



RETAIL OPPORTUNITIES AVAILABLE IN BATTLE GROUND, WASHINGTON

Millcreek
TOWN CENTER



Scotton
LANDING



PRINCIPAL PROPERTIES, LLC
Development, Investment, Management.



LOCATION

SR-503 / SW 10th & SW Scotton Way
in Battle Ground, WA



AVAILABLE SPACE

Pad sites available • Call for details



RATES

Please call for details



HIGHLIGHTS

- Battle Ground's newest development, located at the signalized intersection of SR-503 and Scotton Way
- Anchored by a Walmart Supercenter
- Co-tenants include Red Robin, Chipotle, MOD Pizza, Panda Express, Wendy's, Chiro One, Pacific Dental, Autozone, Columbia Credit Union and more



TRAFFIC COUNTS

SR-503 - 20,320 ADT ('22)



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BATTLE GROUND, WASHINGTON

NE 92nd Ave

NE 101st Ave

Weaver Creek

502



Fred Meyer

CHIEF UMTUCH MIDDLE SCHOOL

CAPTAIN STRONG PRIMARY SCHOOL

BATTLE GROUND HIGH SCHOOL
1,671 STUDENTS

POST OFFICE

CHASE

CITY HALL

LIBRARY

SITE

MAPLE GROVE MIDDLE & ELEMENTARY SCHOOLS
RIVER HOMELINK

SW Eaton Blvd

SE Eaton Blvd

SE Eaton Blvd

SE Eaton Blvd

SE Eaton Blvd

17,614 ADT (22)
19,10th Ave

23,981 ADT (22)

320 ADT (22)

22,374 ADT (22)
NE 122nd Ave

19,926 ADT (22)

23,847 ADT (22)

27,910 ADT (22)

2,082 ADT (22)



MILLCREEK TOWN CENTER SR-503 / SW 10TH & SCOTTON WAY

SITE PLAN

BATTLE GROUND, WA



MILLCREEK TOWN CENTER SR-503 / SW 10TH & SCOTTON WAY BATTLE GROUND, WA

SITE PLAN



MILLCREEK TOWN CENTER
SR-503 / SW 10TH & SCOTTON WAY
 BATTLE GROUND, WA

SITE PLAN | SCOTTON LANDING - PHASE 2



1 SITE PLAN
 SCALE: 1" = 50'-0"



MILLCREEK TOWN CENTER
SR-503 / SW 10TH & SCOTTON WAY
 BATTLE GROUND, WA

ELEVATIONS



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



2 EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 WEST ELEVATION

SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

MILLCREEK TOWN CENTER SR-503 / SW 10TH & SCOTTON WAY

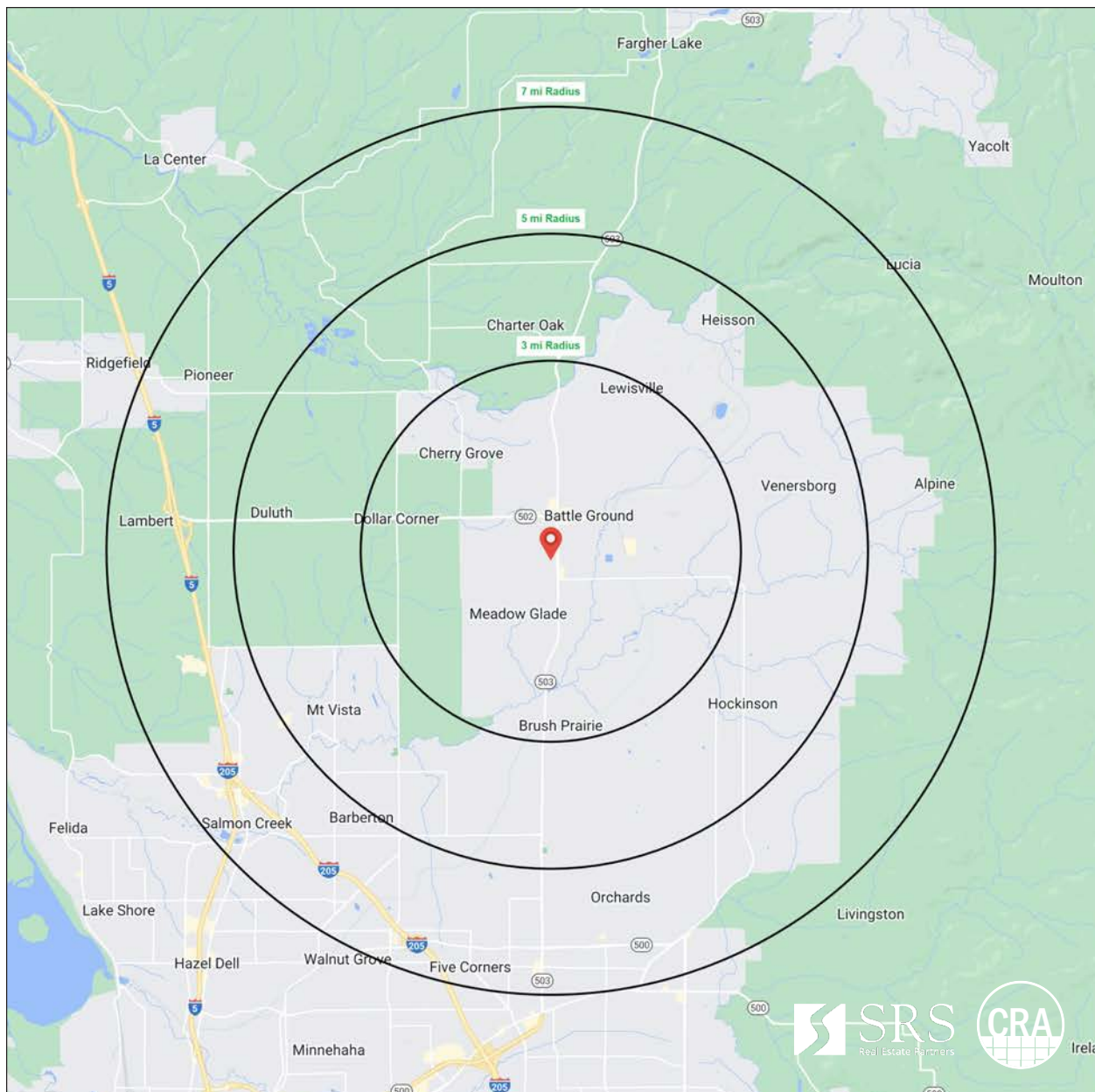
DEMOGRAPHIC SUMMARY

BATTLE GROUND, WA

Source: Regis - SitesUSA (2023)	3 MILE	5 MILE	7 MILE
Estimated Population 2023	31,089	52,678	142,750
Average HH Income	\$123,480	\$133,091	\$133,981
Median HH Income	\$98,172	\$104,735	\$104,917
Median Home Value	\$471,697	\$502,703	\$478,765
Daytime Demographics 16+	16,647	26,950	72,979
Some College or Higher	66.5%	68.1%	68.0%

\$123,480
Average Household Income
3 MILE RADIUS

37.2
Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.7724/-122.5495

Millcreek Town Center Battle Ground, WA 98604	3 mi radius	5 mi radius	7 mi radius
Population			
2023 Estimated Population	31,089	52,678	142,750
2028 Projected Population	34,542	58,358	153,727
2020 Census Population	29,687	50,492	137,301
2010 Census Population	26,005	41,535	112,947
Projected Annual Growth 2023 to 2028	2.2%	2.2%	1.5%
Historical Annual Growth 2010 to 2023	1.5%	2.1%	2.0%
2023 Median Age	37.2	40.1	38.7
Households			
2023 Estimated Households	10,707	18,505	49,609
2028 Projected Households	12,438	21,412	55,918
2020 Census Households	10,108	17,552	47,087
2010 Census Households	8,482	13,843	38,089
Projected Annual Growth 2023 to 2028	3.2%	3.1%	2.5%
Historical Annual Growth 2010 to 2023	2.0%	2.6%	2.3%
Race and Ethnicity			
2023 Estimated White	86.7%	86.0%	81.7%
2023 Estimated Black or African American	0.9%	1.3%	2.1%
2023 Estimated Asian or Pacific Islander	2.6%	3.2%	5.1%
2023 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2023 Estimated Other Races	9.3%	9.0%	10.4%
2023 Estimated Hispanic	8.0%	7.6%	9.0%
Income			
2023 Estimated Average Household Income	\$123,480	\$133,091	\$133,981
2023 Estimated Median Household Income	\$98,172	\$104,735	\$104,917
2023 Estimated Per Capita Income	\$42,587	\$46,852	\$46,727
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.6%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	3.6%	3.6%	3.7%
2023 Estimated High School Graduate	27.9%	26.6%	26.1%
2023 Estimated Some College	24.7%	25.2%	25.0%
2023 Estimated Associates Degree Only	11.4%	11.4%	11.2%
2023 Estimated Bachelors Degree Only	18.8%	19.9%	20.4%
2023 Estimated Graduate Degree	11.7%	11.6%	11.4%
Business			
2023 Estimated Total Businesses	1,206	1,811	4,731
2023 Estimated Total Employees	7,169	10,304	29,803
2023 Estimated Employee Population per Business	5.9	5.7	6.3
2023 Estimated Residential Population per Business	25.8	29.1	30.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE




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