



900 Washington Street, Suite 850 • Vancouver, WA 98660  
 (360) 750-5595 • fax (360) 750-5594 • www.fg-cre.com

# Now Preleasing



## Ridgefield Pioneer Village

### Preleasing Retail, Service, Medical & Office

**LOCATION:** 37 S. 45<sup>th</sup> Avenue, Ridgefield, Washington 98642. Ridgefield is the fastest growing city in the state. The site is just west of I-5 with direct access.

**FOR LEASE:** 16 individual buildings. Leasable space from approximately 1,000 SF to approximately 11,000 SF.

**RATE:** \$23.50/SF NNN annually

**ESTIMATED NNNs:** \$5.00/SF annually

**TI ALLOWANCE:** \$20.00/SF

**AVAILABLE:** First quarter 2020



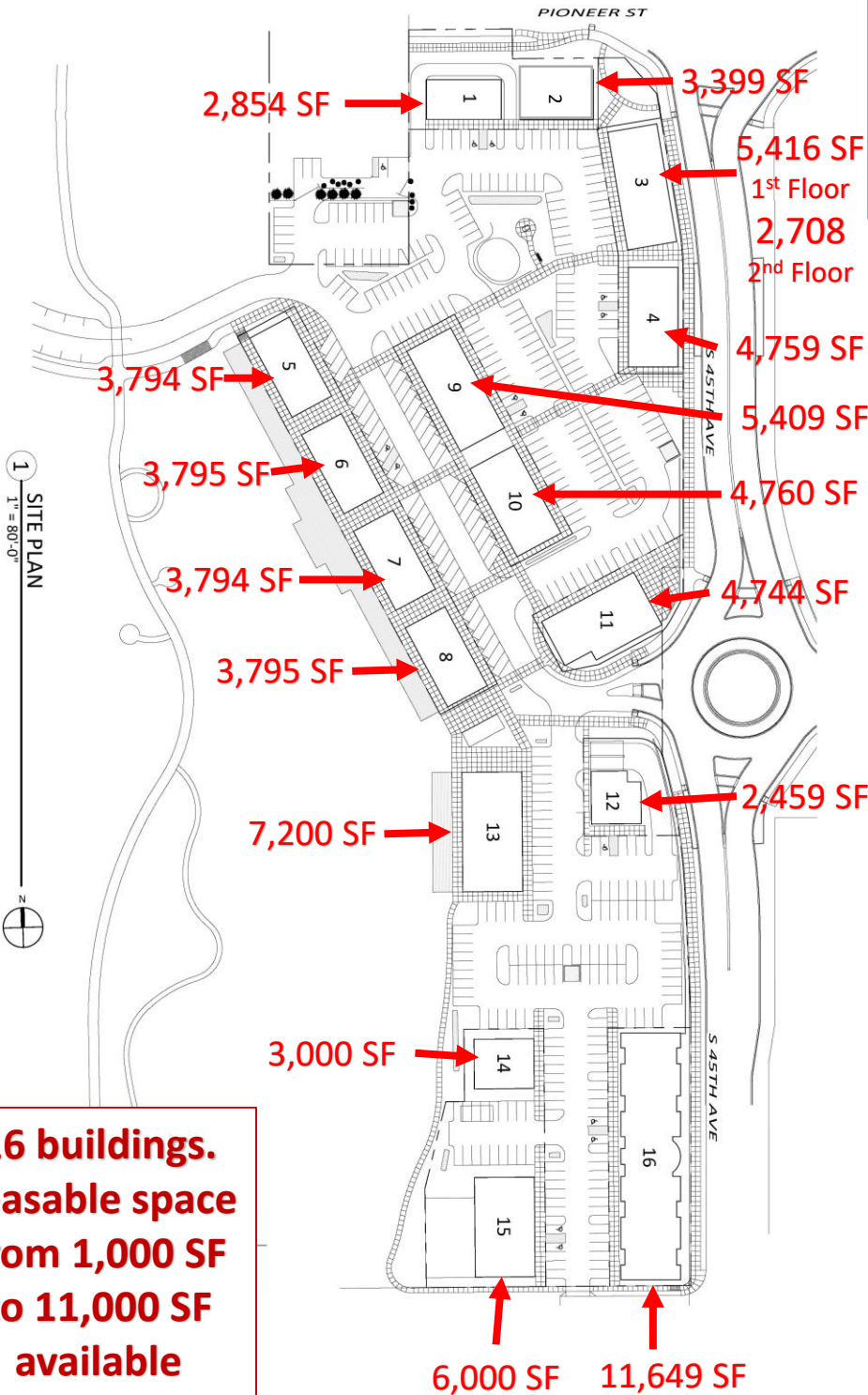
**FOR MORE INFO:**

360-750-5595  
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 Scott Higgins | 360.597.0577 | shiggins@fg-cre.com

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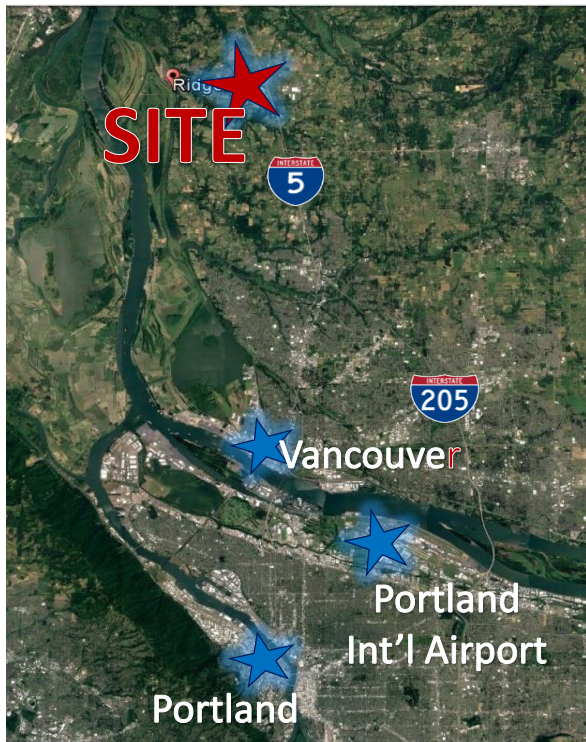
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**Ridgefield Pioneer Village** is located just west off of Interstate 5 in one of Washington’s fastest growing communities, nestled between the city’s new development and its traditional “Main Street.” Local attractions include Tri-Mountain Golf Course, Sunlight Supply Amphitheater, Ilani Casino and the Ridgefield Wildlife Refuge.



### ROSAUERS SUPERMARKETS

Rosauers Supermarket, a chain of grocery stores based in Spokane, will anchor an upcoming plaza at the Port of Ridgefield’s Discovery Ridge property at 45<sup>th</sup> Avenue and Pioneer Street.

Developers have broken ground at the site, and are hopeful that the grocery store will be open during the second quarter of 2019.

#### 2017 City of Ridgefield Demographics

Total Population	7,959
Avg. Household Income	\$102,274
Daytime Employment	1,036

#### 2017 Area Demographics

	5-Mile	10-Mile
Total Population	22,092	177,066
Avg. Household Income	\$100,170	\$88,782
Daytime Employment	5,305	42,885

**18 Miles to Vancouver City Center**  
**22 Miles to Portland International Airport**  
**23 Miles to Portland City Center**

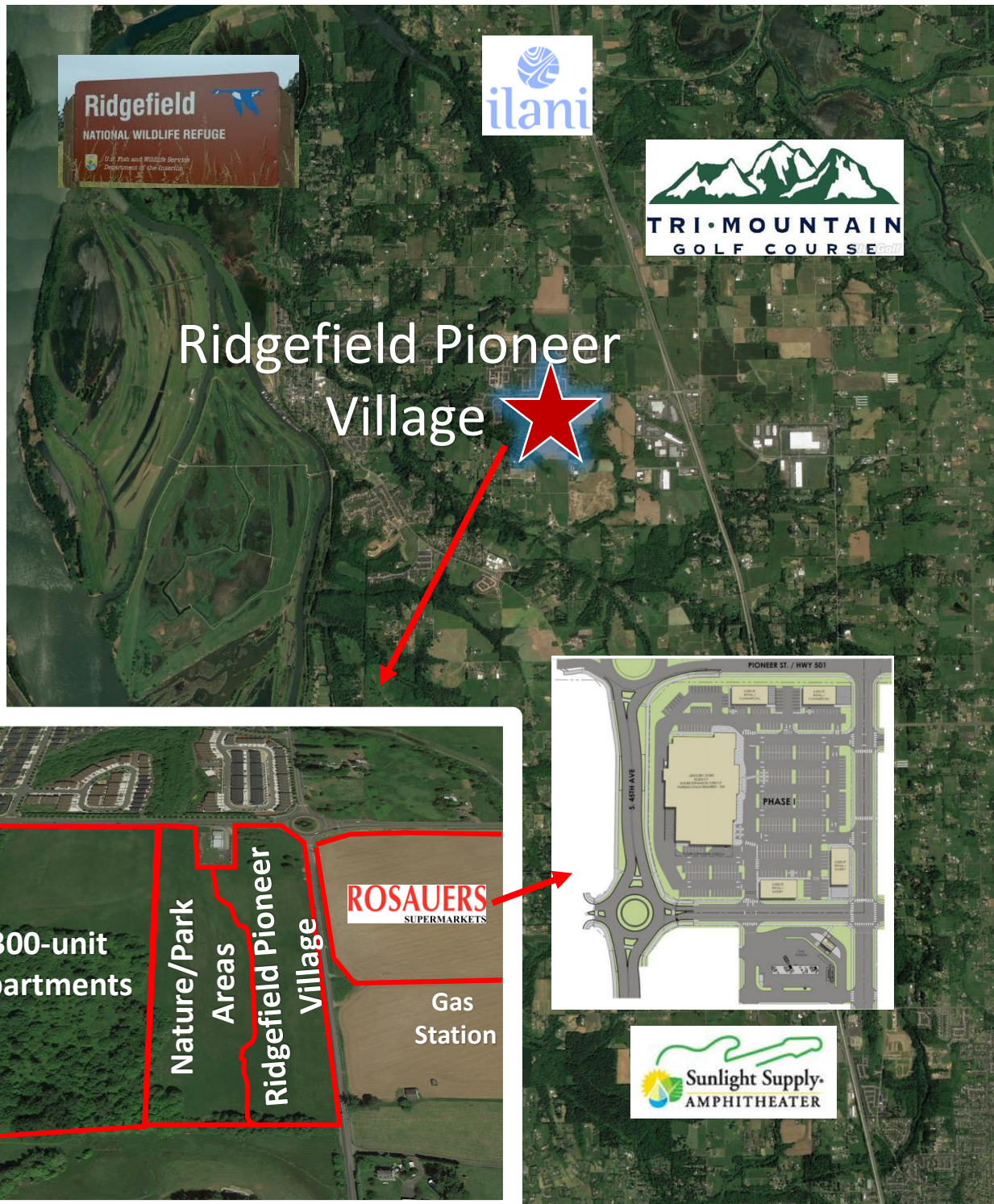
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This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while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

[www.fg-cre.com](http://www.fg-cre.com)