAL RETAIL

1492 DIKE ACCESS ROAD

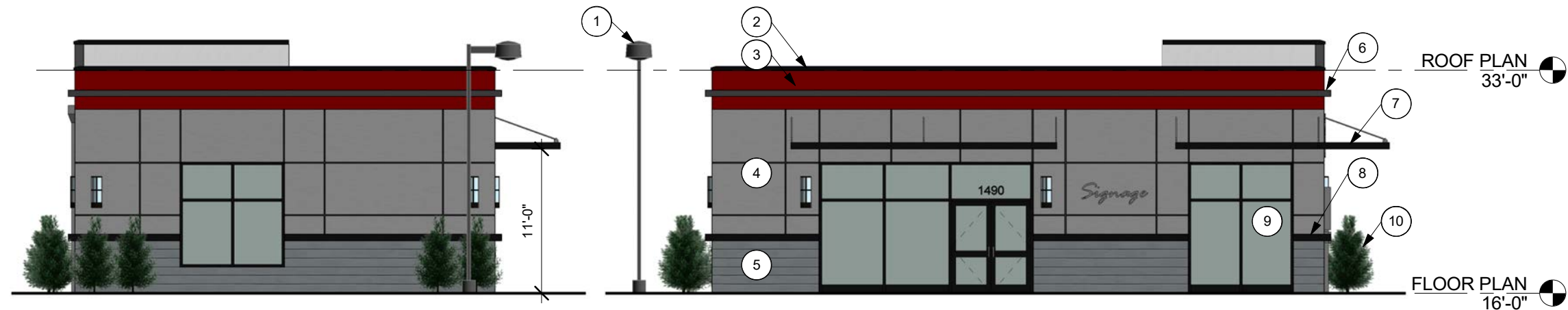
WOODLAND, WA

ELEVATIONS



A SOUTH ELEVATION
A4.0 1/8" = 1'-0"

B EAST ELEVATION
A4.0 1/8" = 1'-0"



C NORTH ELEVATION
A4.0 1/8" = 1'-0"

D WEST ELEVATION
A4.0 1/8" = 1'-0"

KEYNOTES

- 1 EXISTING SITE LIGHTING
- 2 PREFINISHED METAL PARAPET CAP (FLAT BLACK)
- 3 PREFINISHED 12" SMOOTH METAL PANELS (SATIN RED)
- 4 CEMENT BOARD PANELS WITH REVEAL RECESS TRIM & COUNTERSUNK FASTENERS (FLAT LIGHT FRENCH GRAY)
- 5 HORIZONTAL CEMENT BOARD 8.25" EXPOSURE V-GROOVE (SEMI-GLOSS GUNMETAL)

- 6 PREFINISHED BRAKE METAL PARAPET PROFILE (FLAT GUNMETAL)
- 7 PREFINISHED 5FT DEEP METAL AWNING (GLOSS BLACK)
- 8 PREFINISHED SHEET METAL WATER TABLE PROFILE (FLAT BLACK)
- 9 STOREFRONT WITH LOW-E GLAZING, PREFINISHED BLACK MULLIONS
- 10 EVERGREEN SHRUBS, PRIVET

- 11 FUTURE SIGNAGE, BY OTHERS
- 12 8" ADDRESSING LETTERS
- 13 ELECTRIC SERVICE
- 14 GAS SERVICE



WOODLAND COMMERCIAL RETAIL 1492 DIKE ACCESS ROAD

DEMOGRAPHIC SUMMARY

WOODLAND, WA

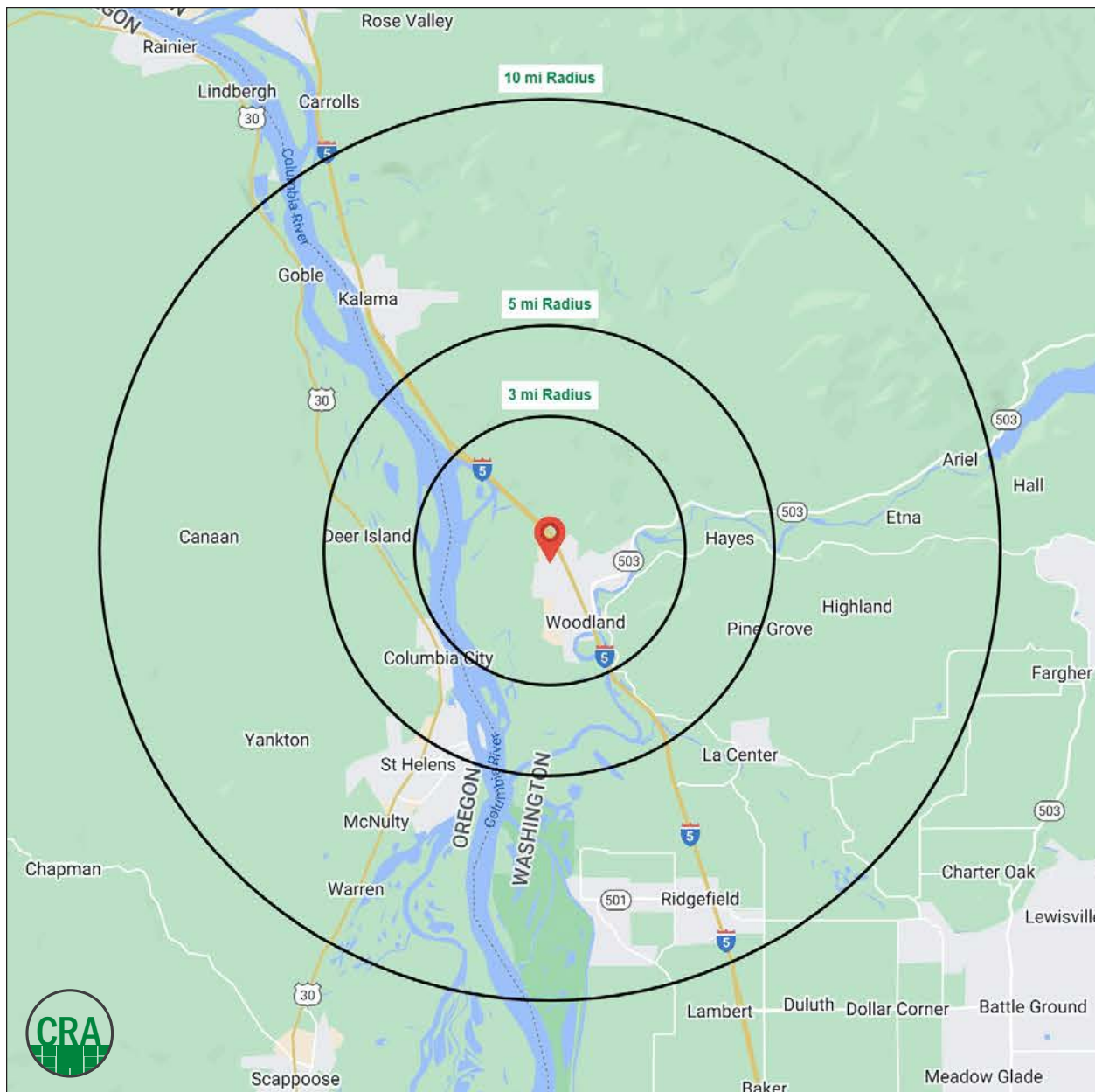
Source: Regis - SitesUSA (2022)	3 MILE	5 MILE	10 MILE
Estimated Population 2022	10,001	20,391	68,361
Projected Population 2027	11,032	22,085	74,926
Average HH Income	\$105,061	\$98,857	\$96,463
Median Home Value	\$359,280	\$335,439	\$357,543
Daytime Demographics 16+	8,023	13,034	44,036
Median Age	38.1	40.5	40.8

\$105,061

Average Household Income
3 MILE RADIUS

38.1

Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.927/-122.7599

1492 Dike Access Rd Woodland, WA 98674	3 mi radius	5 mi radius	10 mi radius
Population			
2022 Estimated Population	10,001	20,391	68,361
2027 Projected Population	11,032	22,085	74,926
2020 Census Population	9,945	20,178	67,095
2010 Census Population	8,265	17,396	56,078
Projected Annual Growth 2022 to 2027	2.1%	1.7%	1.9%
Historical Annual Growth 2010 to 2022	1.8%	1.4%	1.8%
2022 Median Age	38.1	40.5	40.8
Households			
2022 Estimated Households	3,481	7,413	24,852
2027 Projected Households	3,964	8,287	28,066
2020 Census Households	3,452	7,320	24,377
2010 Census Households	2,956	6,416	20,594
Projected Annual Growth 2022 to 2027	2.8%	2.4%	2.6%
Historical Annual Growth 2010 to 2022	1.5%	1.3%	1.7%
Race and Ethnicity			
2022 Estimated White	79.9%	82.7%	84.3%
2022 Estimated Black or African American	0.5%	0.5%	0.8%
2022 Estimated Asian or Pacific Islander	1.5%	1.5%	1.8%
2022 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.9%
2022 Estimated Other Races	17.3%	14.5%	12.2%
2022 Estimated Hispanic	14.5%	11.3%	8.0%
Income			
2022 Estimated Average Household Income	\$105,061	\$98,857	\$96,463
2022 Estimated Median Household Income	\$84,949	\$81,329	\$85,457
2022 Estimated Per Capita Income	\$36,762	\$36,115	\$35,202
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	5.0%	3.1%	1.8%
2022 Estimated Some High School (Grade Level 9 to 11)	4.6%	5.6%	6.0%
2022 Estimated High School Graduate	27.7%	30.9%	29.3%
2022 Estimated Some College	32.1%	29.3%	28.1%
2022 Estimated Associates Degree Only	10.1%	10.2%	12.0%
2022 Estimated Bachelors Degree Only	13.0%	13.1%	15.0%
2022 Estimated Graduate Degree	7.5%	7.9%	7.9%
Business			
2022 Estimated Total Businesses	470	690	2,038
2022 Estimated Total Employees	4,868	5,913	20,251
2022 Estimated Employee Population per Business	10.4	8.6	9.9
2022 Estimated Residential Population per Business	21.3	29.6	33.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.