

# TRI-MOUNTAIN STATION

## NEW DEVELOPMENT IN RIDGEFIELD, WA



**SITES AVAILABLE FOR SALE, LEASE OR BTS**



### ADDRESS

109 S 65th Avenue, Ridgefield, WA

### AVAILABLE SPACE

Anchor space, pad sites & retail shops  
Up to 15.69 AC

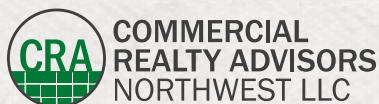
### TRAFFIC COUNTS

I-5 – 87,769 ADT ('20)

Pioneer Street – 19,276 ADT ('20)

### HIGHLIGHTS

- Located at the SE corner of Interstate 5 and Pioneer Street.
- High average household income of over \$118,000 within 5 miles.
- In 2020, Ridgefield experienced a 38% increase in new single-family residential building permits submitted and a 77% increase in single-family residential building permits issued.
- The population increased 9.84% between 2019 and 2020, which made Ridgefield the fourth-fastest growing city in Washington.



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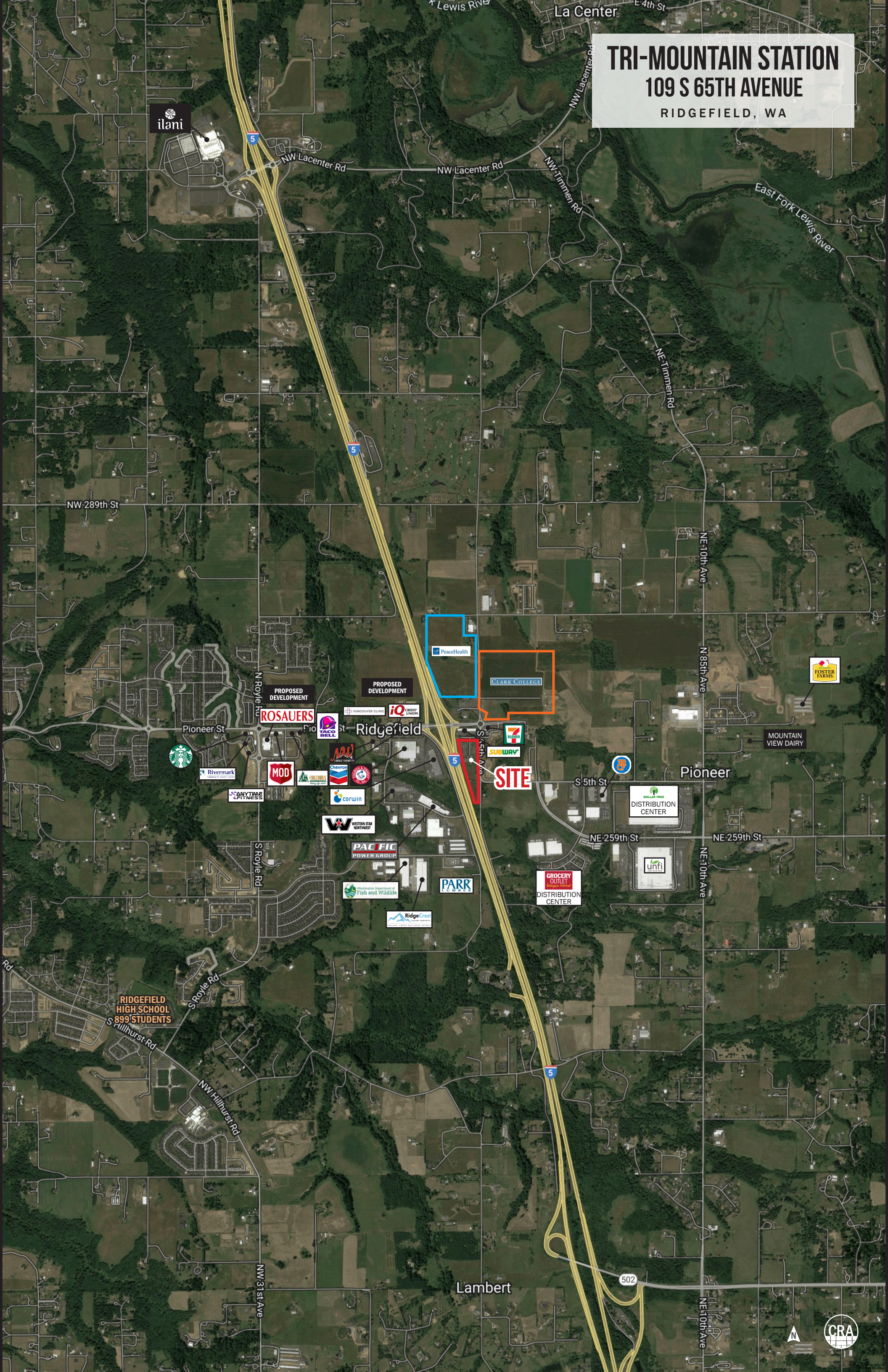
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# TRI-MOUNTAIN STATION 109 S 65TH AVENUE RIDGEFIELD, WA



ilani

5

NW Lacerter Rd

NW Lacerter Rd

NW Timmen Rd

La Center

E 4th St

East Fork Lewis River

NE Timmen Rd

NW 289th St

5

NE 10th Ave

N 85th Ave

Pioneer St

PROPOSED DEVELOPMENT

PROPOSED DEVELOPMENT

ROS AUERS

TACO BELL

VANCOUVER CLINIC

IQ CREDIT UNION

PeaceHealth

CLARK COLLEGE

FOSTER FARMS

Starbucks

Rivermark

MOD

CHEVRON

CORWIN

WESTERN STAR NORTHWEST

PACIFIC POWER GROUP

Washington Department of Fish and Wildlife

PARR

RidgeCrest

SUBWAY

7-ELEVEN

SITE

S 5th St

Pioneer

NE 259th St

DOLLAR TREE DISTRIBUTION CENTER

NE 259th St

unfi

GROCERY OUTLET DISTRIBUTION CENTER

NE 10th Ave

RIDGEFIELD HIGH SCHOOL  
899 STUDENTS

S Royale Rd

S Hillhurst Rd

NW Hillhurst Rd

NW 31st Ave

Lambert

502

NE 10th Ave



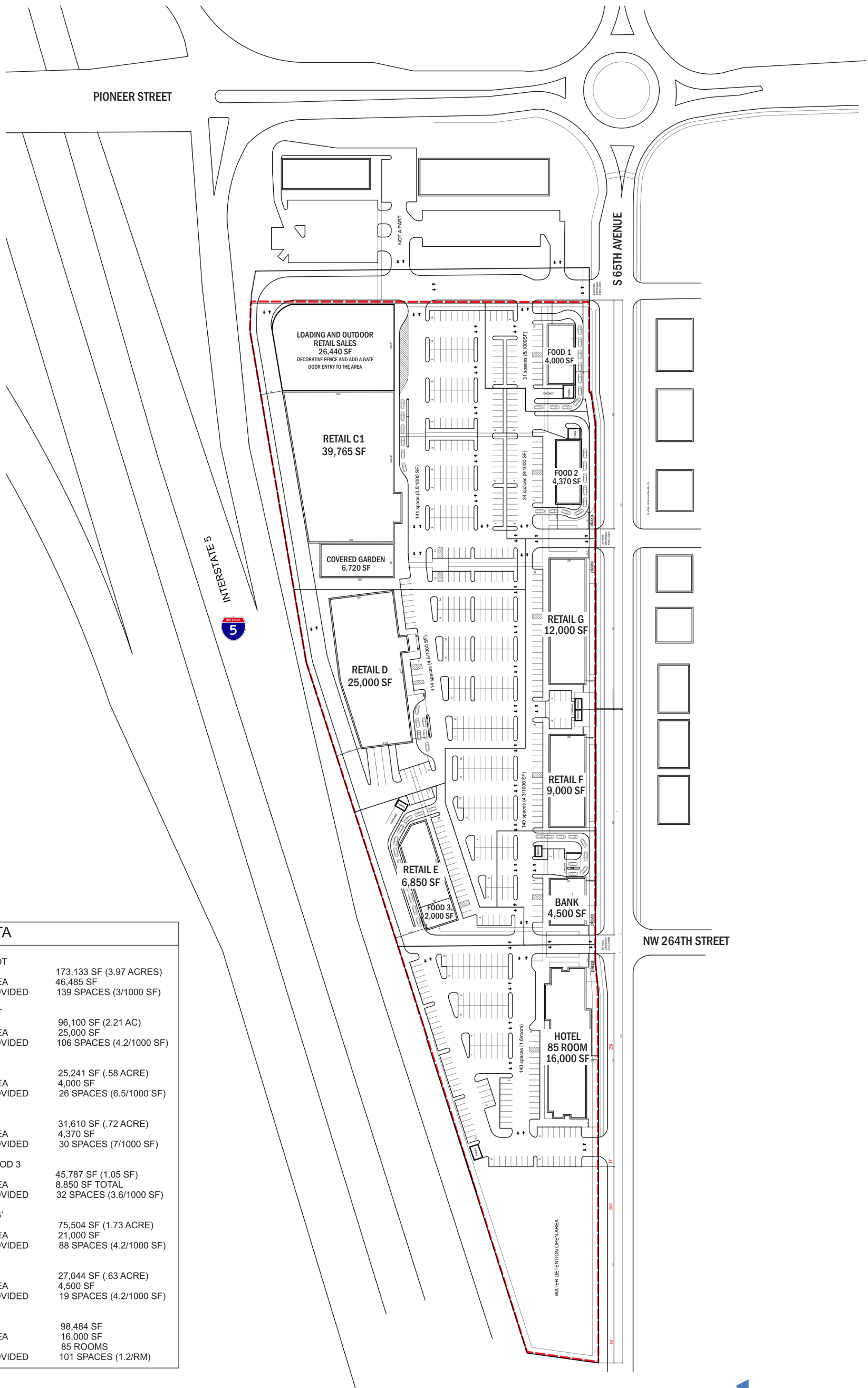


# TRI-MOUNTAIN STATION

## 109 S 65TH AVENUE

RIDGEFIELD, WA

### SITE PLAN

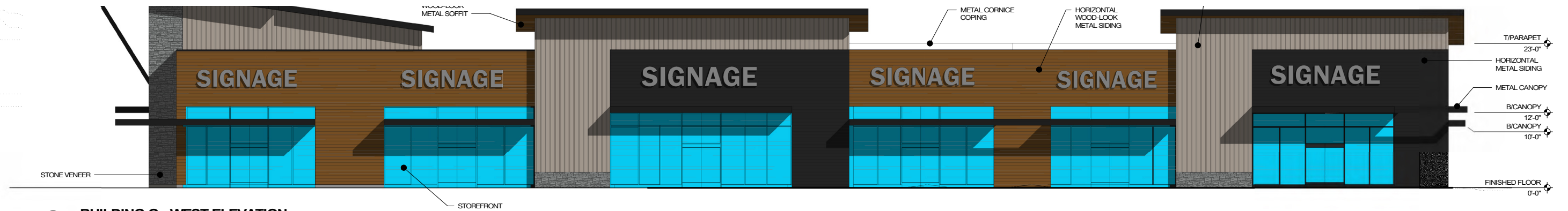


SITE DATA	
RETAIL 'C1' LOT	
SITE AREA	173,133 SF (3.97 ACRES)
BUILDING AREA	46,485 SF
PARKING PROVIDED	139 SPACES (3/1000 SF)
RETAIL 'D' LOT	
SITE AREA	96,100 SF (2.21 AC)
BUILDING AREA	25,000 SF
PARKING PROVIDED	106 SPACES (4.2/1000 SF)
FOOD 1 LOT	
SITE AREA	25,241 SF (.58 ACRE)
BUILDING AREA	4,000 SF
PARKING PROVIDED	26 SPACES (6.5/1000 SF)
FOOD 2 LOT	
SITE AREA	31,610 SF (.72 ACRE)
BUILDING AREA	4,370 SF
PARKING PROVIDED	30 SPACES (7/1000 SF)
RETAIL 'E' / FOOD 3	
SITE AREA	45,787 SF (1.05 SF)
BUILDING AREA	8,850 SF TOTAL
PARKING PROVIDED	32 SPACES (3.6/1000 SF)
RETAIL 'F' & 'G'	
SITE AREA	75,504 SF (1.73 ACRE)
BUILDING AREA	21,000 SF
PARKING PROVIDED	88 SPACES (4.2/1000 SF)
BANK LOT	
SITE AREA	27,044 SF (.63 ACRE)
BUILDING AREA	4,500 SF
PARKING PROVIDED	19 SPACES (4.2/1000 SF)
HOTEL LOT	
SITE AREA	98,484 SF
BUILDING AREA	16,000 SF
ROOMS	85 ROOMS
PARKING PROVIDED	101 SPACES (1.2/RM)



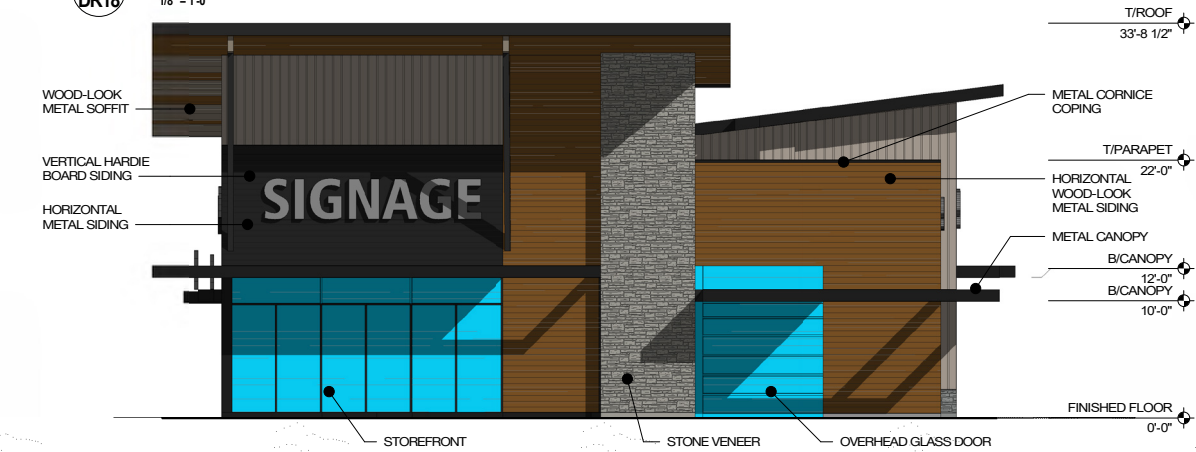
ELEVATIONS

TRI-MOUNTAIN STATION  
109 S 65TH AVENUE  
RIDGEFIELD, WA



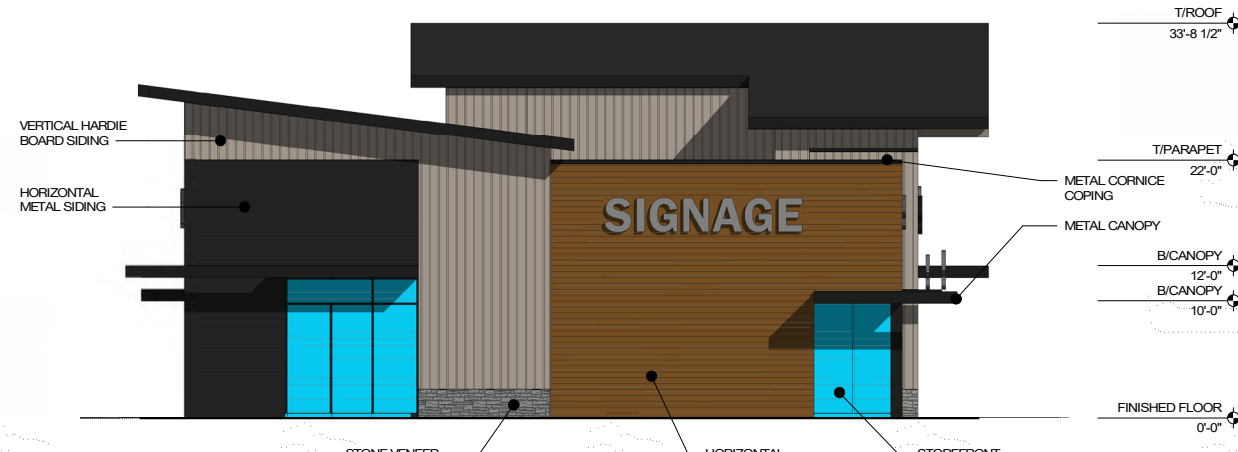
**W BUILDING G - WEST ELEVATION**

DR18 1/8" = 1'-0"



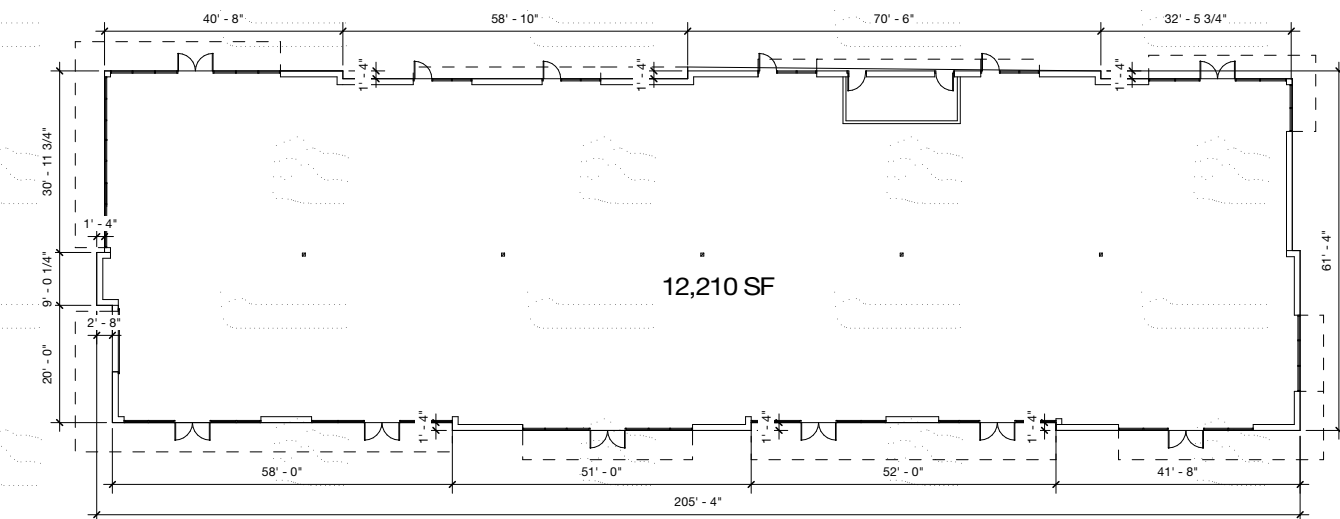
**N BUILDING G - NORTH ELEVATION**

DR18 1/8" = 1'-0"



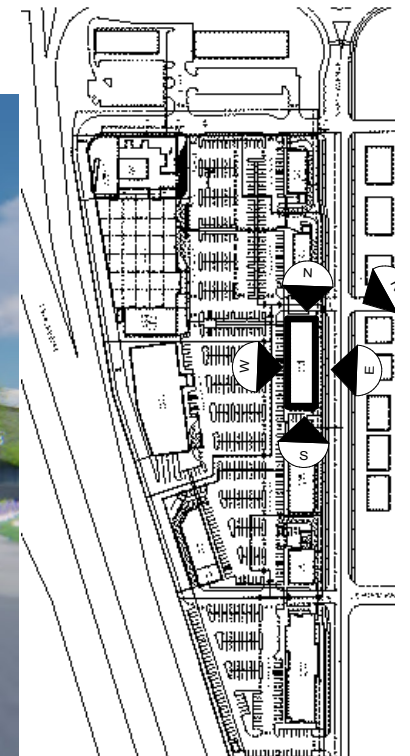
**S BUILDING G - SOUTH ELEVATION**

DR18 1/8" = 1'-0"



**1 RETAIL G FLOOR PLAN**

DR18 1/16" = 1'-0"





# TRI-MOUNTAIN STATION

## 109 S 65TH AVENUE

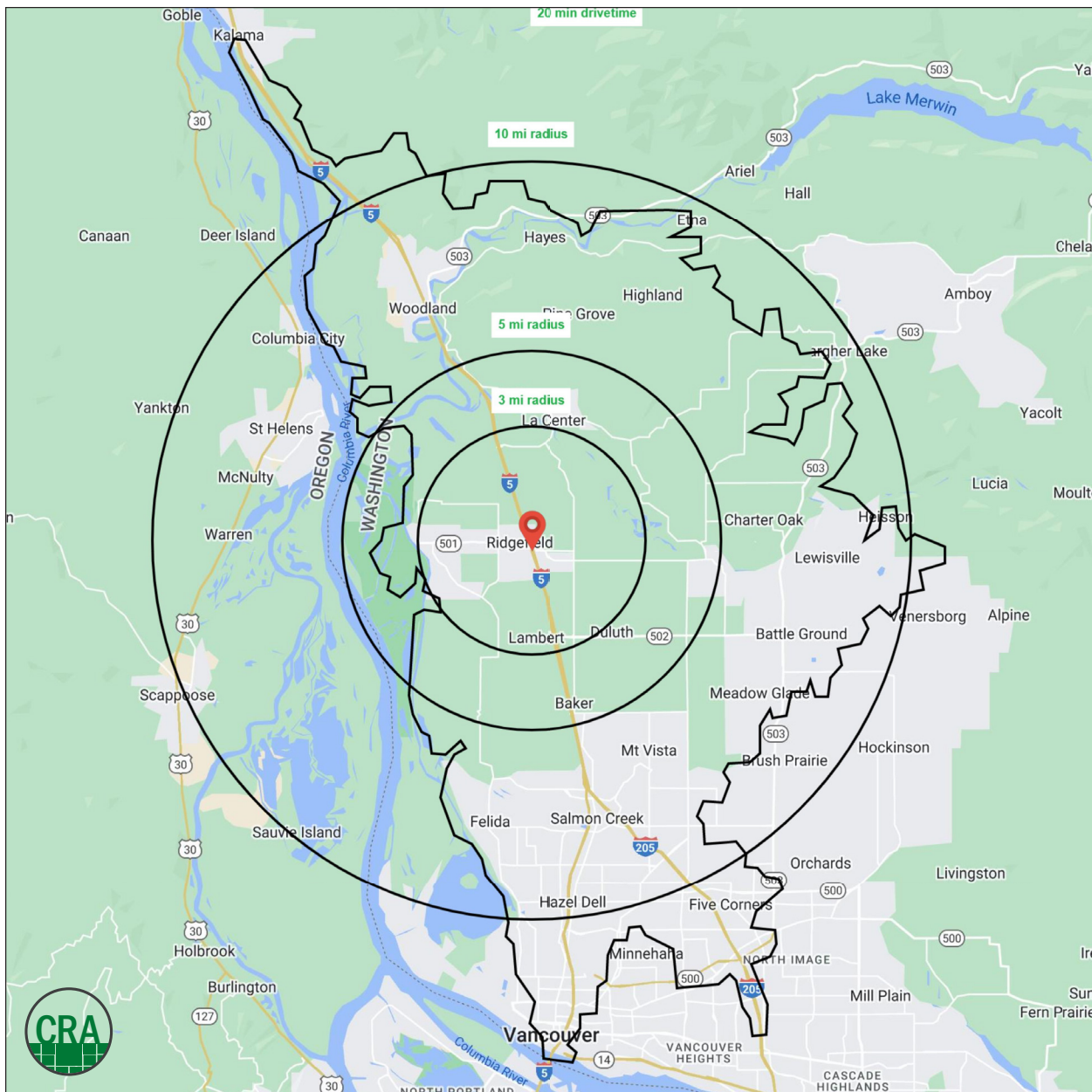
RIDGEFIELD, WA

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)

	3 MILE	5 MILE	10 MILE	20 MIN DRIVE TIME
Estimated Population 2021	13,857	26,234	195,650	232,147
Average HH Income	\$112,510	\$118,788	\$107,027	\$99,914
Median HH Income	\$113,108	\$106,022	\$91,501	\$85,268
Median Home Value	\$449,542	\$443,038	\$384,449	\$383,991
Daytime Demographics 16+	9,911	17,577	120,379	163,799
Some College or Higher	74.1%	70.1%	68.7%	68.4%

**\$118,788**  
Average Household Income  
5 MILE RADIUS





## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.8156/-122.6842

<b>109 S 65th Ave</b>	<b>3 mi</b>	<b>5 mi</b>	<b>10 mi</b>	<b>20 min</b>
<b>Ridgefield, WA 98642</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>	<b>drivetime</b>
<b>Population</b>				
2021 Estimated Population	13,857	26,234	195,650	232,147
2026 Projected Population	16,085	29,167	210,469	250,640
2020 Census Population	13,290	26,036	192,285	229,150
2010 Census Population	7,735	19,033	160,829	191,291
Projected Annual Growth 2021 to 2026	3.2%	2.2%	1.5%	1.6%
Historical Annual Growth 2010 to 2021	7.2%	3.4%	2.0%	1.9%
2021 Median Age	38.2	40.7	39.4	38.6
<b>Households</b>				
2021 Estimated Households	4,741	9,139	70,311	86,826
2026 Projected Households	5,412	9,984	74,655	92,169
2020 Census Households	4,536	9,085	69,217	85,771
2010 Census Households	2,662	6,685	58,006	71,557
Projected Annual Growth 2021 to 2026	2.8%	1.8%	1.2%	1.2%
Historical Annual Growth 2010 to 2021	7.1%	3.3%	1.9%	1.9%
<b>Race and Ethnicity</b>				
2021 Estimated White	84.8%	85.1%	81.0%	78.0%
2021 Estimated Black or African American	1.1%	1.0%	1.5%	2.1%
2021 Estimated Asian or Pacific Islander	2.8%	2.5%	3.5%	4.2%
2021 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.8%	0.8%
2021 Estimated Other Races	10.7%	10.7%	13.3%	14.8%
2021 Estimated Hispanic	7.8%	7.8%	9.9%	11.6%
<b>Income</b>				
2021 Estimated Average Household Income	\$112,510	\$118,788	\$107,027	\$99,914
2021 Estimated Median Household Income	\$113,108	\$106,022	\$91,501	\$85,268
2021 Estimated Per Capita Income	\$38,574	\$41,436	\$38,554	\$37,508
<b>Education (Age 25+)</b>				
2021 Estimated Elementary (Grade Level 0 to 8)	0.2%	0.4%	1.6%	1.9%
2021 Estimated Some High School (Grade Level 9 to 11)	3.1%	3.9%	4.6%	5.0%
2021 Estimated High School Graduate	22.6%	25.6%	25.0%	24.7%
2021 Estimated Some College	30.3%	28.8%	27.0%	26.9%
2021 Estimated Associates Degree Only	11.8%	12.5%	11.0%	10.9%
2021 Estimated Bachelors Degree Only	22.0%	19.9%	20.2%	20.2%
2021 Estimated Graduate Degree	10.0%	8.8%	10.6%	10.4%
<b>Business</b>				
2021 Estimated Total Businesses	432	819	6,608	9,864
2021 Estimated Total Employees	4,893	7,499	49,264	79,908
2021 Estimated Employee Population per Business	11.3	9.2	7.5	8.1
2021 Estimated Residential Population per Business	32.1	32.0	29.6	23.5



*For more information, please contact:*

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KNOWLEDGE

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