

388 S 74th Pl
RIDGEFIELD, WA 98642

UNDER CONSTRUCTION

TSC TRACTOR
SUPPLY CO



SPECHT

GROCERY
OUTLET
Bargain Market

BedTech

ICD
HIGH PERFORMANCE COATINGS
CHEMISTRIES



FLOWSERVE

PACIFIC NW
PROPERTIES

ALLIED
INTERNATIONAL

665,000 SF DISTRIBUTION CENTER



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

MACADAM
FORBES
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

388 S 74th Pl, Ridgefield, WA 98642



PROPERTY DESCRIPTION

Approximately 14-acres, this property is located right of I-5, just south of Illani Casino and in the heart of Ridgefield's growing industrial market. Current zoning is employment in the City of Ridgefield. Great opportunity for a developer or an owner / user to establish themselves early-on in a market that will grow exponentially.

PROPERTY HIGHLIGHTS

- Flat topography
- Located in a fast growing market and located across the street from new industrial product
- Near national and regional companies
- Great access to Interstate 5

OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	14 Acres
Zoning:	(E) Employment

ZONING INFORMATION

Employment zoning provides for industrial and office uses serving regional market areas that create significant regional employment opportunities. Read more about employment zoning [here](#).



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DEMOGRAPHICS

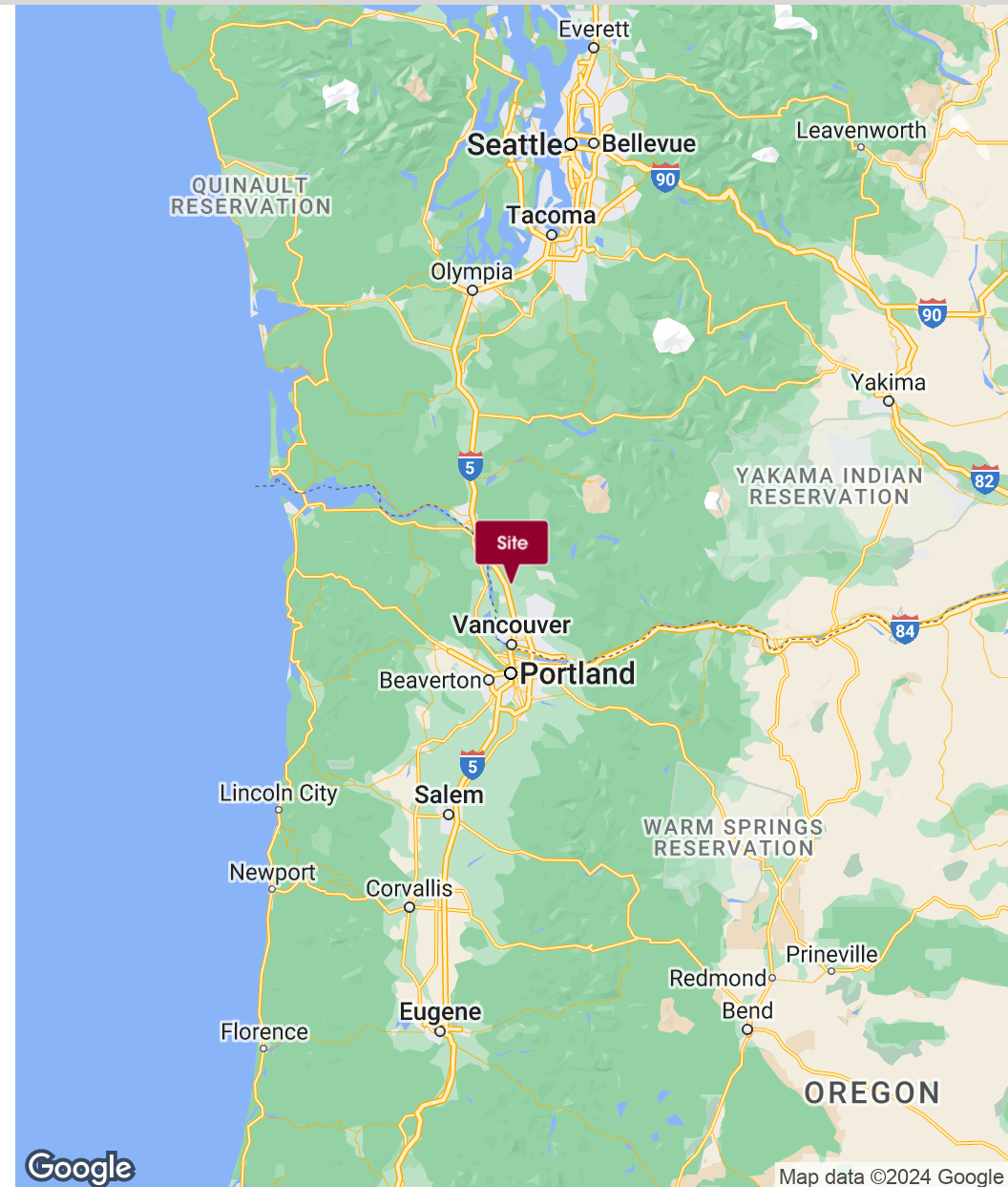
	1 MILE	3 MILES	5 MILES
Total population	537	8,892	25,717
Median age	47.9	40.3	41.7
Median age (Male)	43.1	37.9	40.0
Median age (Female)	51.6	41.5	42.9
Total households	197	3,206	9,568
Total persons per HH	2.7	2.8	2.7
Average HH income	\$127,363	\$106,822	\$108,578
Average house value	\$587,131	\$478,520	\$452,244

LOCATION OVERVIEW

Ridgefield is one of the fastest growing cities in the Pacific Northwest. With its strategic location along I-5, Ridgefield offers easy access to Portland, the PDX International Airport, Vancouver, and Seattle. This prime location attracts numerous national and regional tenants, contributing to a robust business environment and a growing local economy. With a plethora of new projects on the horizon, from a new Clark College Campus, to a new Peace Health Facility, the future is looking extremely bright for the area.

LOCATION

	DISTANCE	TIME
Downtown Portland	23 mi	30 min
PDX Airport	21 mi	25 min
Vancouver, Washington	15 mi	19 min



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