

FOR LEASE

Gardner Center Buildings B & D

1710 & 1800 SW 9th Avenue | Battle Ground, Washington



Location - Near New Walmart - LOWER RATES

Gardner Center is located at the doorway to Battle Ground on SR-503 at NE 199th Street (aka SW Eaton Boulevard). Multiple access points including two signalized intersection.

Buildings

Multi-tenant retail buildings with major tenants including Gentle Dental, American Family Insurance and Subway.

Traffic Counts

50,185 VPD on SR-503 at NE 199th Street (Eaton Boulevard) (2011)

Features

Gardner Center consists of over 51,000 SF prime retail space in one of Battle Ground's premier neighborhood retail destinations. The property features an 8-plex cinema and includes casual family dining, fast food, specialty retail, personal services, medical services and others. Battle Ground's population has grown by 64.52% (2000-2010) in a 3-mile radius of the site and future residential development is expected to be strong.

Available

Building B

Suite 108	2,220 SF
Suite 112	1,685 SF

Building D

Suite 106	1,839 SF
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Call for Rates

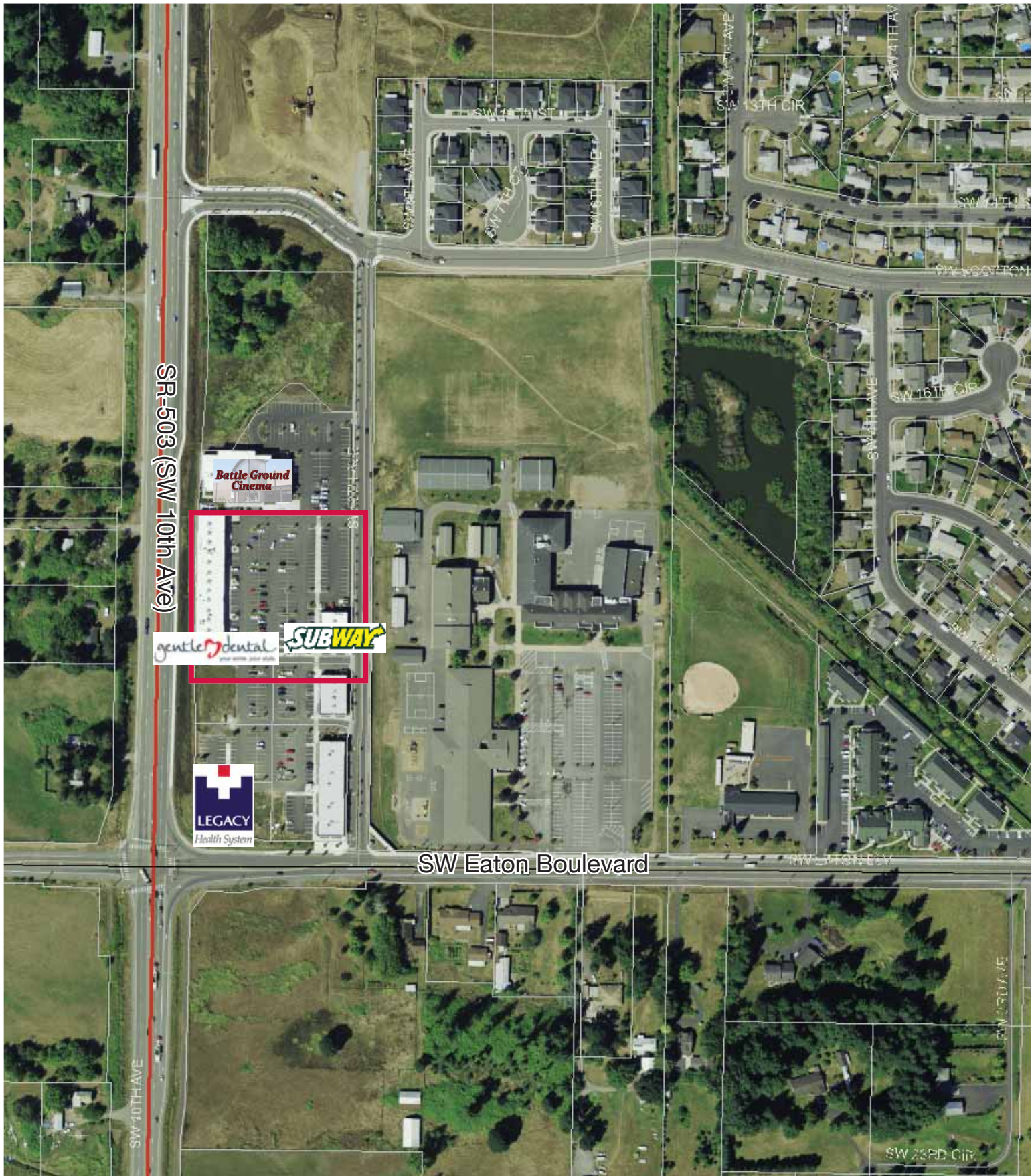


Contact Information

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Gardner Center Buildings B & D Aerial



Gardner Center Buildings B & D

Demographics



Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Population	w					
2017 Projection	6,789		29,873		51,376	
2012 Estimate	6,254		26,683		46,462	
2000 Census	4,371		16,954		31,967	
1990 Census	2,334		10,017		20,574	
Growth 1990 - 2000	87.28%		69.25%		55.38%	
Households						
2017 Projection	2,235		9,577		16,900	
2012 Estimate	2,079		8,633		15,377	
2000 Census	1,481		5,616		10,565	
1990 Census	826		3,345		6,703	
Growth 1990 - 2000	79.30%		67.89%		57.62%	
2012 Est. HH by Household Income	2,079		8,633		15,377	
Income Less than \$15,000	225	10.82	624	7.23	868	5.64
Income \$15,000 - \$24,999	273	13.13	708	8.20	1,028	6.69
Income \$25,000 - \$34,999	193	9.28	603	6.98	991	6.44
Income \$35,000 - \$49,999	380	18.28	1,359	15.74	2,246	14.61
Income \$50,000 - \$74,999	480	23.09	2,221	25.73	3,722	24.20
Income \$75,000 - \$99,999	261	12.55	1,284	14.87	2,533	16.47
Income \$100,000 - \$124,999	114	5.48	807	9.35	1,653	10.75
Income \$125,000 - \$149,999	95	4.57	574	6.65	1,071	6.96
Income \$150,000 - \$199,999	39	1.88	288	3.34	716	4.66
Income \$200,000 - \$499,999	18	0.87	152	1.76	487	3.17
Income \$500,000 and over	0	0.00	14	0.16	61	0.40
2012 Est. Average Household Income	\$57,761		\$71,795		\$80,930	
2012 Est. Median Household Income	\$48,752		\$61,513		\$67,163	



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