

OFFICE FOR LEASE

BATTLE GROUND VILLAGE

802 SE 14th Avenue, Battle Ground, WA 98604



OFFERING SUMMARY

NUMBER OF UNITS AVAILABLE:	2
AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	1.34 Acres
BUILDING SIZE:	17,068 SF
ZONING:	D
MARKET:	Battle Ground

PROPERTY OVERVIEW

Battle Ground Village is an open-air, mixed-used lifestyle center featuring shopping, services, restaurants, community parks and trail system. BGV is located adjacent to the 38-Acre Battle Ground Corporate Center.

Mix of office, retail, restaurant and professional service spaces available.

PROPERTY HIGHLIGHTS

- Open-air, mixed use lifestyle center
- Ground-level office/retail with second-level mezzanine space
- Adjacent to Battle Ground Corporate Center, public library, restaurants, multifamily and housing
- Strong tenant mix
- Flexible floor plans

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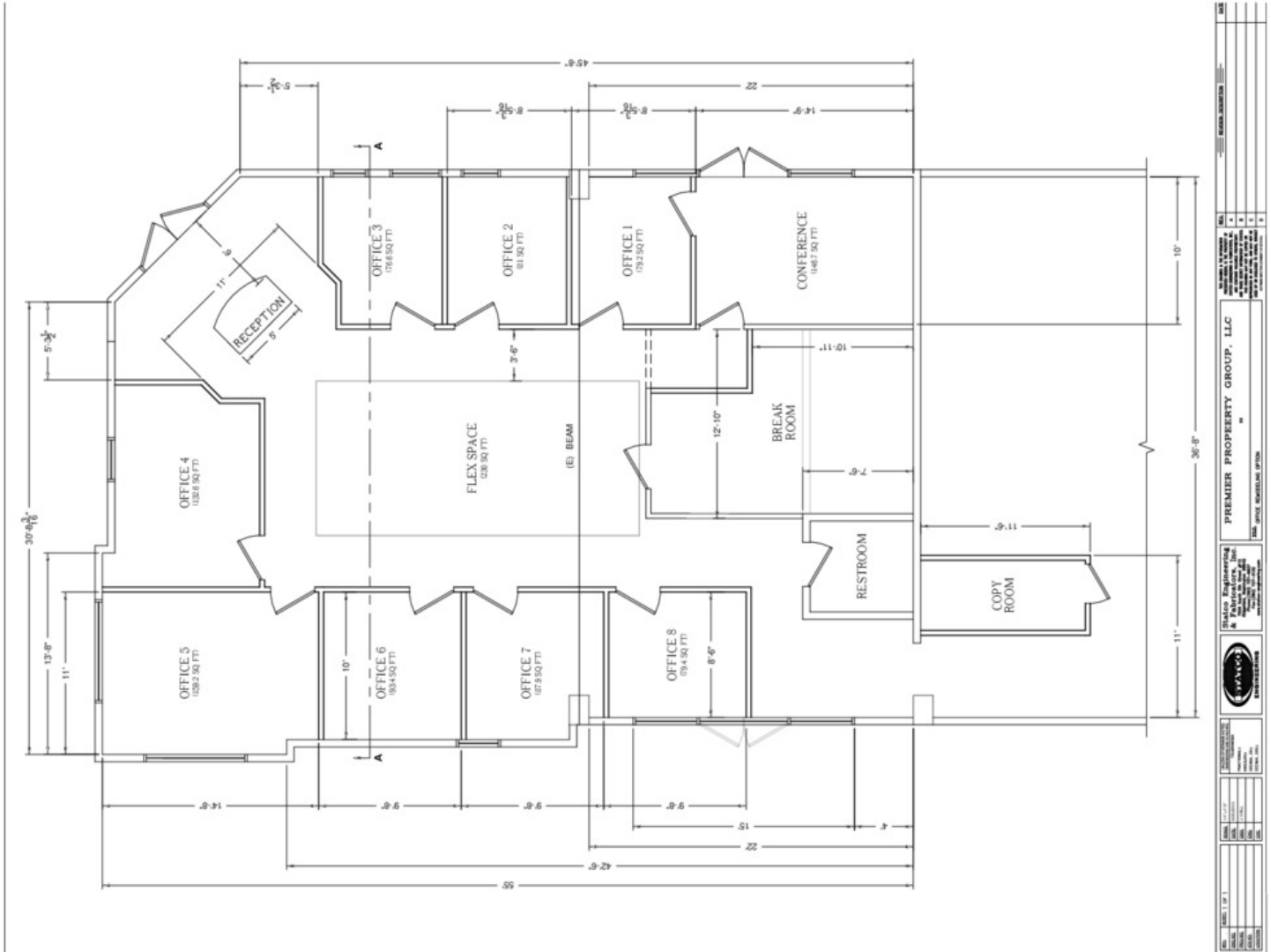
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OFFICE FOR LEASE - FLOOR PLAN SUITE 101

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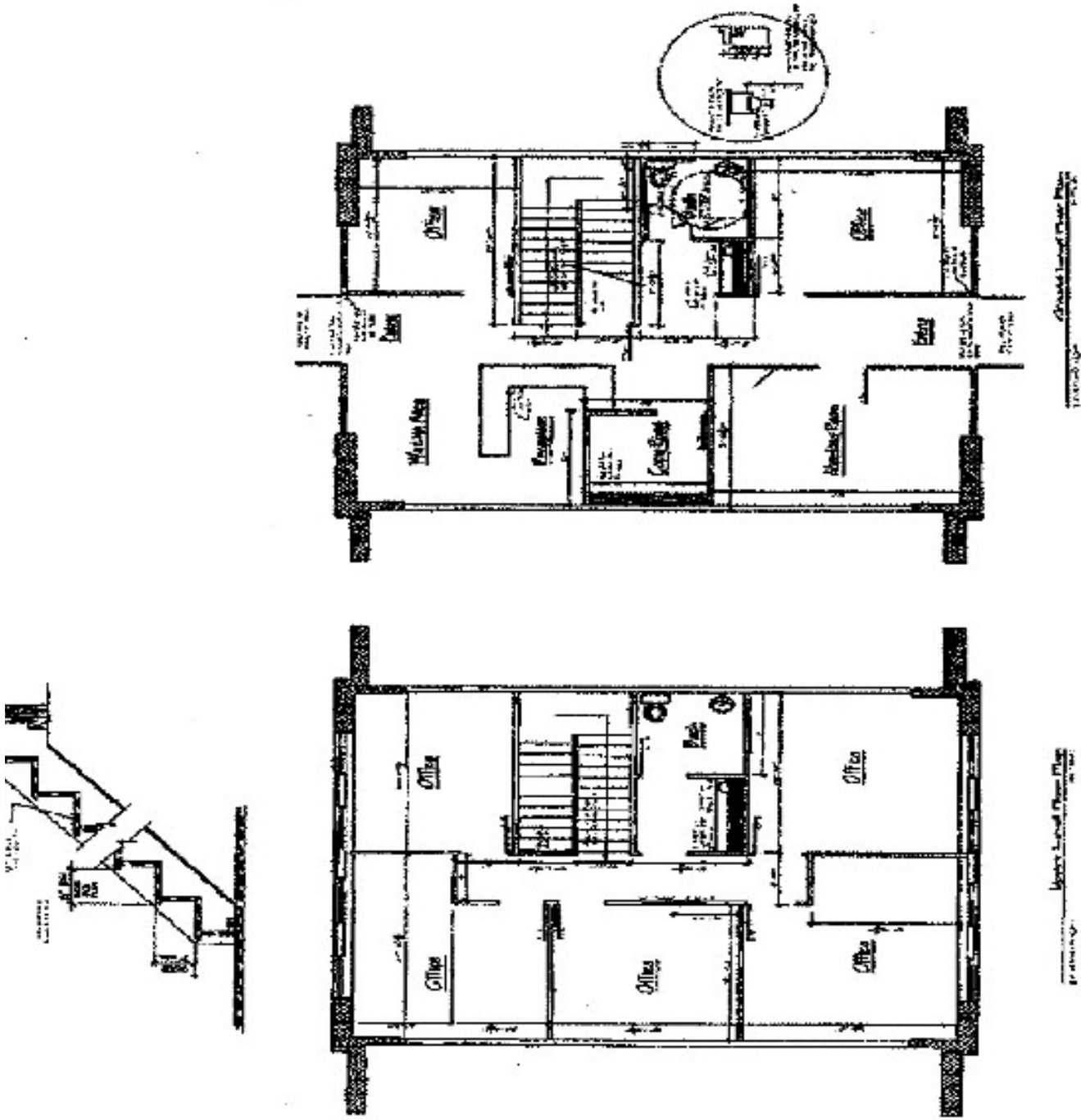
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OFFICE FOR LEASE - FLOOR PLAN SUITE 109

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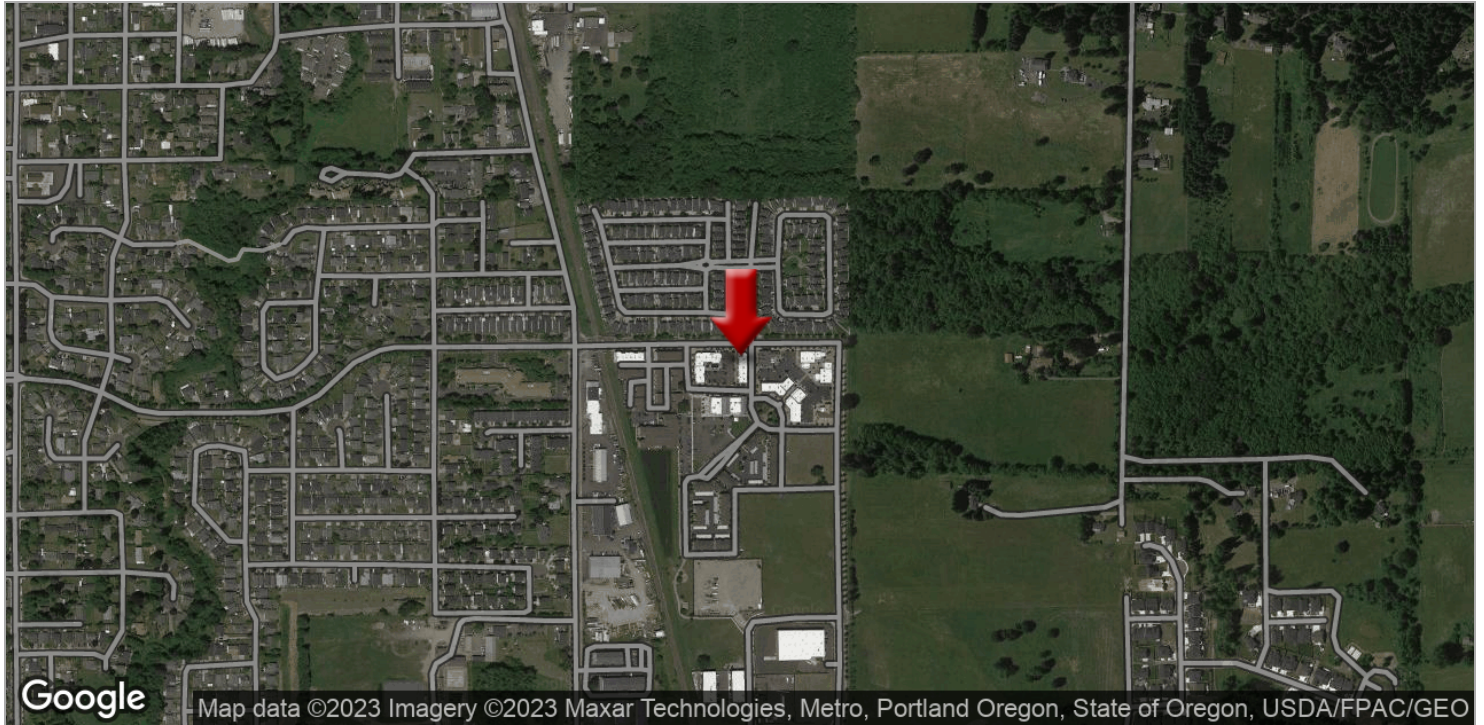
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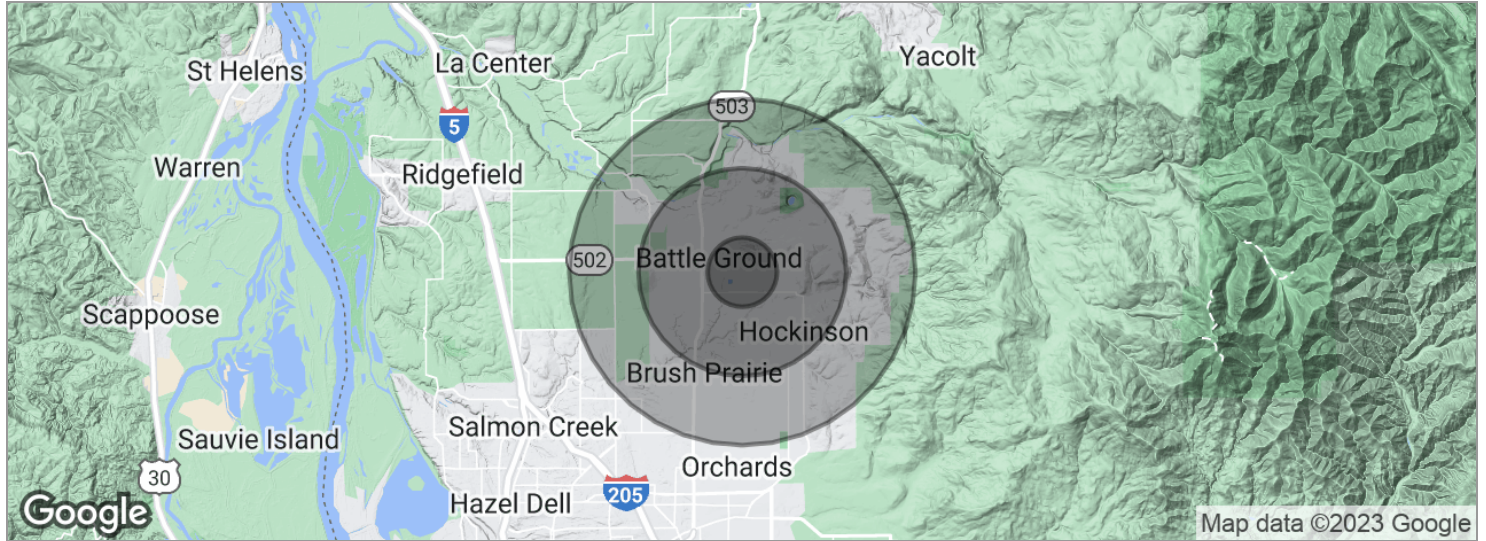
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,315	23,712	46,205
Median age	28.2	31.6	33.8
Median age (male)	25.1	29.9	32.8
Median age (Female)	30.1	33.2	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,716	7,523	14,674
# of persons per HH	3.1	3.2	3.1
Average HH income	\$61,189	\$75,831	\$82,156
Average house value	\$422,027	\$389,753	\$376,775

** Demographic data derived from 2020 ACS - US Census*

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