

# FOR LEASE

## LEGACY TRAILS RETAIL CENTER

536 S Royle Road | Ridgefield, WA 98642

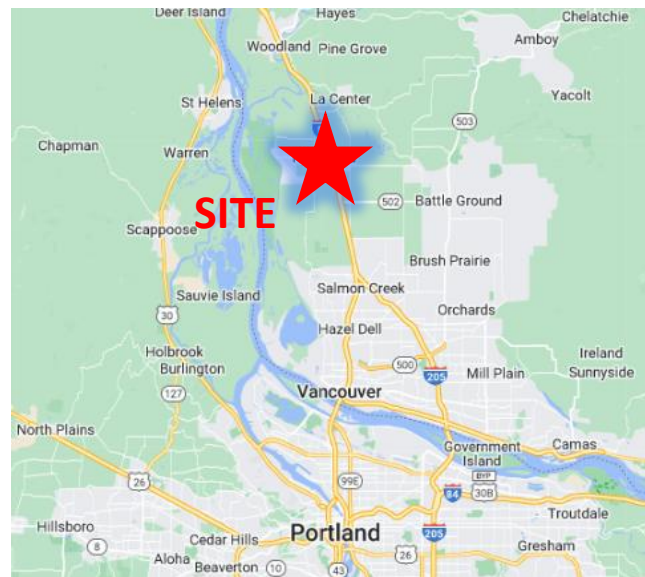


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Located at the Intersection of Royle Road and Pioneer Street
- Available:
  - 8 Suites from 1,518 SF – 2,685 SF
- Rates start at \$34.00/SF/NNN annually
- NNN's estimated at \$7.00/SF annually
- Tenant improvement allowance
- Zoned regional commercial (CRB) City of Ridgefield with a mixed-use overlay



### FOR MORE INFO:

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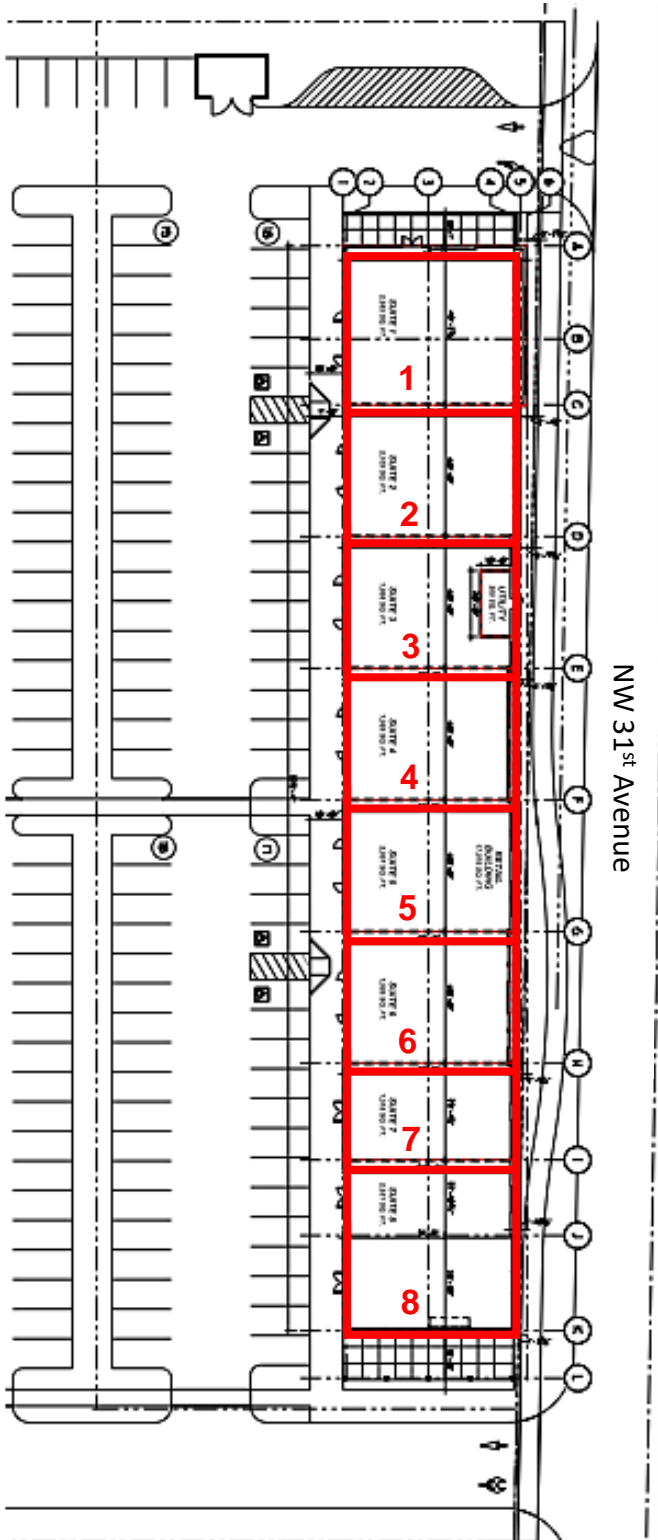
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**Gross area: 17,076 SF**

**Utility: 200 SF**

**Net area: 16,776 SF**

**Suite 1: 2,685 SF**

**Suite 2: 2,108 SF**

**Suite 3: 1,868 SF**

**Suite 4: 1,989 SF**

**Suite 5: 2,067 SF**

**Suite 6: 1,989 SF**

**Suite 7: 1,518 SF**

**Suite 8: 2,651 SF**

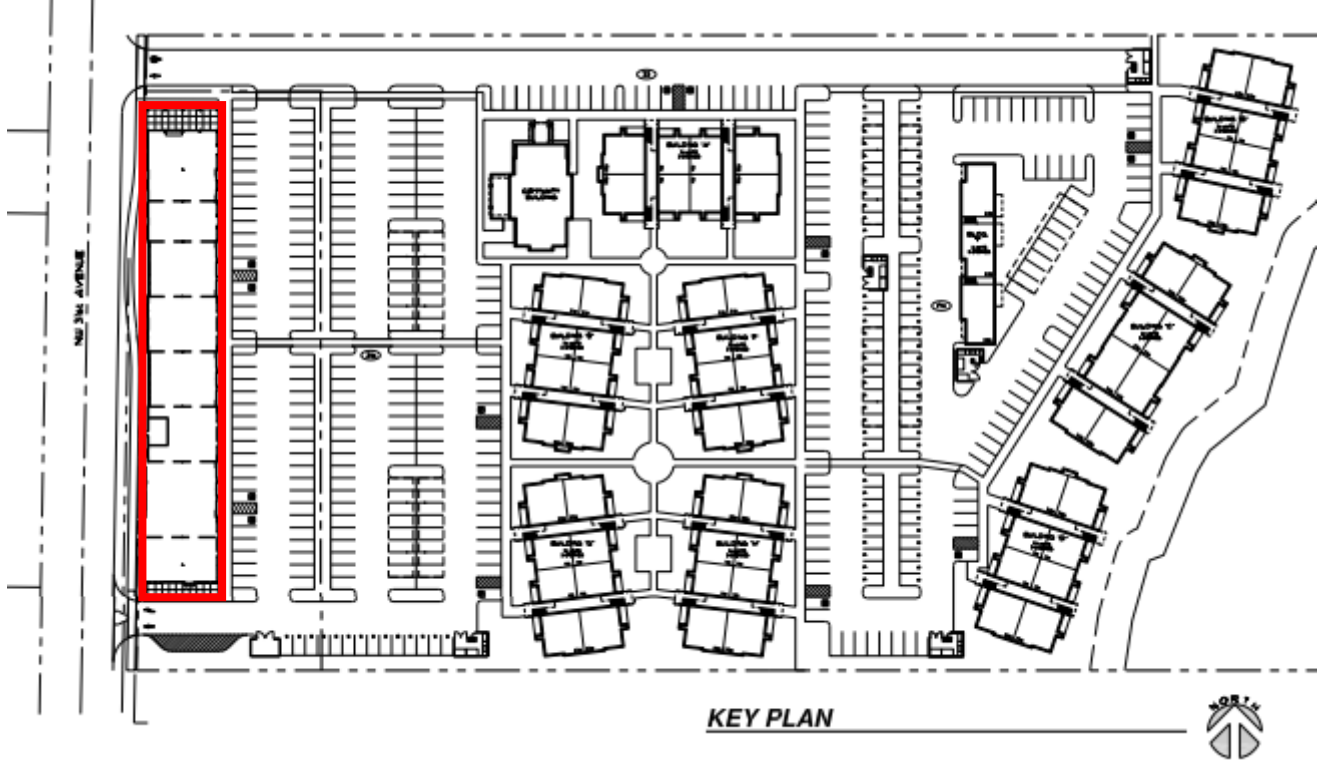
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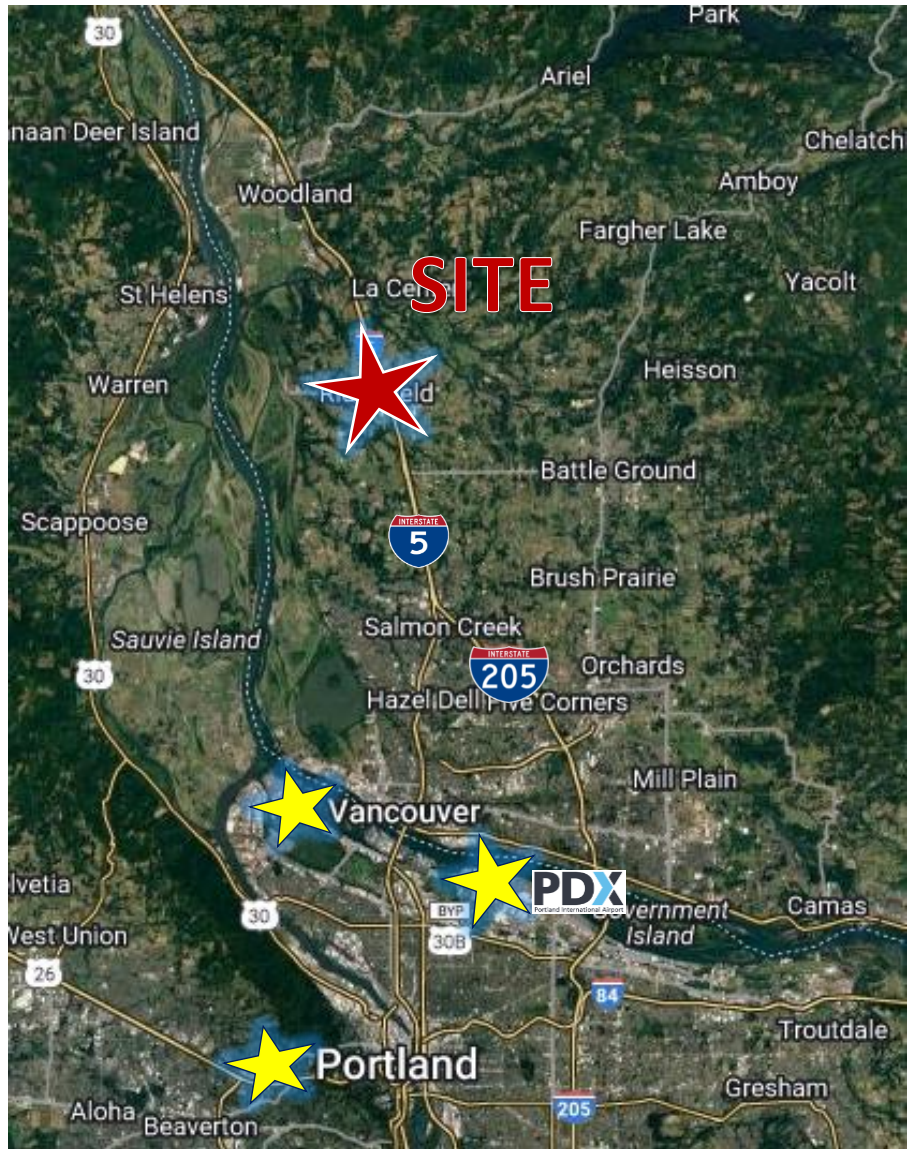
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## RIDGEFIELD MARKET FACTS

- Located in SW Washington's Discovery Corridor, which features land for development of commercial, industrial/flex and business parks. Location and transportation advantages of the Corridor are expected to develop the economic base of Clark County, attracting high quality jobs in today's growth-oriented companies
- Located 20 minutes north of Portland, OR and Portland International Airport
- Vibrant, growing community in Ridgefield zip code area
- Population projected to exceed 8% growth per year (2017 – 2022)
- Higher median household income compared to nearby cities – above \$119,511
- Abundant nearby recreation including the National Wildlife Refuge and Tri Mountain Golf Course
- PeaceHealth Southwest and Clark College are each planning complexes; Vancouver Clinic has built and opened in the area of the I-5/Ridgefield interchange
- Cowlitz Tribe's Ilani Casino Resort is on I-5 just north of Ridgefield at the La Center junction
- Traffic counts average 89,349 vehicles per day at the I-5 junction



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Located just west off of Interstate 5 in one of Washington's fastest growing communities, nestled between the city's new development and its traditional "Main Street." Local attractions include Tri-Mountain Golf Course, Sunlight Supply Amphitheater, Ilani Casino and the Ridgefield Wildlife Refuge.

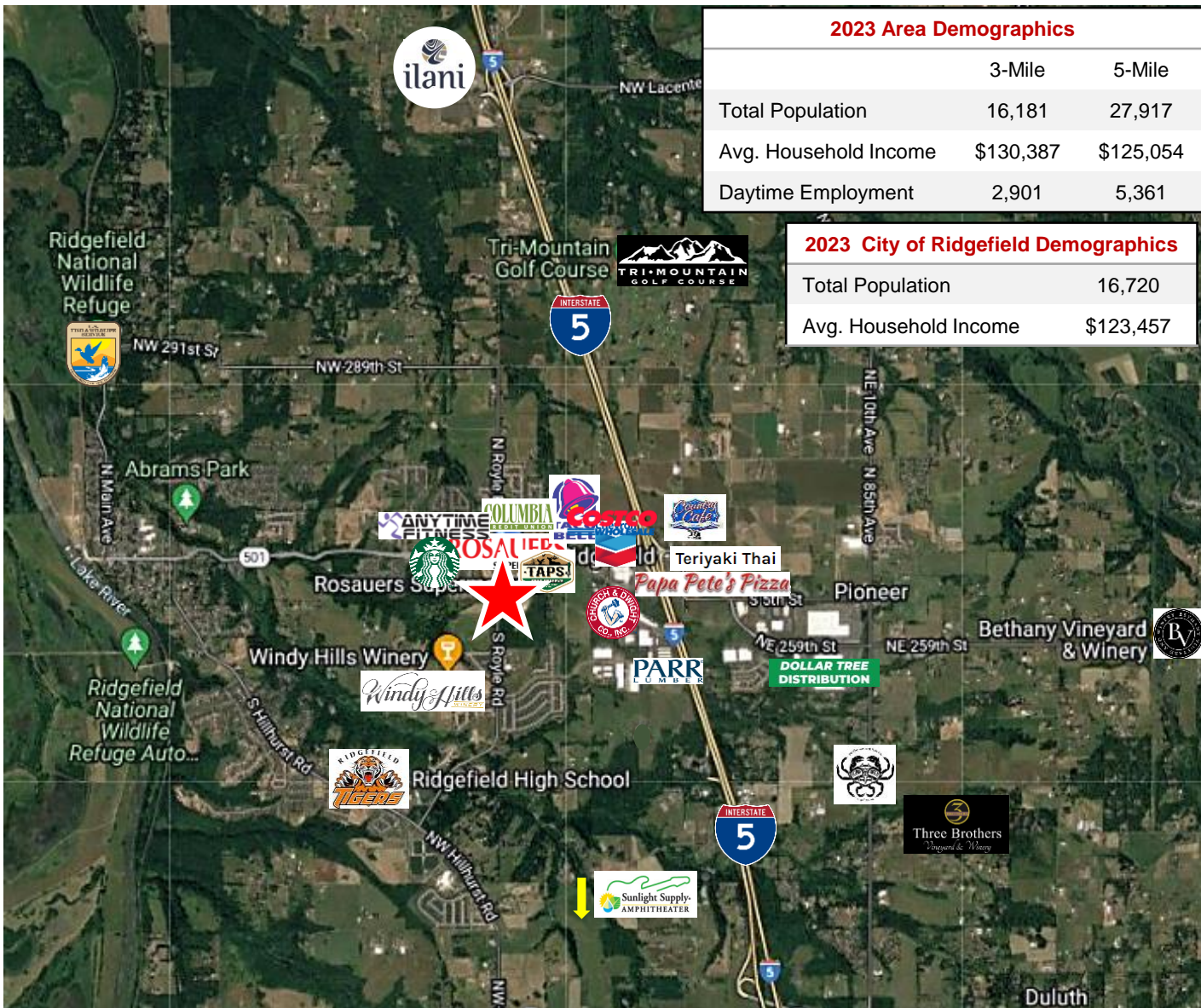


### 2023 Area Demographics

	3-Mile	5-Mile
Total Population	16,181	27,917
Avg. Household Income	\$130,387	\$125,054
Daytime Employment	2,901	5,361

### 2023 City of Ridgefield Demographics

Total Population	16,720
Avg. Household Income	\$123,457



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.