

FOR SALE

THE GARDNER CENTER

1/2 ACRE PAD
ZONED FOR DRIVE-THRU

BATTLE GROUND, WA



LOCATION

Near the corner of Hwy 503 (NE 122nd Ave/SW 10th Ave) and SE Eaton Blvd in Battle Ground, WA

FOR SALE

.50 Acres

PRICE

\$615,000

ZONING

Flexible RC

HIGHLIGHTS

- Flexible RC Zoning allows for many uses including a restaurant and quick service restaurant up to 2,500 SF with Drive-Thru!
- 22,374 ADT on SR 503 at SE Eaton Road
- Center anchored by the Battle Ground Cinema Center, Gentle Dental and IQ Credit Union
- Across the street from Walmart anchored Millcreek Town Center

TRAFFIC COUNTS

WA 503/NE 122nd Ave - 22,374 ADT ('22)
SW Eaton Blvd - 13,884 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Mark Banta

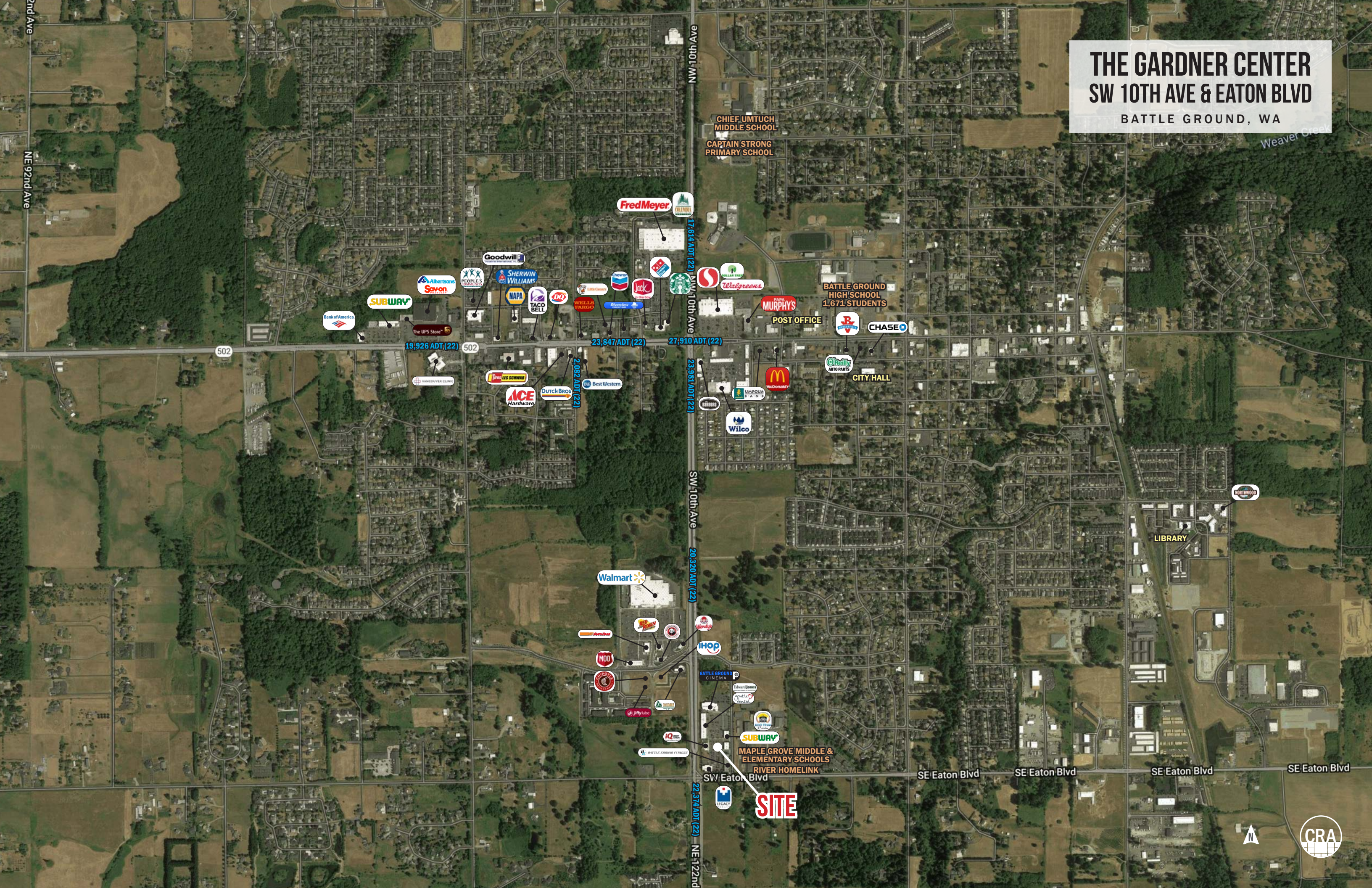
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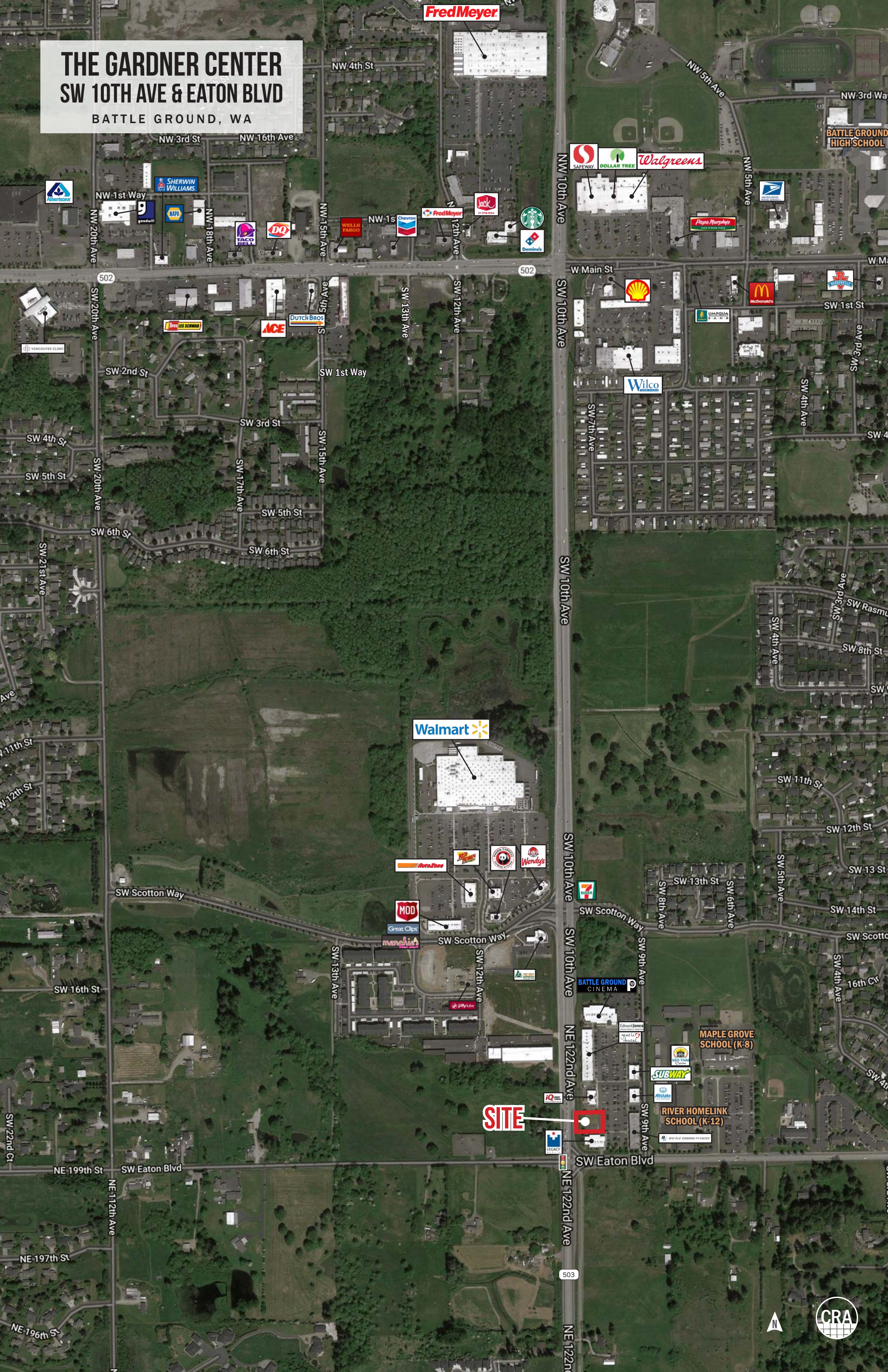
THE GARDNER CENTER SW 10TH AVE & EATON BLVD

BATTLE GROUND, WA



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BATTLE GROUND, WA



Fred Meyer

BATTLE GROUND HIGH SCHOOL

Walmart

SITE

CRA

THE GARDNER CENTER SW 10TH AVE & EATON BLVD

BATTLE GROUND, WA

DEMOGRAPHIC SUMMARY

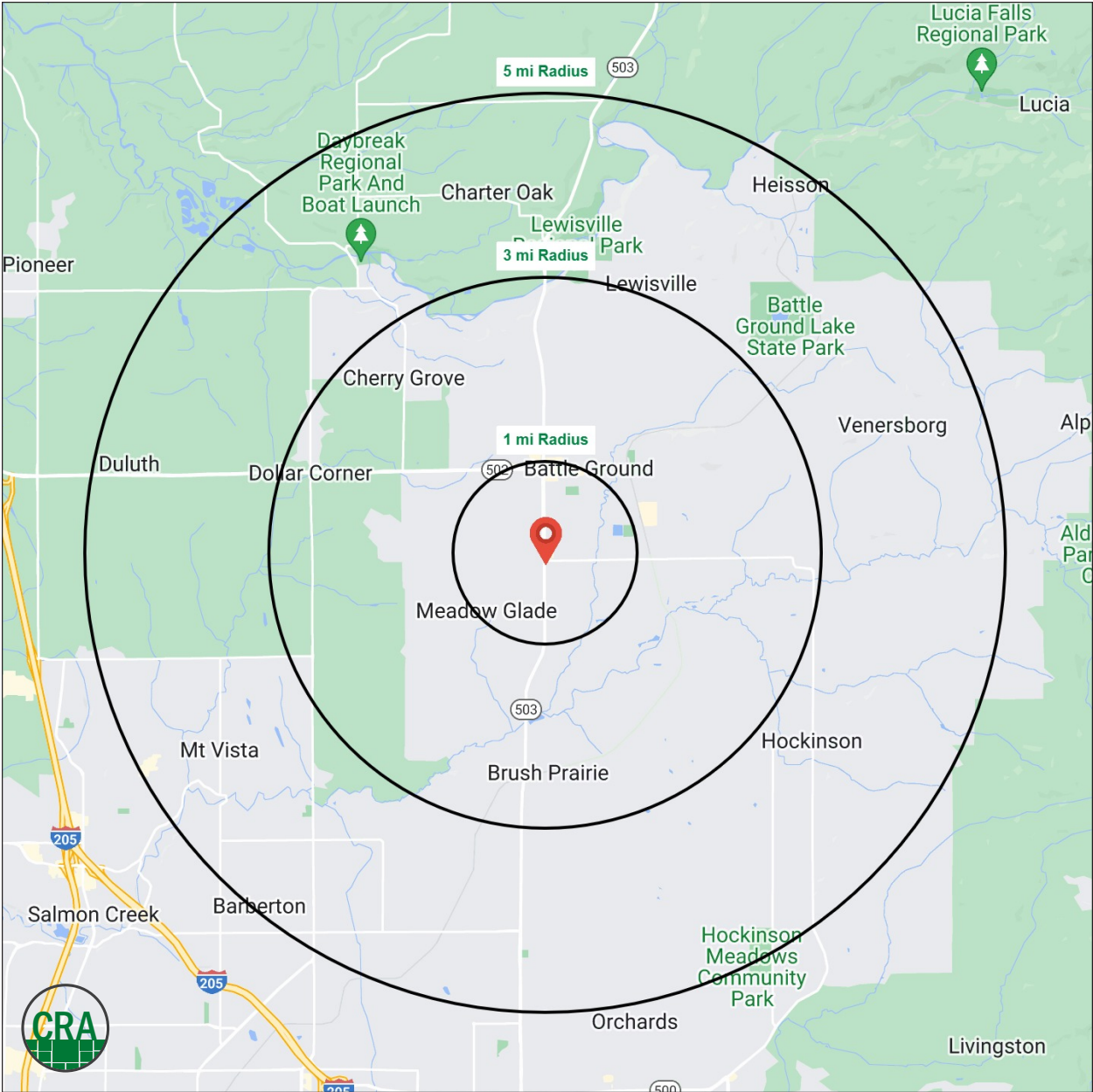
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	8,326	30,742	59,247
Population Forecast 2028	9,261	34,227	65,168
Average HH Income	\$117,663	\$123,151	\$133,026
Median HH Income	\$90,692	\$98,206	\$106,225
Median Home Value	\$417,893	\$471,252	\$499,347
Daytime Demographics 16+	4,875	16,517	29,434

\$117,663

Average Household Income
1 MILE RADIUS

35.0

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.7673/-122.5468

1810 SW 9th Ave	1 mi	3 mi	5 mi
Battle Ground, WA 98604	radius	radius	radius
Population			
2023 Estimated Population	8,326	30,742	59,247
2028 Projected Population	9,261	34,227	65,168
2020 Census Population	8,039	29,355	57,060
2010 Census Population	7,146	25,720	44,782
Projected Annual Growth 2023 to 2028	2.2%	2.3%	2.0%
Historical Annual Growth 2010 to 2023	1.3%	1.5%	2.5%
2023 Median Age	35.0	37.2	39.8
Households			
2023 Estimated Households	2,929	10,594	20,741
2028 Projected Households	3,402	12,331	23,839
2020 Census Households	2,797	10,002	19,762
2010 Census Households	2,396	8,390	14,925
Projected Annual Growth 2023 to 2028	3.2%	3.3%	3.0%
Historical Annual Growth 2010 to 2023	1.7%	2.0%	3.0%
Race and Ethnicity			
2023 Estimated White	85.7%	86.7%	85.1%
2023 Estimated Black or African American	1.1%	0.9%	1.4%
2023 Estimated Asian or Pacific Islander	2.5%	2.6%	3.9%
2023 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2023 Estimated Other Races	10.2%	9.3%	9.1%
2023 Estimated Hispanic	9.1%	8.0%	7.7%
Income			
2023 Estimated Average Household Income	\$117,663	\$123,151	\$133,026
2023 Estimated Median Household Income	\$90,692	\$98,206	\$106,225
2023 Estimated Per Capita Income	\$41,452	\$42,503	\$46,649
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.9%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	3.5%	3.6%	3.6%
2023 Estimated High School Graduate	27.1%	27.8%	26.3%
2023 Estimated Some College	26.9%	24.7%	24.6%
2023 Estimated Associates Degree Only	12.4%	11.4%	11.3%
2023 Estimated Bachelors Degree Only	17.6%	18.7%	20.8%
2023 Estimated Graduate Degree	10.6%	11.8%	11.9%
Business			
2023 Estimated Total Businesses	336	1,191	1,963
2023 Estimated Total Employees	2,363	7,123	10,982
2023 Estimated Employee Population per Business	7.0	6.0	5.6
2023 Estimated Residential Population per Business	24.8	25.8	30.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.