

OFFICE/RETAIL/MEDICAL FOR LEASE

FAIRGROUND STATION

203 NE 179th Street, Ridgefield, WA 98642



OFFERING SUMMARY

AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	1.04 Acres
BUILDING SIZE:	12,250 SF
ZONING:	GC
MARKET:	Fairgrounds

PROPERTY OVERVIEW

Fairground Station is a multi-use brick building ready for office, medical, retail, restaurant or service tenants. Suite Sizes are flexible between 1,200 - 3,989 SF. Anchored by Dr. David Chan with Northwest Smiles Design and a to be built coffee shop.

Fairground Station is located just to the west of the 179th Street/I-5 Interchange and just to the north of the Clark County Fairgrounds & the Sunlight Supply Amphitheater.

PROPERTY HIGHLIGHTS

- Abundant Parking
- Tremendous Residential Growth Area
- Easy Access to I-5
- Just North of Clark County Fairgrounds, Event Center and Sunlight Supply Amphitheater

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2211 E Mill Plain Blvd
Vancouver, WA 98661

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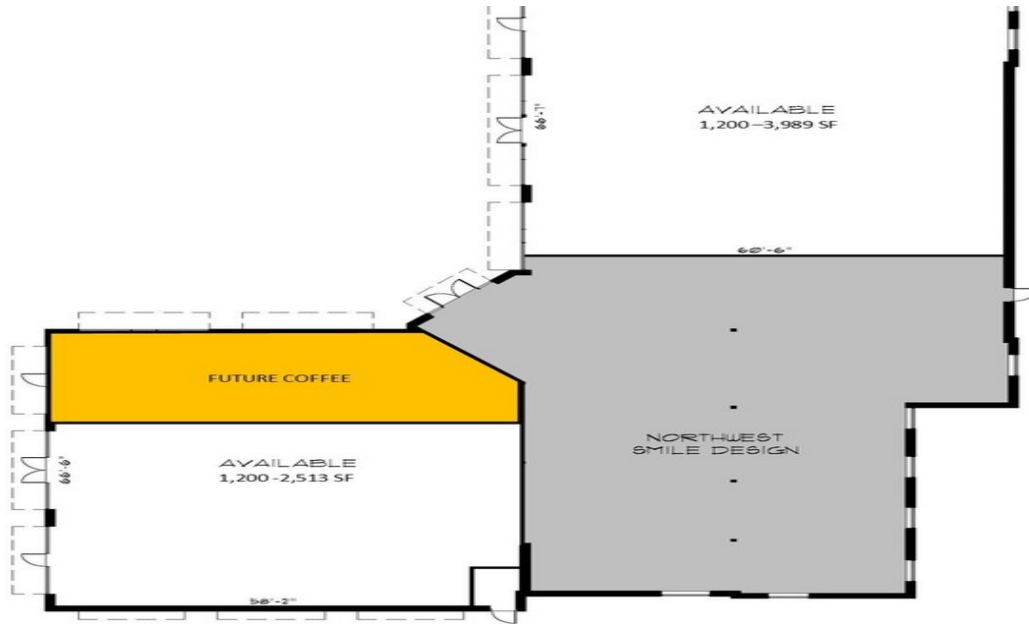
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FAIRGROUND STATION
VANCOUVER, WASHINGTON FLOOR PLAN



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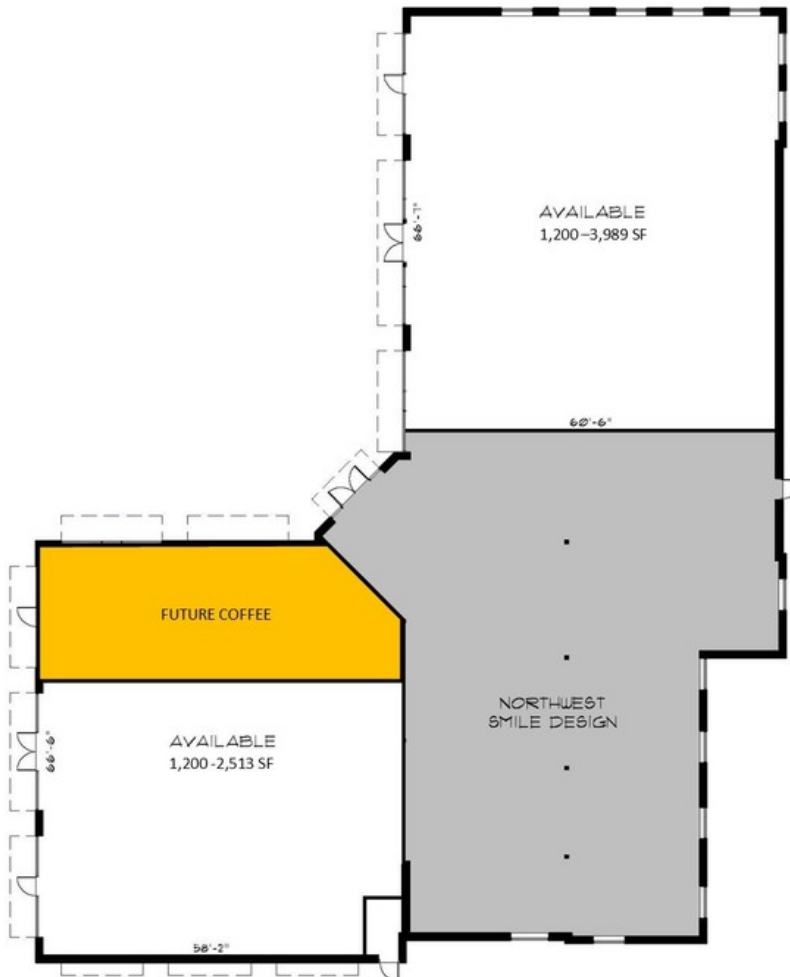
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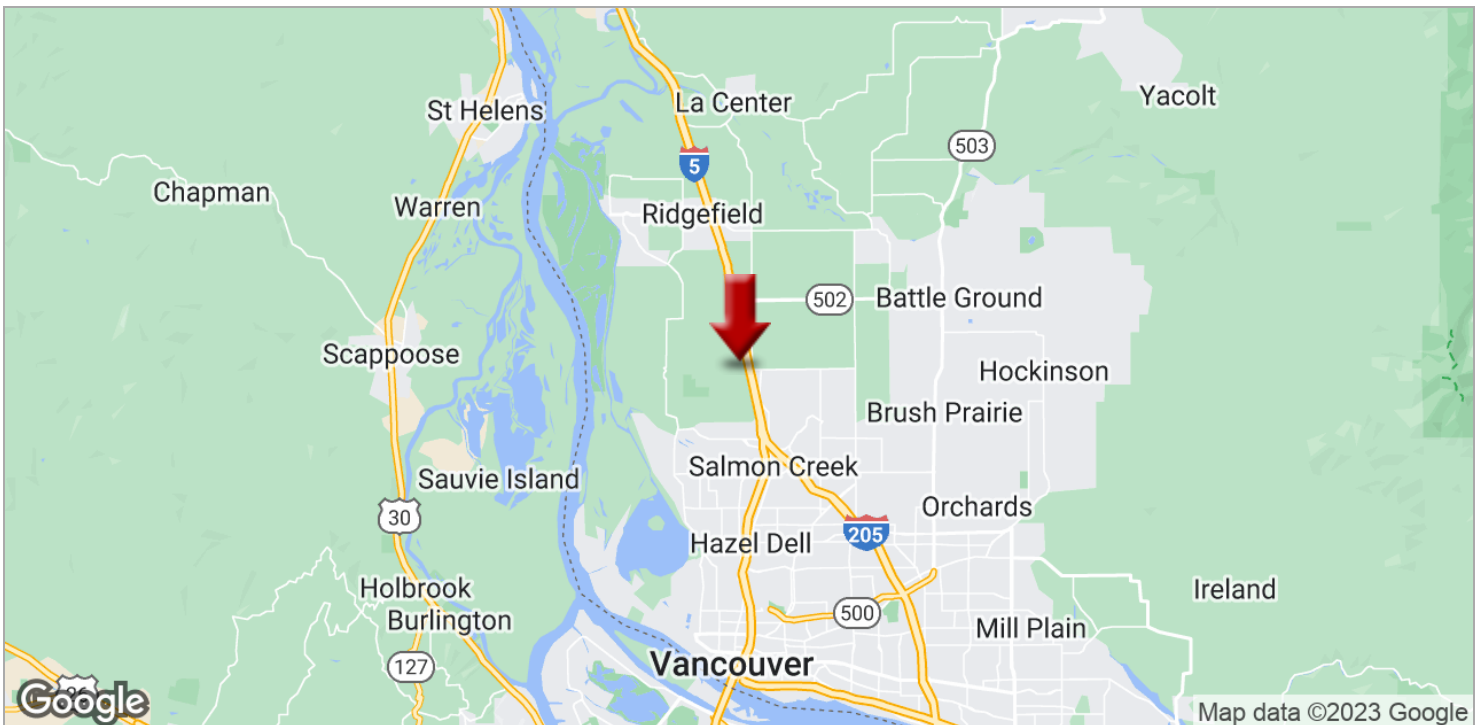
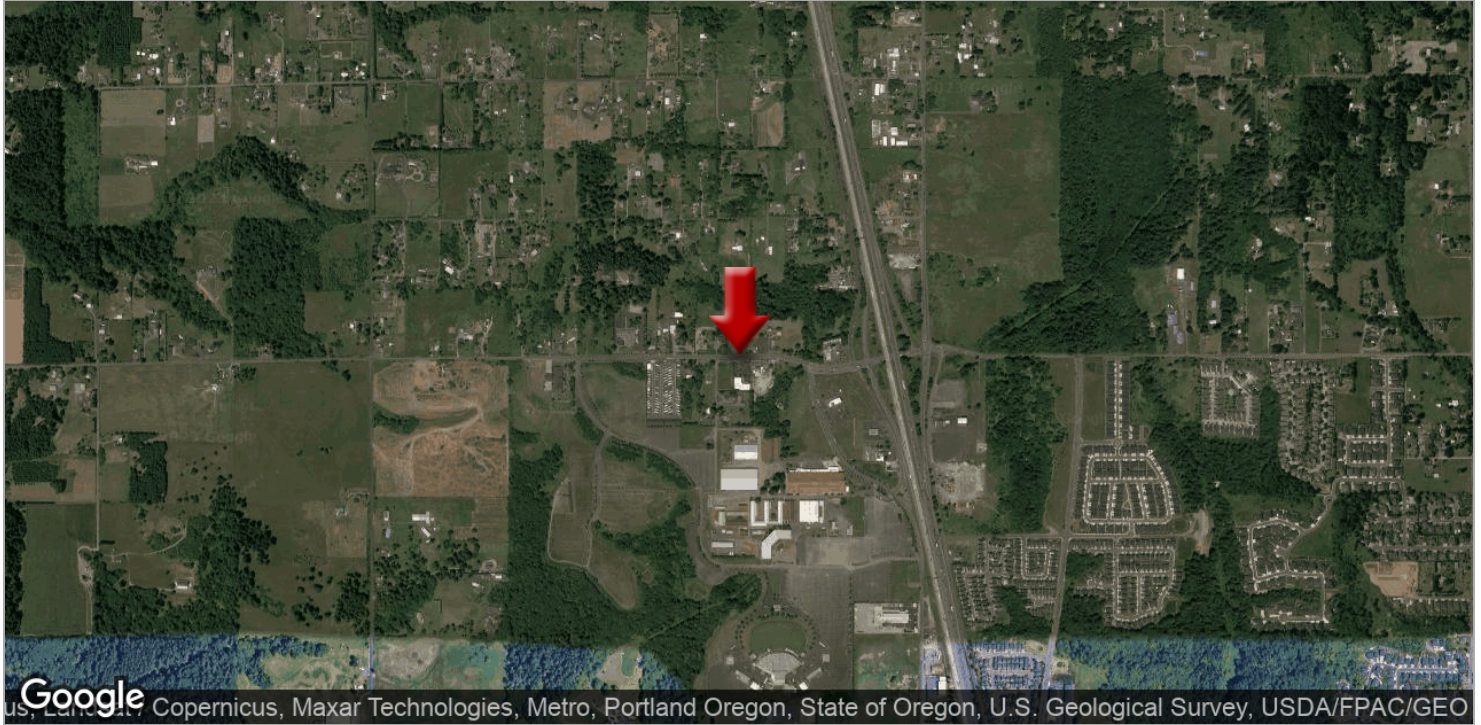
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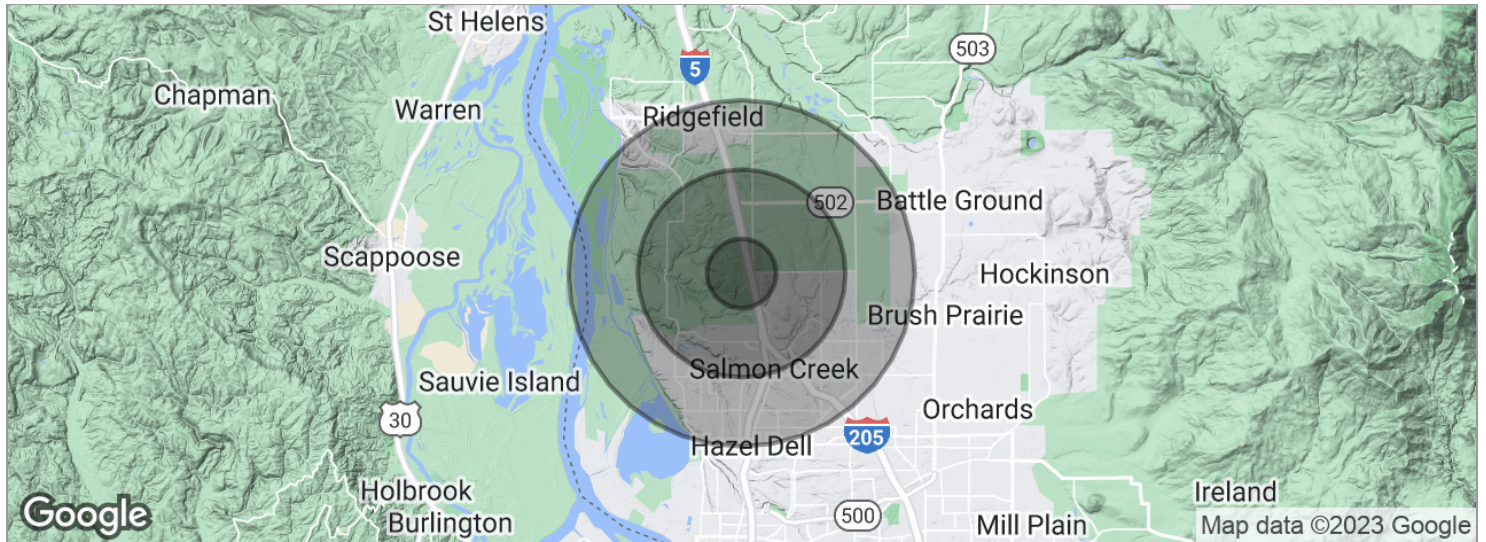
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,015	27,157	88,233
Median age	35.6	37.5	38.8
Median age (male)	31.9	34.9	37.5
Median age (Female)	39.1	40.1	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,104	10,470	33,416
# of persons per HH	2.7	2.6	2.6
Average HH income	\$83,301	\$85,206	\$86,402
Average house value	\$378,376	\$360,081	\$347,286

* Demographic data derived from 2020 ACS - US Census

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