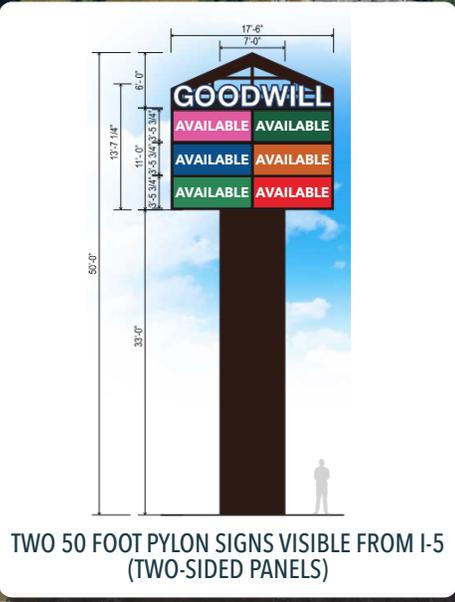


# FOR SALE / LEASE



GROUND LEASE · BUILD-TO-SUIT



## CONTACT FOR MORE INFORMATION:

DAN BOZICH | 503.228.3135  
 dbozich@urbanworksrealestate.com  
 urbanworksrealestate.com

BRIAN GREELEY | 503.228.3147  
 bgreeley@urbanworksrealestate.com

IN PARTNERSHIP WITH



SUJATA PATEL | 503.595.2828  
 sujata@apexcre.com  
 apexcre.com

# SUMMARY

URBAN  
WORKS



<b>ADDRESS</b>	Pioneer St & S 65th Ave Ridgefield, WA
<b>TIMING</b>	Q3 2026
<b>PRICING</b>	Call for Pricing

## THE DEVELOPMENT

New development anchored by Goodwill in Ridgefield - Washington's fastest growing city.

- Two 50' pylon signs along I-5
- Major interchange for North & South bound travelers
- High traffic counts surrounding the site
- Multiple points of access off of S 65th Ave
- Opposite side of the freeway from Costco's new store

### PARCEL 2 22,042 SF

Build-to-Suit or Ground Lease  
Drive-thru Available

### PARCEL 3 21,444 SF

Build-to-Suit or Ground Lease  
Drive-thru Available

### PARCEL 4 21,667 SF

Build-to-Suit or Ground Lease

### PARCEL 5 6.437 AC

For Sale or Ground Lease

### PARCEL 6 3.335 AC

For Sale or Ground Lease

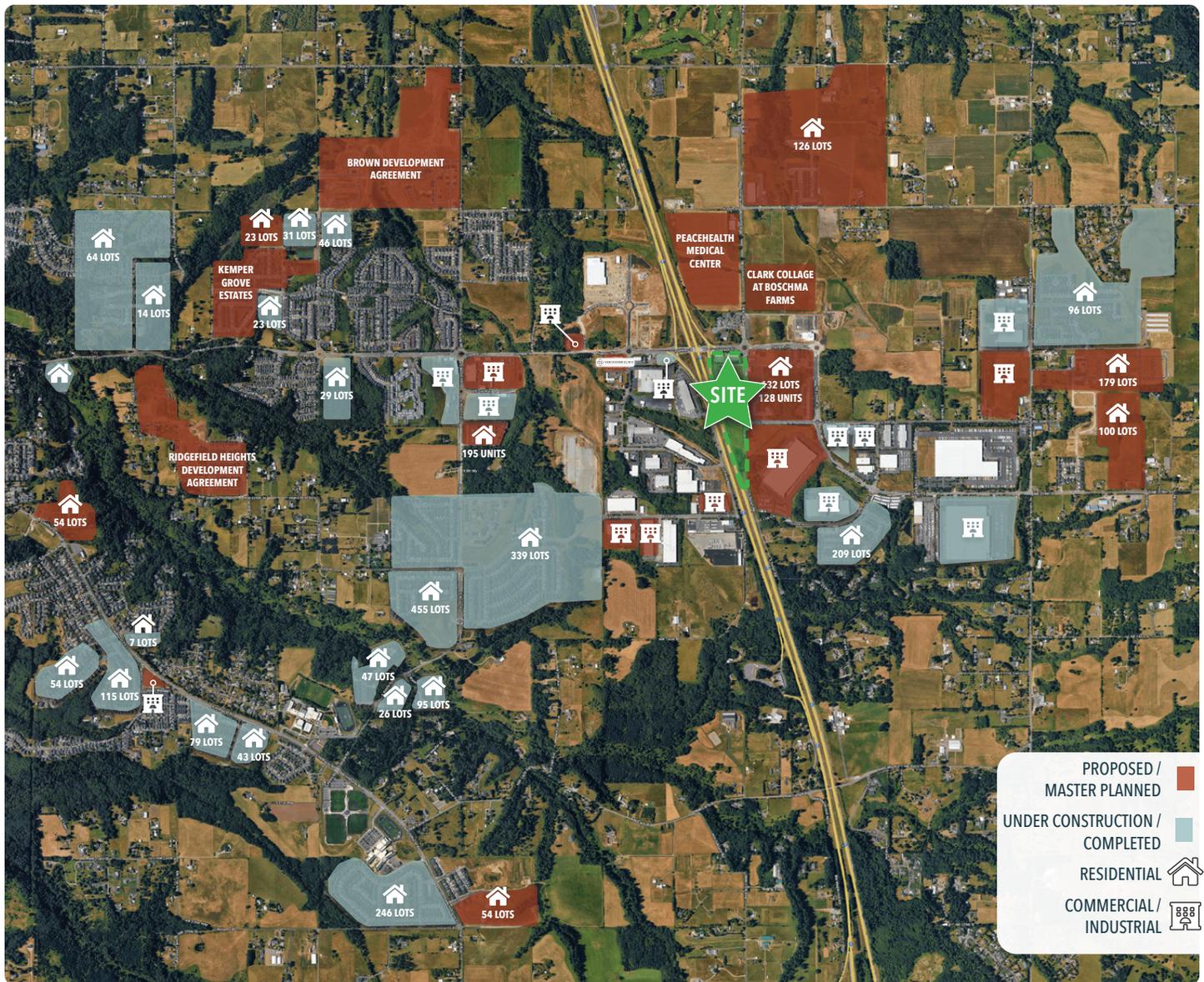


# PLANNED DEVELOPMENT



**RIDGEFIELD, WA** | Over the past decade, Ridgefield's population has surged by nearly 50%, reaching approximately 15,000 residents and making it the state's fastest growing city. To accommodate this growth, Ridgefield has prioritized infrastructure and community amenities. Future expansion projects the population could exceed 25,000 by 2035. Planned developments include a new campus for Clark College and enhancements to the waterfront area.

Demographics	1 Mile	3 Miles	5 Miles
2025 Population	2,610	19,673	33,912
Total Employees	1,847	4,840	7,225
Total Businesses	210	516	978
Average HH Income	\$217,324	\$184,359	\$175,488
Median Age	41.6	39.2	40.8
Any College	79.7%	79.5%	75.7%



- PROPOSED / MASTER PLANNED ■
- UNDER CONSTRUCTION / COMPLETED ■
- RESIDENTIAL
- COMMERCIAL / INDUSTRIAL