

RETAIL FOR LEASE

GARDNER CENTER

1710 SW 9th Ave, Battle Ground, WA 98604



OFFERING SUMMARY

AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	4.28 Acres
BUILDING SIZE:	18,848 SF
ZONING:	RC
MARKET:	Battle Ground

PROPERTY OVERVIEW

2nd generation space available in Cinema anchored retail center. Existing amenities include 2 restrooms, HVAC and grease trap. Located adjacent to Mill Creek Pub and Edward Jones Investments

PROPERTY HIGHLIGHTS

- Multiple easy access points
- Two signalized intersections
- Attractive Center with strong, diverse mix of tenants
- Anchored by Battle Ground Cinema and Mill Creek Pub
- Across SR-503 from newer Wal-Mart development

KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

TREVOR SOSKY
Managing Broker
O: 360.816.9651
C: 360.798.1413
trevor@kwcommercial.com
WA #25176

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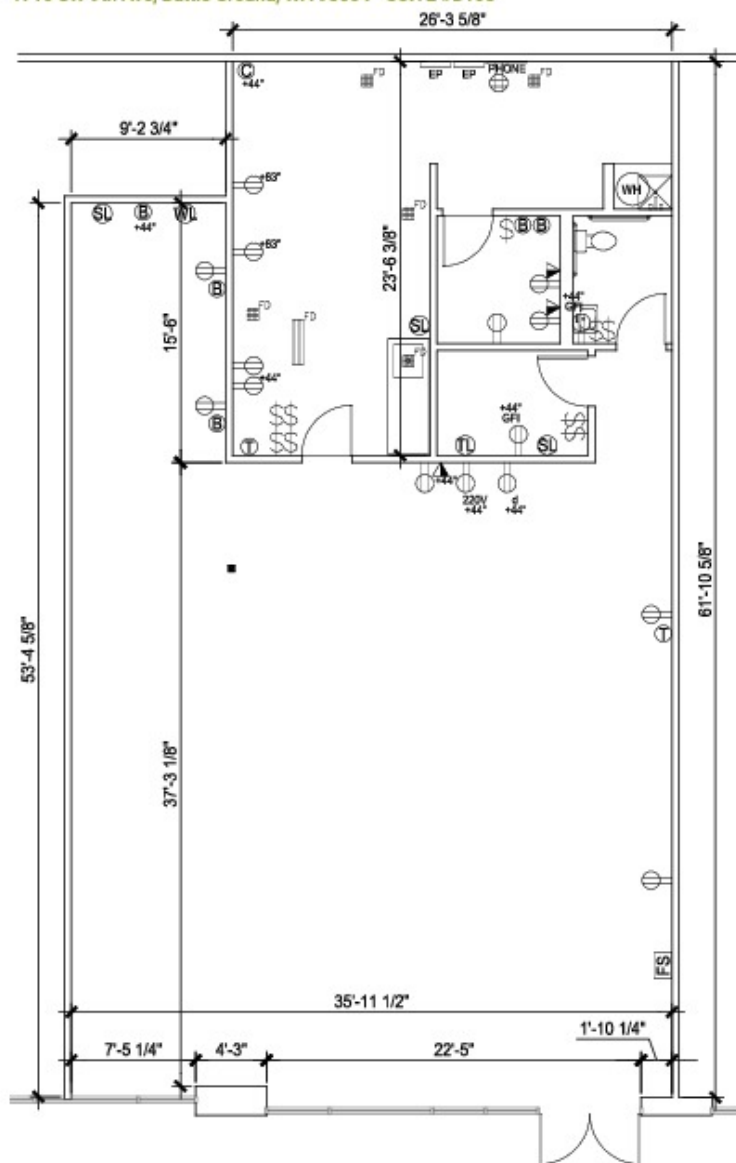
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As-Built Floor Plan

1710 SW 9th Ave, Battle Ground, WA 98604 - SUITE #B108



LEGEND

- EXISTING PARTITION
- \$ SWITCH
- ▼ TELE/ DATA OUTLET
- ⊕ DUPLEX OUTLET
- ⊕ QUAD OUTLET
- ⊕ THERMOSTAT
- ⊕ BLANK OUTLET
- ⊕ SINK LINE STUB
- ⊕ TOILET LINE STUB



PRELIMINARY
NOT FOR CONSTRUCTION

SCALE: 1/8" = 1'-0"
2,216 LSF



Project #218435 | The Gardner Center
11.12.2018

plan: 11.21.18 10 November P:\Portland\2018\218435 The Gardner Center\Water Base Plan\218435_Bldg B.dwg

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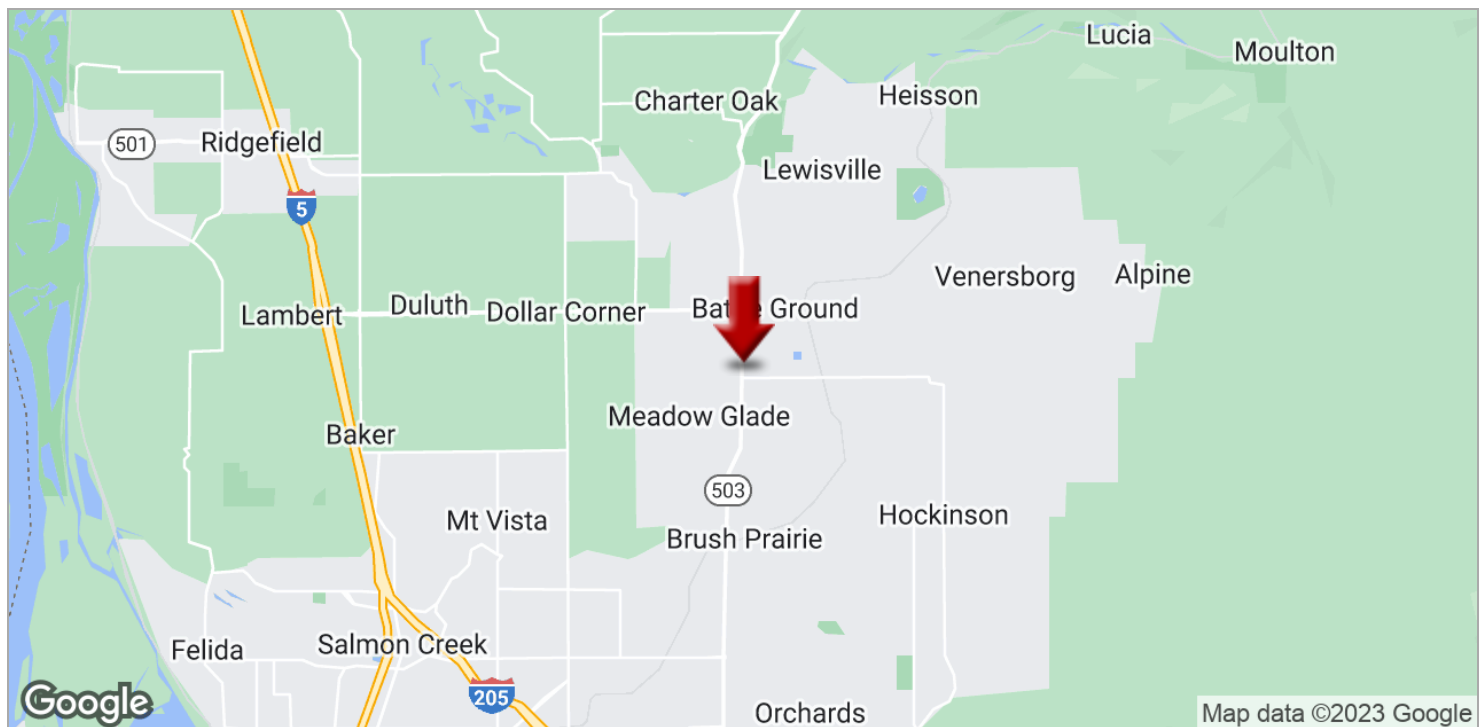
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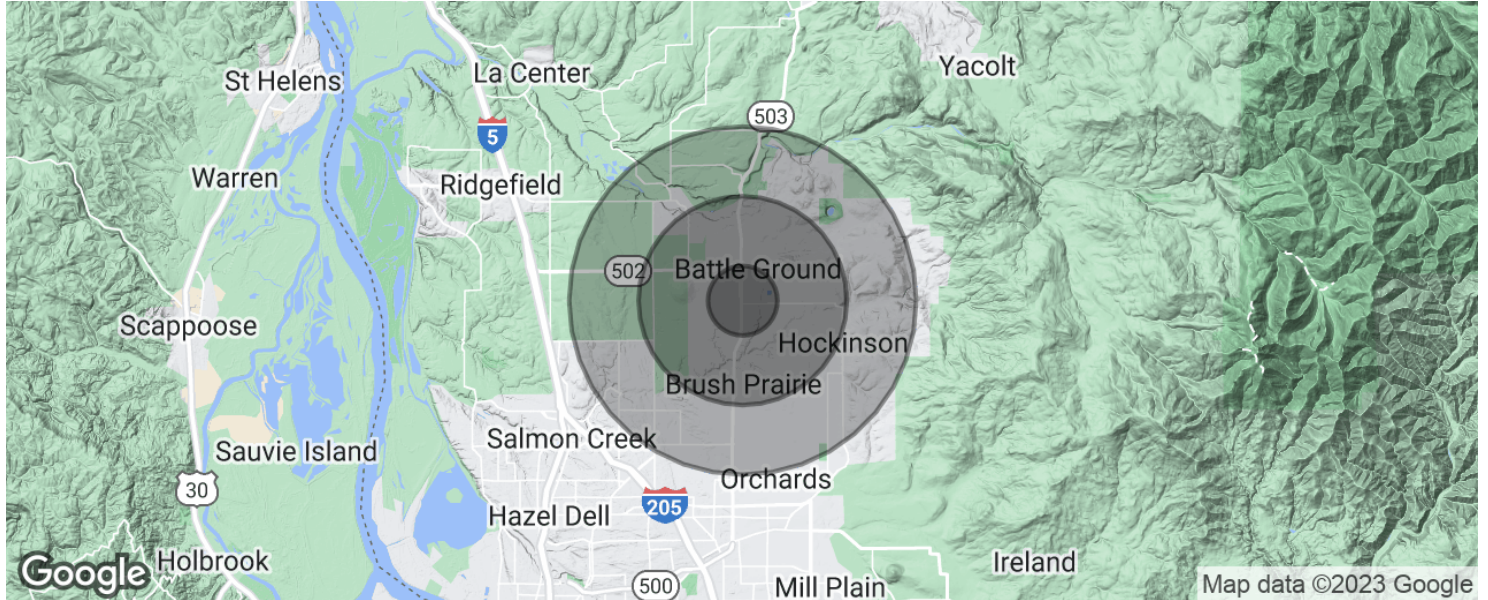
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,488	26,537	49,731
Median age	30.5	31.2	34.3
Median age (Male)	28.5	29.7	33.3
Median age (Female)	31.6	32.6	35.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,124	8,403	16,108
# of persons per HH	3.1	3.2	3.1
Average HH income	\$68,667	\$74,308	\$83,750
Average house value	\$433,457	\$375,627	\$375,477

* Demographic data derived from 2020 ACS - US Census

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