

► FOR SALE OR LEASE ◀

# COMMERCIAL LAND DEVELOPMENT

## WOODLAND, WA



### ADDRESS

1499 Dike Access Road, Woodland, WA

### AVAILABLE

1.22 Acres (property is restricted from gas/convenience retail)

### PRICE

SALE: \$1,200,000

LEASE: Please call for details

### HIGHLIGHTS

- Location offers great visibility from I-5 as well as easy access to and from I-5 via exit 22.
- Surrounded by many amenities from the adjacent shopping center anchored by Walmart, with services including food, gas, banking, mobile, and tire and automotive.
- Property is zoned C-2, Highway Commercial.

### 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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503.274.0211  
www.cra-nw.com

# COMMERCIAL LAND DEVELOPMENT 1499 DIKE ACCESS ROAD

WOODLAND, WA

WOODLAND  
HIGH SCHOOL  
621 STUDENTS



**SITE**



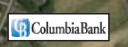
Scott Ave



WOODLAND  
MIDDLE SCHOOL

Woodland

WOODLAND  
PRIMARY SCHOOL



Horseshoe  
Lake Park



LILAC GARDENS  
HULDA KLAGER

Woodland  
State  
Airport-W27

Kenneth Bjur  
Memorial Park

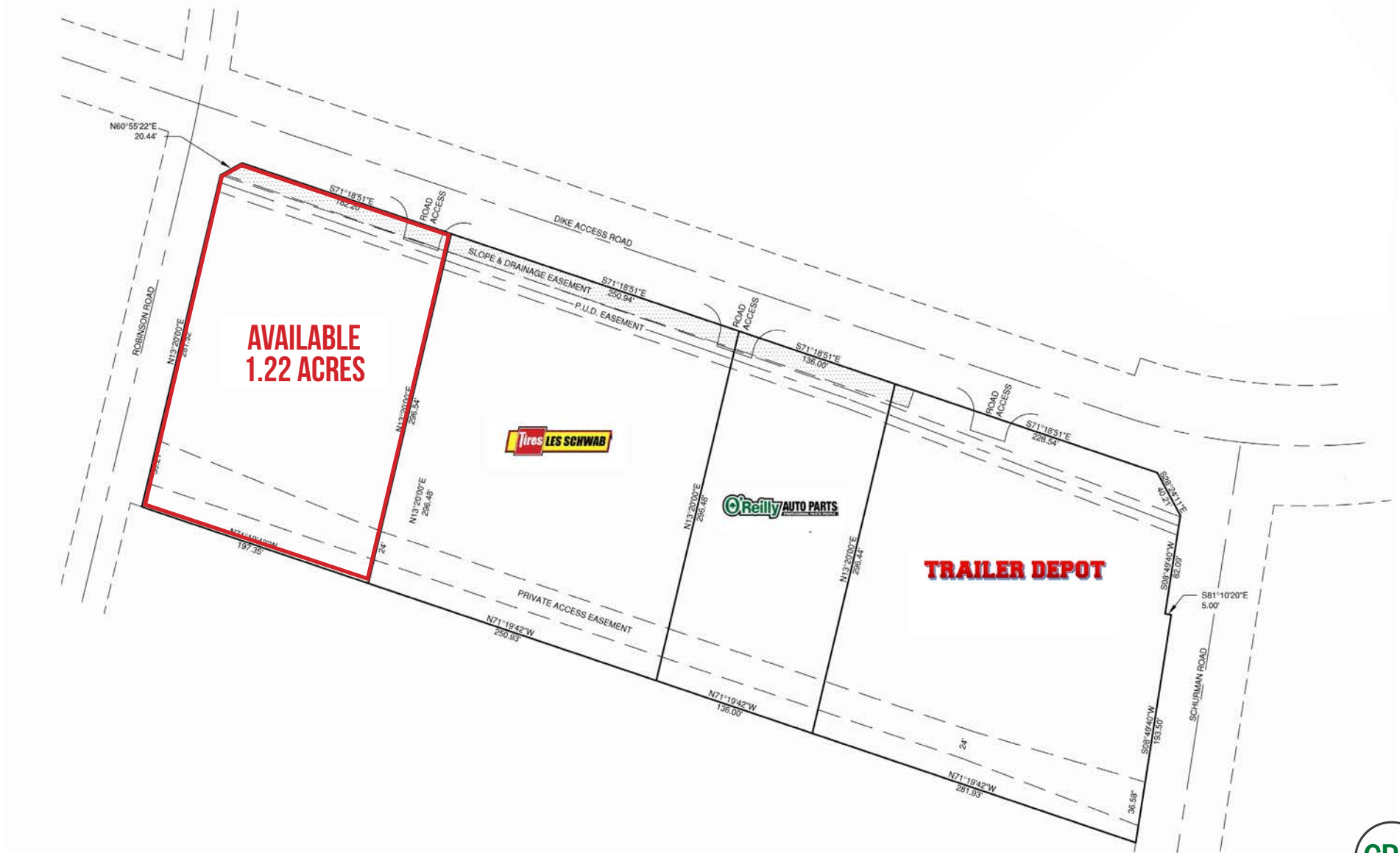


# COMMERCIAL LAND DEVELOPMENT

## 1499 DIKE ACCESS ROAD

WOODLAND, WA

### SITE PLAN



# COMMERCIAL LAND DEVELOPMENT

## 1499 DIKE ACCESS ROAD

WOODLAND, WA

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)

	3 MILE	5 MILE	10 MILE
Estimated Population 2021	10,118	20,723	67,460
Projected Population 2026	11,292	22,402	72,779
Average HH Income	\$96,058	\$94,636	\$98,085
Median Home Value	\$366,095	\$332,174	\$351,222
Daytime Demographics 16+	8,621	14,193	44,228

# \$96,058

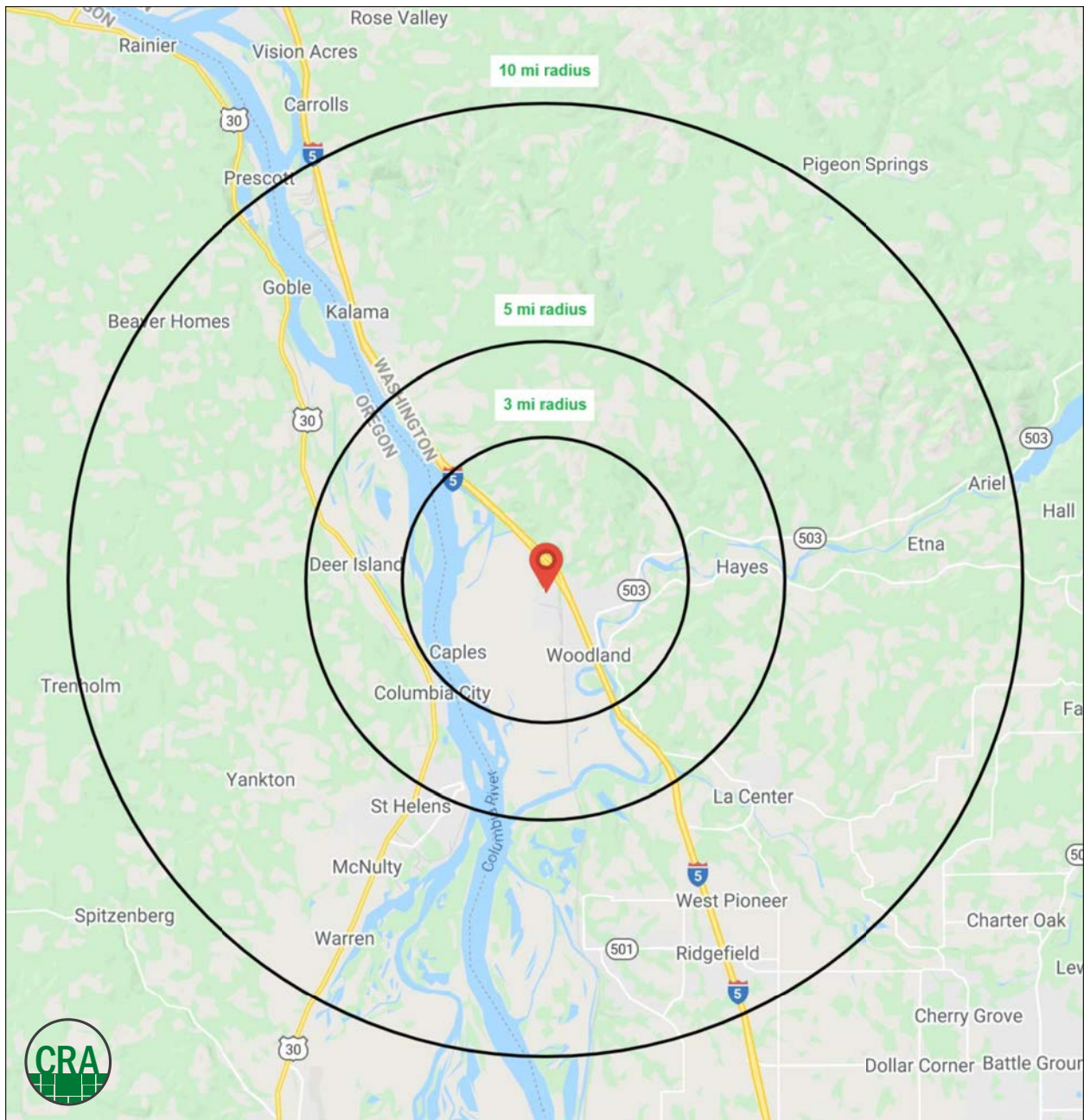
Average Household Income

1 MILE RADIUS

# 36.3

Median Age

1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.9267/-122.7627

<b>1499 Dike Access Rd</b>	<b>3 mi</b>	<b>5 mi</b>	<b>10 mi</b>
<b>Woodland, WA 98674</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2021 Estimated Population	10,118	20,723	67,460
2026 Projected Population	11,292	22,402	72,779
2020 Census Population	10,102	20,719	66,138
2010 Census Population	8,585	18,007	55,485
Projected Annual Growth 2021 to 2026	2.3%	1.6%	1.6%
Historical Annual Growth 2010 to 2021	1.6%	1.4%	2.0%
2021 Median Age	36.3	39.0	39.8
<b>Households</b>			
2021 Estimated Households	3,553	7,569	24,551
2026 Projected Households	3,800	8,009	26,164
2020 Census Households	3,537	7,555	24,095
2010 Census Households	3,065	6,654	20,396
Projected Annual Growth 2021 to 2026	1.4%	1.2%	1.3%
Historical Annual Growth 2010 to 2021	1.4%	1.3%	1.9%
<b>Race and Ethnicity</b>			
2021 Estimated White	79.3%	82.2%	84.4%
2021 Estimated Black or African American	1.0%	0.8%	1.0%
2021 Estimated Asian or Pacific Islander	1.4%	1.5%	1.8%
2021 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.9%
2021 Estimated Other Races	17.6%	14.7%	11.9%
2021 Estimated Hispanic	16.6%	11.8%	8.4%
<b>Income</b>			
2021 Estimated Average Household Income	\$96,058	\$94,636	\$98,085
2021 Estimated Median Household Income	\$78,313	\$76,932	\$83,472
2021 Estimated Per Capita Income	\$33,936	\$34,729	\$35,823
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.7%	1.5%
2021 Estimated Some High School (Grade Level 9 to 11)	7.6%	7.7%	6.0%
2021 Estimated High School Graduate	28.2%	31.3%	30.0%
2021 Estimated Some College	31.2%	28.6%	28.8%
2021 Estimated Associates Degree Only	10.5%	10.0%	11.3%
2021 Estimated Bachelors Degree Only	13.1%	13.2%	14.9%
2021 Estimated Graduate Degree	7.8%	7.5%	7.5%
<b>Business</b>			
2021 Estimated Total Businesses	478	744	2,046
2021 Estimated Total Employees	4,951	6,592	19,168
2021 Estimated Employee Population per Business	10.4	8.9	9.4
2021 Estimated Residential Population per Business	21.2	27.9	33.0

*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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.