

DO NOT DISTURB TENANT

FOR LEASE ► BATTLE GROUND, WA

BATTLE GROUND DRIVE-THRU QSR



LOCATION

19 NW 12th Ave | Battle Ground, WA

AVAILABLE SPACE

2,870 SF

SUBLEASE RATE

\$45/SF/year NNN

TRAFFIC COUNTS

HWY 503 – 24,311 ADT ('25)

W Main St – 24,073 ADT ('25)

HIGHLIGHTS

- Second generation QSR restaurant with a drive thru
- Fantastic location on W Main with great visibility and easy access
- Close proximity to Fred Meyer, Safeway, Wilco, and many other great co-tenants



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFeber

503.866.1956 | sam@cra-nw.com

503.274.0211

www.cra-nw.com

IMAGES

BATTLE GROUND DRIVE THRU QSR

19 NW 12TH AVENUE

BATTLE GROUND, WA



BATTLE GROUND DRIVE THRU QSR
19 NW 12TH AVENUE
BATTLE GROUND, WA

NW 15th Ave

NW 4th St

NW 3rd Cir

NW 15th Ave

NW 12th Ave

NW 12th Ave

NW 1st St

NW 13th Ave

NW 12th Ave

NW 1st St

NW 10th Ave

503

NW 10th Ave

W Main St

Fred Meyer

GREASE MONKEY

SITE

SUPERCUTS
verizon

Starbucks

SAFEWAY

DOLLAR TREE

PAPA MURPHY'S

CRA

W Main St

BATTLE GROUND DRIVE THRU QSR

19 NW 12TH AVENUE

BATTLE GROUND, WA

DEMOGRAPHIC SUMMARY

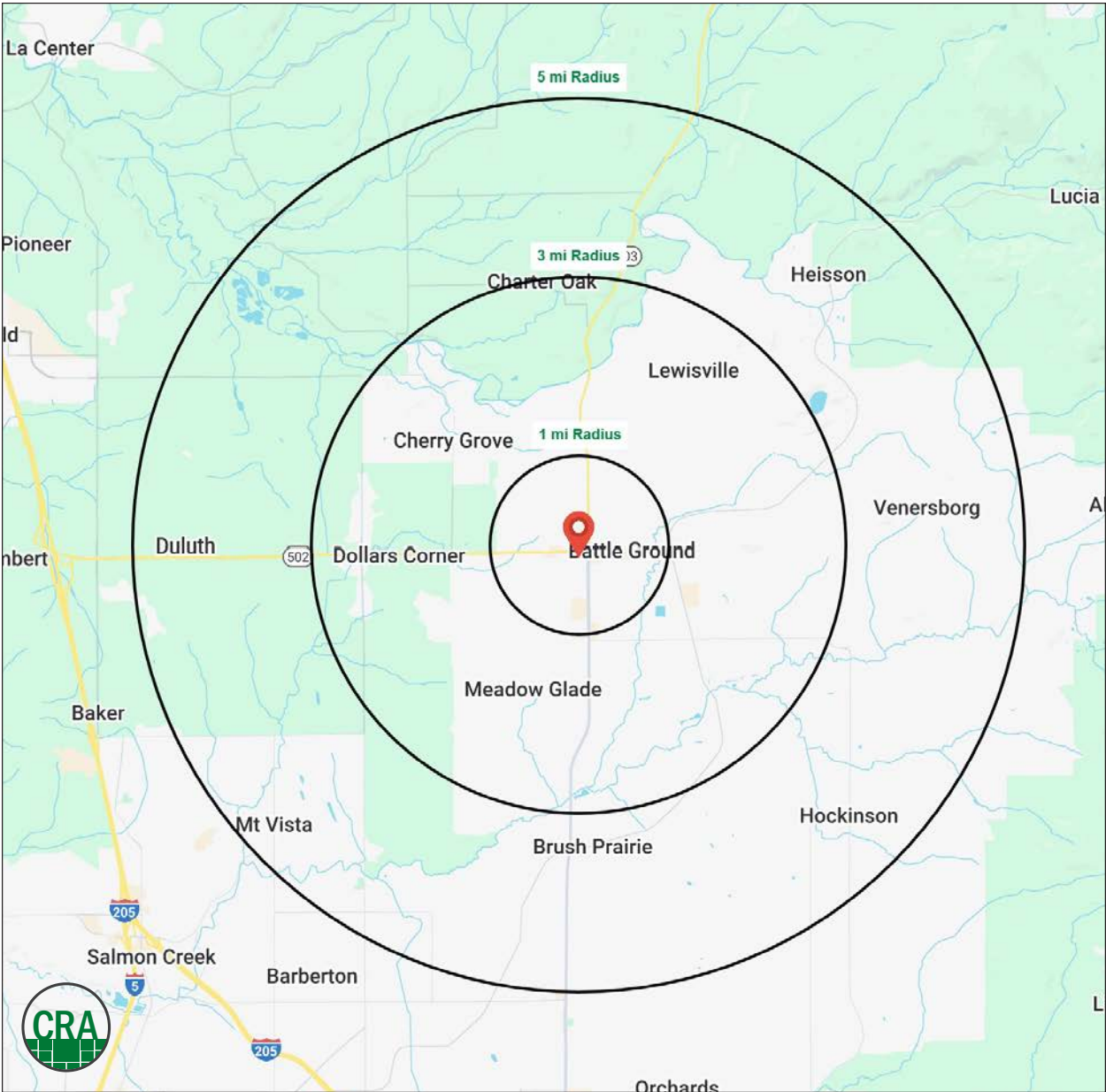
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	13,306	30,831	45,749
Estimated Households	4,603	10,737	15,767
Average HH Income	\$119,243	\$139,152	\$148,972
Median Home Value	\$475,286	\$559,641	\$612,046
Daytime Demographics 16+	7,593	15,923	23,870
Some College or Higher	63.7%	65.8%	66.7%

\$139,152

Average Household Income
3 MILE RADIUS

38.7

Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.7813/-122.5497

19 NW 12th Ave Battle Ground, WA 98604	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	13,306	30,831	45,749
2030 Projected Population	13,058	31,527	47,118
2020 Census Population	13,543	29,205	43,924
2010 Census Population	11,980	25,546	39,129
Projected Annual Growth 2025 to 2030	-0.4%	0.5%	0.6%
Historical Annual Growth 2010 to 2025	0.7%	1.4%	1.1%
2025 Median Age	34.7	38.7	40.6
Households			
2025 Estimated Households	4,603	10,737	15,767
2030 Projected Households	4,576	11,105	16,420
2020 Census Households	4,578	9,933	14,873
2010 Census Households	3,811	8,323	12,920
Projected Annual Growth 2025 to 2030	-0.1%	0.7%	0.8%
Historical Annual Growth 2010 to 2025	1.4%	1.9%	1.5%
Race and Ethnicity			
2025 Estimated White	84.0%	85.6%	86.4%
2025 Estimated Black or African American	1.3%	1.0%	0.9%
2025 Estimated Asian or Pacific Islander	3.2%	3.0%	2.8%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2025 Estimated Other Races	11.0%	9.9%	9.4%
2025 Estimated Hispanic	10.3%	9.0%	8.4%
Income			
2025 Estimated Average Household Income	\$119,243	\$139,152	\$148,972
2025 Estimated Median Household Income	\$93,356	\$112,287	\$117,084
2025 Estimated Per Capita Income	\$41,290	\$48,518	\$51,385
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.1%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	4.1%	3.8%	3.8%
2025 Estimated High School Graduate	29.1%	28.3%	27.7%
2025 Estimated Some College	27.1%	26.5%	25.0%
2025 Estimated Associates Degree Only	10.4%	9.6%	10.1%
2025 Estimated Bachelors Degree Only	16.4%	18.2%	20.0%
2025 Estimated Graduate Degree	9.8%	11.5%	11.5%
Business			
2025 Estimated Total Businesses	574	1,158	1,704
2025 Estimated Total Employees	3,742	6,767	9,712
2025 Estimated Employee Population per Business	6.5	5.8	5.7
2025 Estimated Residential Population per Business	23.2	26.6	26.9

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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:

SAM LEFEBER 503.866.1956 | sam@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

📍 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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.