

# For Lease

Battle Ground Village Retail Building E1  
819 SE 14th Loop, Suite 109  
Battle Ground, WA

**TMG** | The Management Group  
PROPERTY MANAGEMENT  
SALES | LEASING

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## Available For Lease

Suite	Sq. Feet	Asking Price
#109	1,510	\$16/SF/Year + NNN

***Perfect space for retail business or art gallery!***

### Suite Features:

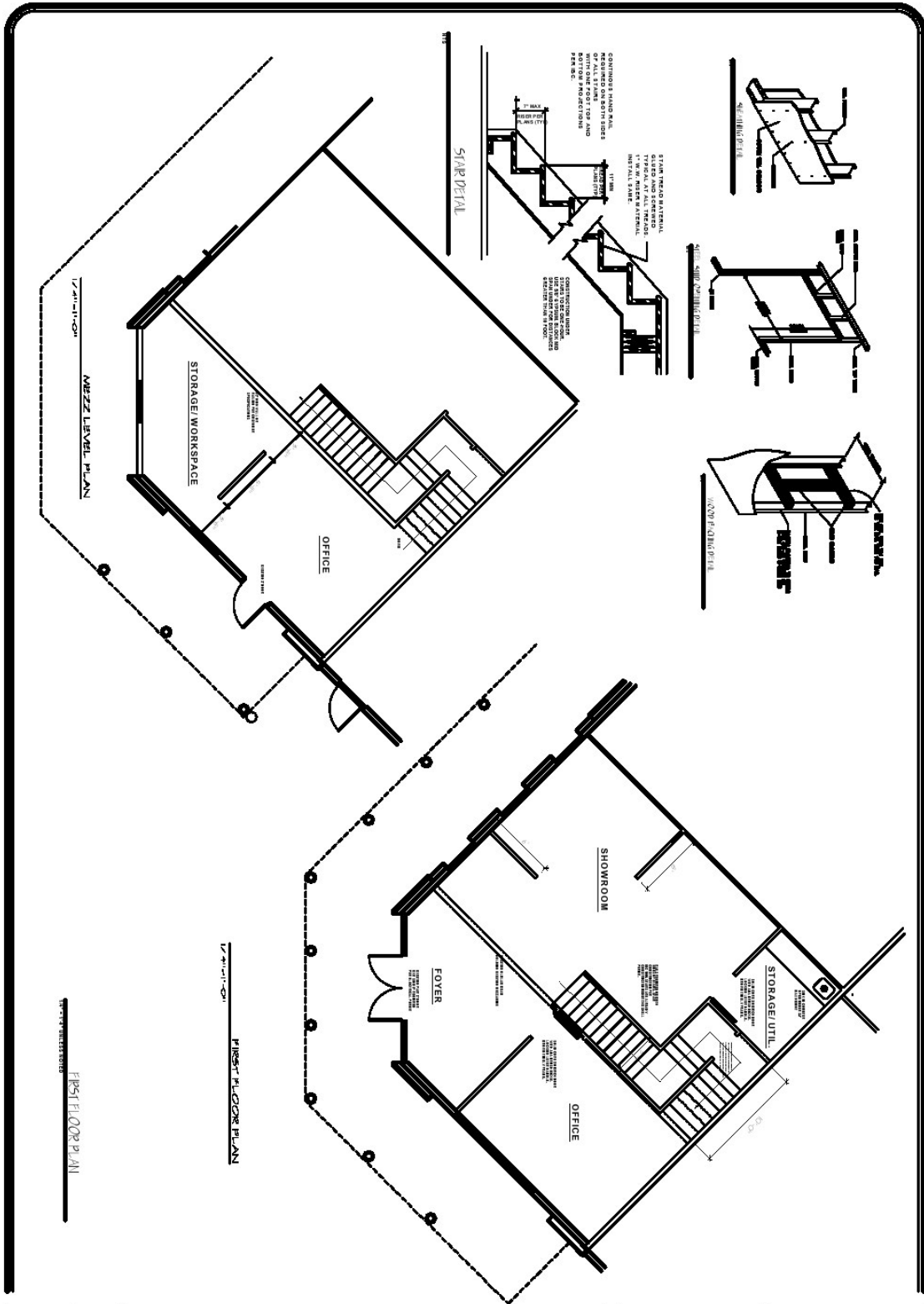
- Two stories with covered French balconies wrapping the entire second floor;
- 2 private offices with storage room and built-in sink;
- Grand two-story showroom;
- Room for front counter space and/or cashier area;
- Adjacent to Battle Ground Community Library;
- Suite is located in the center of the BGVillage Outdoor Market, May - September, which attracts hundreds of visitors every weekend;
- Plenty of Parking.





# BATTLE GROUND VILLAGE

## Space Plan: Suite 109



A-1	DATE: 11/11/11 DRAWN BY: [Name] CHECKED BY: [Name]	<b>BG VILLAGE E1-108-BG</b>		
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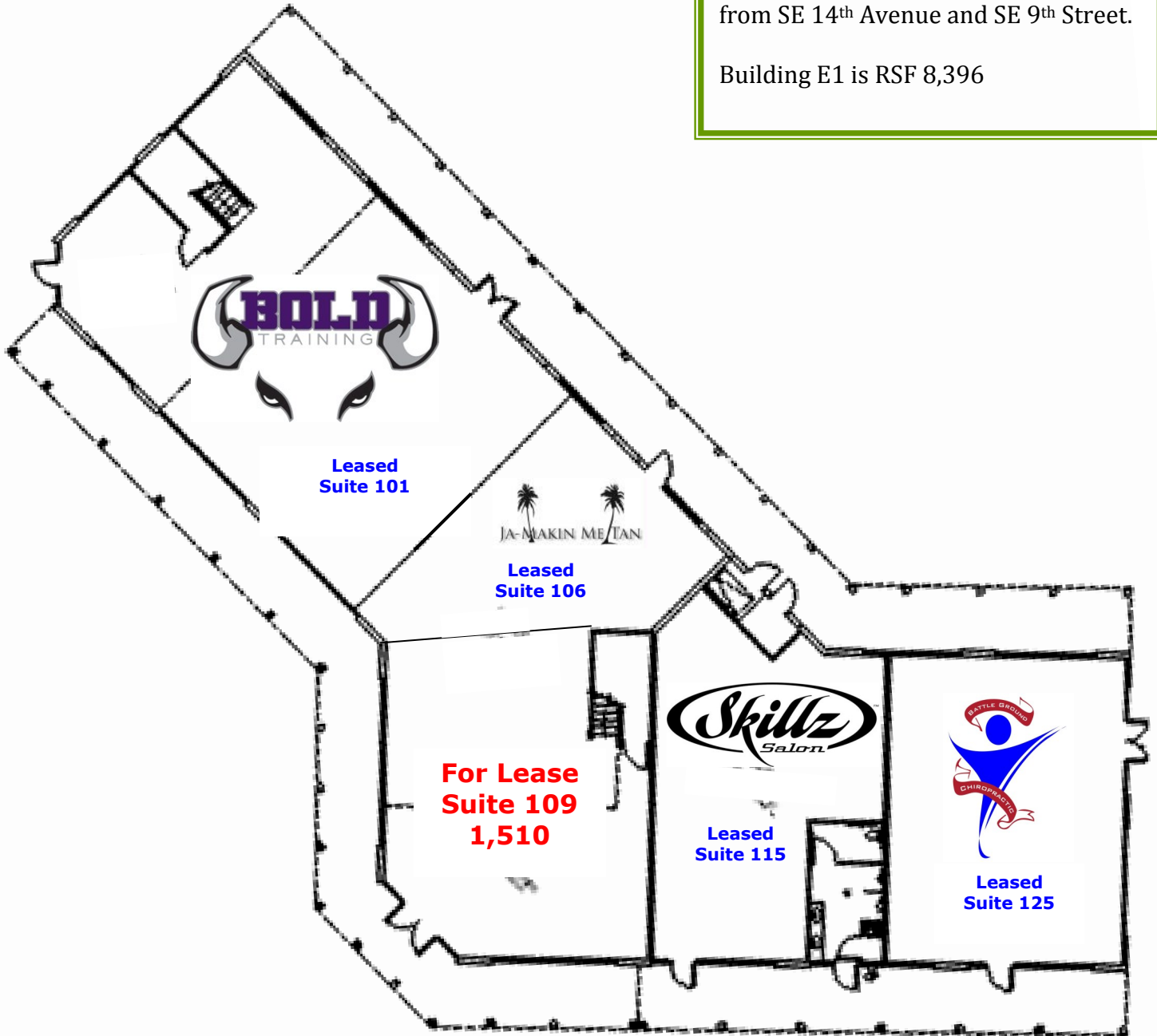


# BATTLE GROUND VILLAGE

**Building E1**  
819 SE 14<sup>th</sup> Loop

819 SE 14<sup>th</sup> Loop fronts the Center Park Pavilion on 14<sup>th</sup> Loop. The building exterior elevation is reminiscent of a New Orleans featuring exterior patio seating. The building can be accessed from SE 14<sup>th</sup> Avenue and SE 9<sup>th</sup> Street.

Building E1 is RSF 8,396



# TMG



# Site Map: 98604, WA



98604, WA

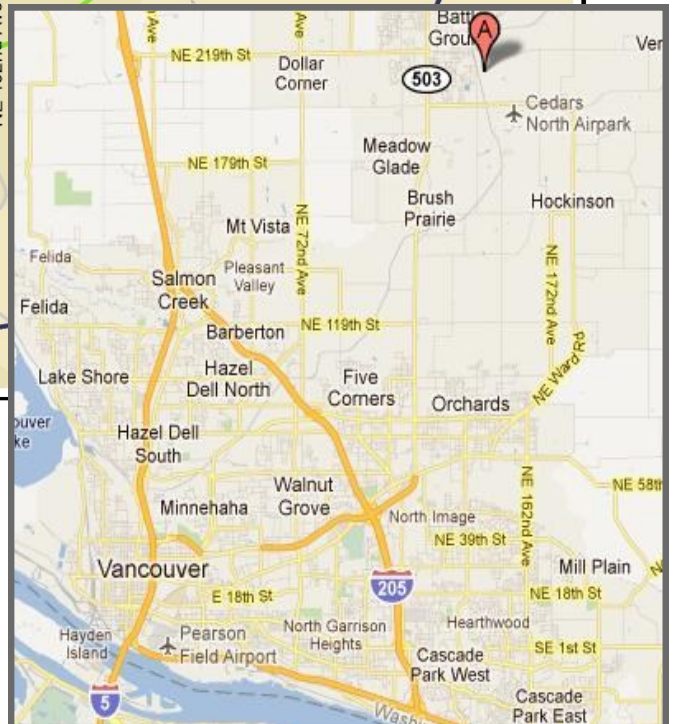
## Site Map

Carmen Villarma

Latitude: 45.810181

Longitude: -122.518065

Ring: 3, 5, 10 Miles



# TMG



# Executive Summary

Carmen Villarma

98604, WA

Latitude: 45.810181  
Longitude: -122.518065

Ring: 3, 5, 10 Miles

	3 miles radius	5 miles radius	10 miles radius
<b>2010 Population</b>			
Total Population	21,098	37,907	140,091
Male Population	49.8%	49.9%	49.9%
Female Population	50.2%	50.1%	50.1%
Median Age	31.4	33.5	35.6
<b>2010 Income</b>			
Median HH Income	\$67,966	\$70,790	\$70,297
Per Capita Income	\$24,939	\$26,005	\$27,129
Average HH Income	\$76,528	\$80,230	\$80,276
<b>2010 Households</b>			
Total Households	6,891	12,227	47,108
Average Household Size	3.04	3.07	2.96
<b>2010 Housing</b>			
Owner Occupied Housing Units	76.0%	79.1%	77.3%
Renter Occupied Housing Units	19.6%	16.3%	17.8%
Vacant Housing Units	4.5%	4.6%	4.9%
<b>Population</b>			
1990 Population	7,574	17,029	66,010
2000 Population	13,653	27,590	105,861
2010 Population	21,098	37,907	140,091
2015 Population	23,695	41,936	153,544
1990-2000 Annual Rate	6.07%	4.94%	4.84%
2000-2010 Annual Rate	4.34%	3.15%	2.77%
2010-2015 Annual Rate	2.35%	2.04%	1.85%

In the identified market area, the current year population is 140,091. In 2000, the Census count in the market area was 105,861. The rate of change since 2000 was 2.77 percent annually. The five-year projection for the population in the market area is 153,544, representing a change of 1.85 percent annually from 2010 to 2015. Currently, the population is 49.9 percent male and 50.1 percent female.

<b>Households</b>			
1990 Households	2,537	5,459	21,836
2000 Households	4,504	8,901	35,505
2010 Households	6,891	12,227	47,108
2015 Households	7,732	13,539	51,682
1990-2000 Annual Rate	5.91%	5.01%	4.98%
2000-2010 Annual Rate	4.24%	3.15%	2.8%
2010-2015 Annual Rate	2.33%	2.06%	1.87%

The household count in this market area has changed from 35,505 in 2000 to 47,108 in the current year, a change of 2.8 percent annually. The five-year projection of households is 51,682, a change of 1.87 percent annually from the current year total. Average household size is currently 2.96, compared to 2.97 in the year 2000. The number of families in the current year is 37,374 in the market area.

## Housing

Currently, 77.3 percent of the 49,542 housing units in the market area are owner occupied; 17.8 percent, renter occupied; and 4.9 percent are vacant. In 2000, there were 36,997 housing units - 79.6 percent owner occupied, 16.2 percent renter occupied and 4.1 percent vacant. The rate of change in housing units since 2000 is 2.89 percent. Median home value in the market area is \$264,171, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.9 percent annually to \$319,841. From 2000 to the current year, median home value changed by 4.6 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



98604, WA

## Executive Summary

Carmen Villarma

Latitude: 45.810181

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Ring: 3, 5, 10 Miles

	3 miles radius	5 miles radius	10 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$31,069	\$35,620	\$35,806
2000 Median HH Income	\$52,106	\$55,626	\$55,070
2010 Median HH Income	\$67,966	\$70,790	\$70,297
2015 Median HH Income	\$78,248	\$81,732	\$80,897
1990-2000 Annual Rate	5.31%	4.56%	4.4%
2000-2010 Annual Rate	2.63%	2.38%	2.41%
2010-2015 Annual Rate	2.86%	2.92%	2.85%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,185	\$12,990	\$13,621
2000 Per Capita Income	\$19,446	\$20,512	\$21,801
2010 Per Capita Income	\$24,939	\$26,005	\$27,129
2015 Per Capita Income	\$28,650	\$29,662	\$30,883
1990-2000 Annual Rate	4.79%	4.67%	4.82%
2000-2010 Annual Rate	2.46%	2.34%	2.16%
2010-2015 Annual Rate	2.81%	2.67%	2.63%
<b>Average Household Income</b>			
1990 Average Household Income	\$37,434	\$40,554	\$40,903
2000 Average Household Income	\$58,065	\$63,097	\$63,813
2010 Average HH Income	\$76,528	\$80,230	\$80,276
2015 Average HH Income	\$87,964	\$91,471	\$91,335
1990-2000 Annual Rate	4.49%	4.52%	4.55%
2000-2010 Annual Rate	2.73%	2.37%	2.26%
2010-2015 Annual Rate	2.82%	2.66%	2.61%

### Households by Income

Current median household income is \$70,297 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$80,897 in five years. In 2000, median household income was \$55,070, compared to \$35,806 in 1990.

Current average household income is \$80,276 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$91,335 in five years. In 2000, average household income was \$63,813, compared to \$40,903 in 1990.

Current per capita income is \$27,129 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$30,883 in five years. In 2000, the per capita income was \$21,801, compared to \$13,621 in 1990.

### Population by Employment

Currently, 85.3 percent of the civilian labor force in the identified market area is employed and 14.7 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 87.6 percent of the civilian labor force, and unemployment will be 12.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 69.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 60.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 15.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.2 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 80.5 percent of the market area population drove alone to work, and 5.3 percent worked at home. The average travel time to work in 2000 was 27.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 8.8 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 26.6 percent were high school graduates only (29.6 percent in the U.S.)
- 11.0 percent had completed an Associate degree (7.7 percent in the U.S.)
- 17.1 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.0 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.