

FOR SALE/LEASE

URBAN
WORKS

GROUND LEASE • BUILD-TO-SUIT



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SUMMARY

URBAN
WORKS



ADDRESS	Pioneer St & S 65th Ave Ridgefield, WA
TIMING	Q3 2025
PRICING	Call for Pricing

THE DEVELOPMENT

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

- Monument sign 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

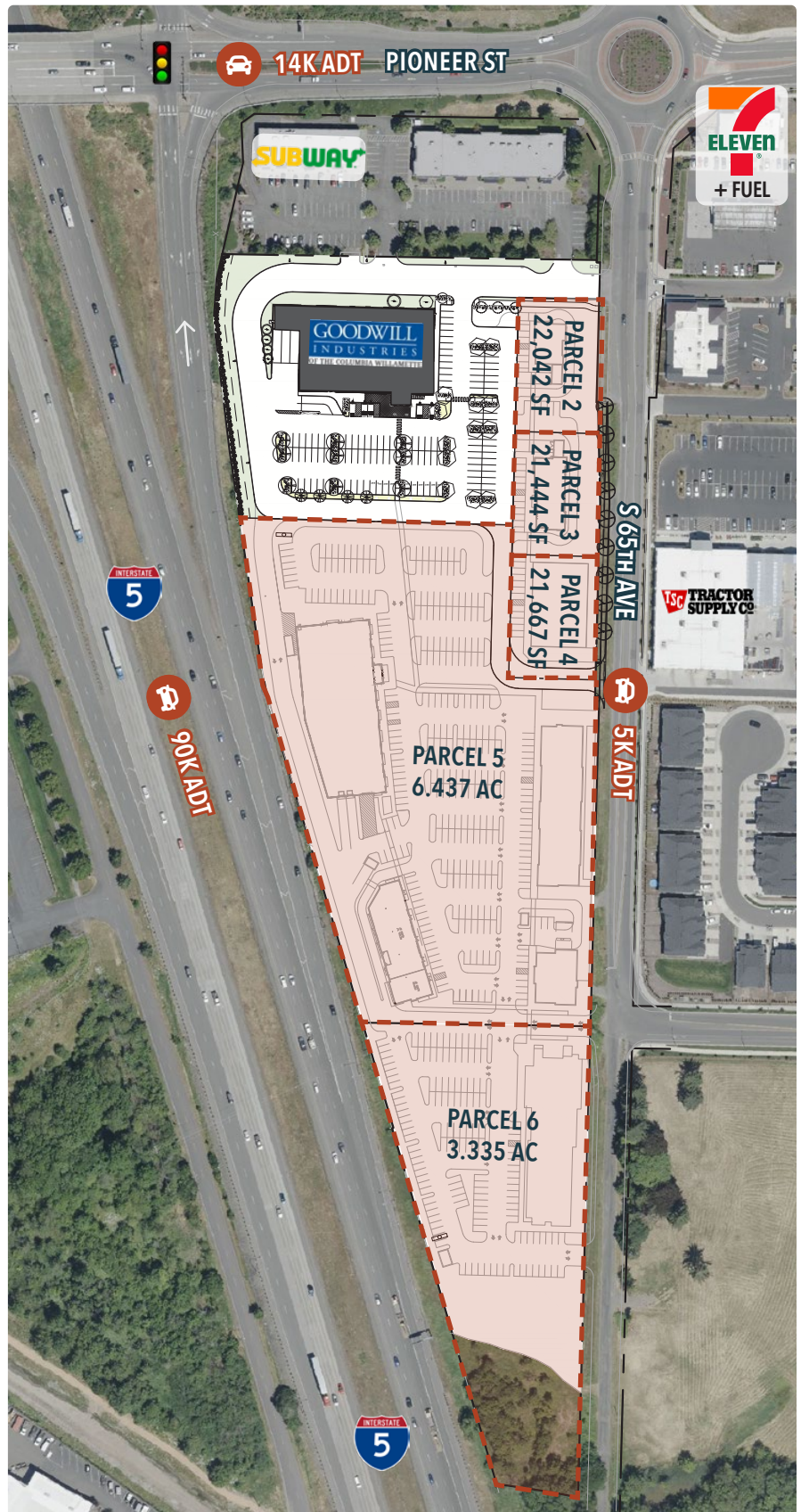
Build-to-Suit or Ground Lease

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
2024 Population	1,657	17,083	32,210
Total Employees	1,751	3,176	7,027
Total Businesses	199	460	961
Median HH Income	\$147,986	\$119,090	\$116,454
Median Age	42.4	39	41.2
Any College	73.3%	76.3%	72.2%

