



PRIME

WOODLAND COMMERCIAL SITE

820 Sandalwood Road
Woodland, WA 98674



Craig Johnson

CCIM

NW Equities Investment Real Estate Services, Inc.

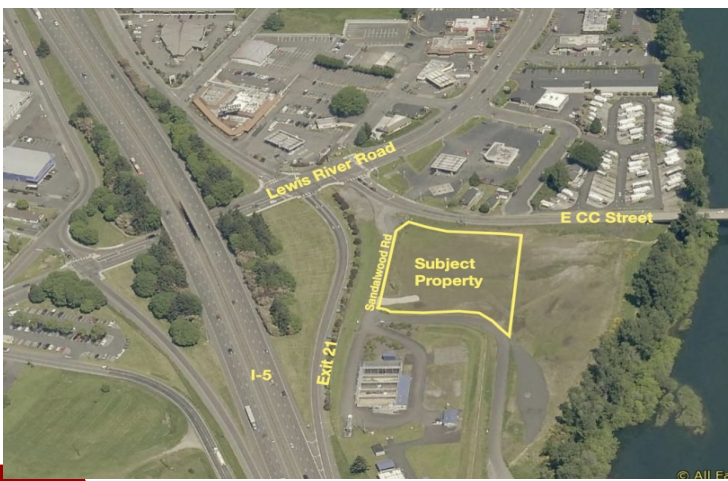
(360) 281-3130

License: W 8191 O 990100171

craig.johnson@nweire.com

TABLE OF CONTENTS

Property Info & Disclaimer	2	Property Description	3
Site Map on Satellite Imagery - 1	4	Executive Summary	5
Property Photos	7	Site Plan Annotated	9
Graphic Profile, 820 Sandalwood Rd, Woodland,	10	Traffic Count Profile, 820 Sandalwood Rd, Woodland,	13
Traffic Count Map, 820 Sandalwood Rd, Woodland,	14		



Prime

Woodland Commercial Site

**820 Sandalwood Road
Woodland, WA 98674**



PRIME WOODLAND COMMERCIAL SITE

PROPERTY INFORMATION

Purchase Price
\$990,000

Property Address
820 Sandalwood Road
Woodland, WA 98674

Land Size
1.43 Acres

COMPANY DISCLAIMER
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





PROPERTY OVERVIEW

This 1.43-acre C2-zoned commercial parcel sits just off I-5 Exit 21 with excellent access and strong traffic counts. The flat site offers frontage on Sandalwood Road and E CC Street, with future access via a planned connector road. Public water and sewer are available. The property enjoys high visibility near SR-503, with exposure set to improve further once the planned 2028–2029 traffic circle connects the surrounding intersections.

PRIME

WOODLAND
COMMERCIAL SITE

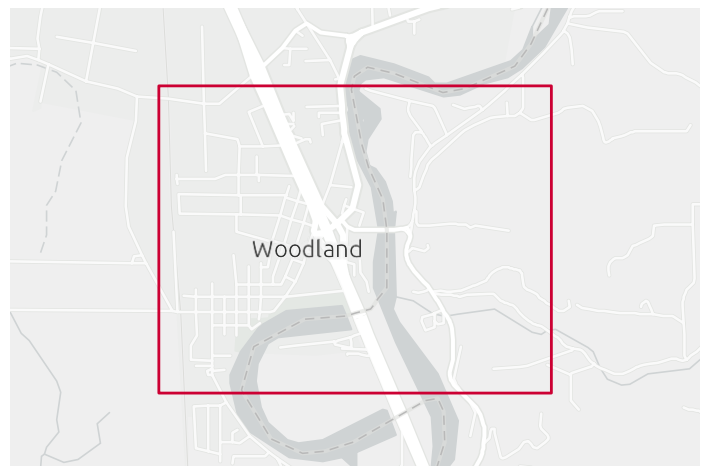
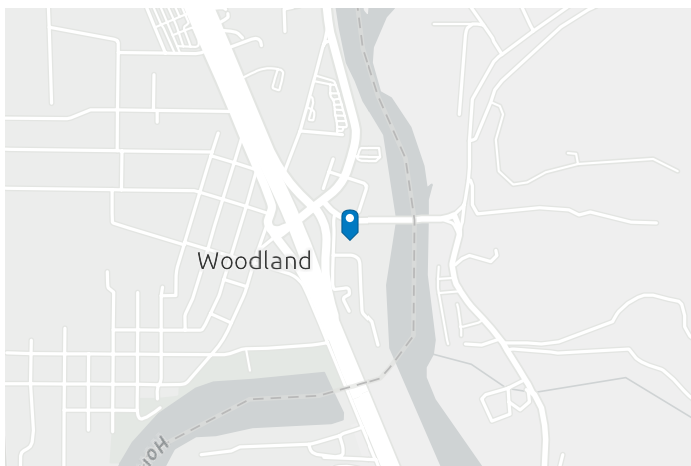
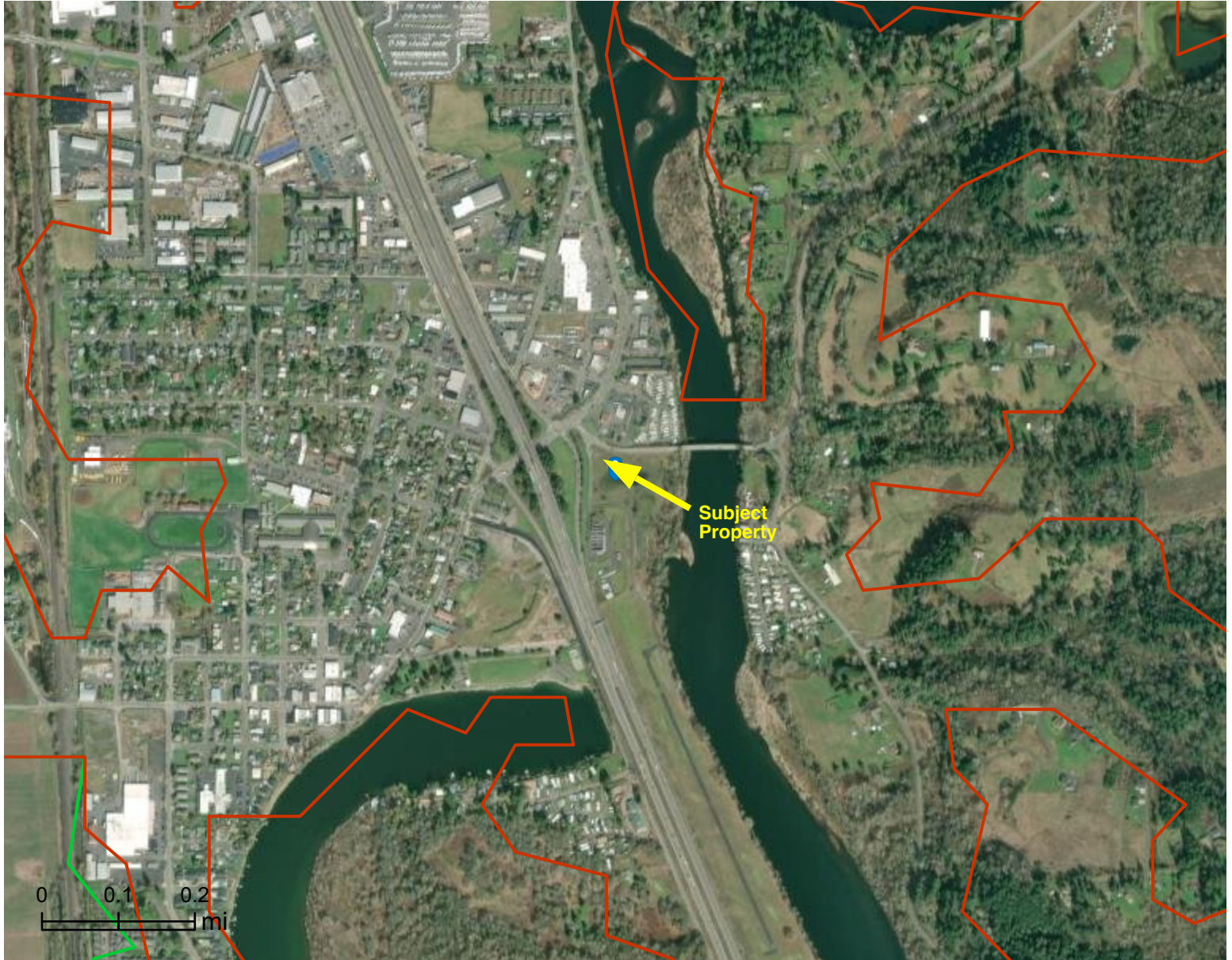
820 Sandalwood Road
Woodland, WA 98674

Site Map on Satellite Imagery - 1.6 miles wide

820 Sandalwood Rd, Woodland, Washington, 98674

Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 45.90521
Longitude: -122.74005



Executive Summary



820 Sandalwood Road, Woodland, WA

Property Type:	A prime 1.43 acre Commercial Site is located just off of exit 21 in Woodland, WA
Zoning:	Zoned C2, Highway Commercial , allowing for a wide range of retail uses, including fast food and drive through drive-through uses. Additional zoning details are available upon request.
Lot Size:	Approximately 1.43 acres (62,290 sq ft) per county records
Topography:	The site is virtually flat , offering efficient development conditions
Frontage:	The property features about 280 feet of frontage on Sandalwood Road and 190 feet on E CC Street .
Access:	Primary access is available from Sandalwood Road and a planned new access road connecting directly to E CC Street . Future traffic improvements may shift access exclusively to E CC Street, as a traffic circle planned for the end of Exit 21 may close Sandalwood Road. Construction of the roundabout is estimated for 2028–2029.
Utilities:	Served by public water and sewer .
Location:	Situated less than 0.2 miles from the intersection of Exit 21 and Lewis River Road (SR-503) , the site offers excellent north- and southbound access to I-5.
Visibility:	The property enjoys strong visibility from the intersection of E CC Street and Lewis River Road , with additional exposure from the northbound I-5 Exit 21 off-ramp . Visibility is expected to improve further once the planned traffic circle connects multiple adjacent intersections, including the I-5 off-ramp, E CC Street, Lewis River Road, and Atlantic Avenue.
Traffic Counts:	E CC Street: ~9,953 vehicles/day, Lewis River Road at Atlantic Street: ~19,000 vehicles/day, I-5 near Exit 21: ~60,000 vehicles/day

Executive Summary



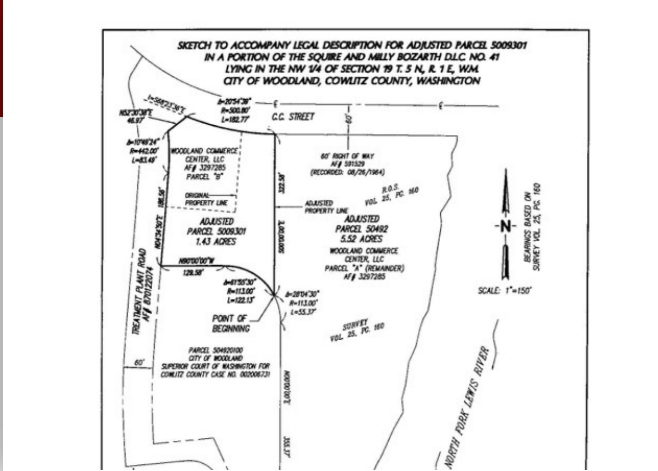
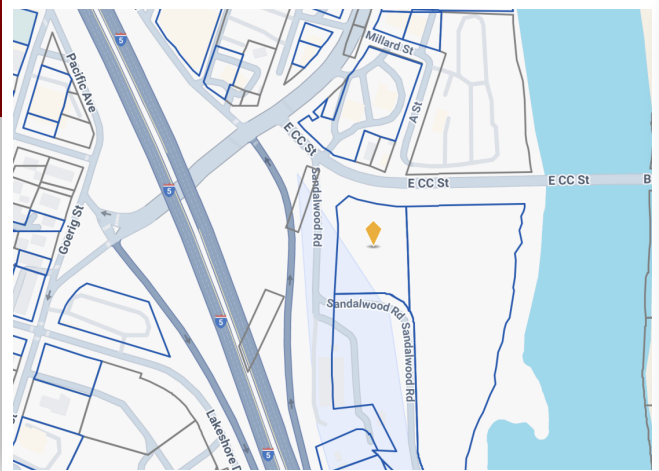
Flood Plain:

The property has been filled and now sits above the 100 year flood plain.

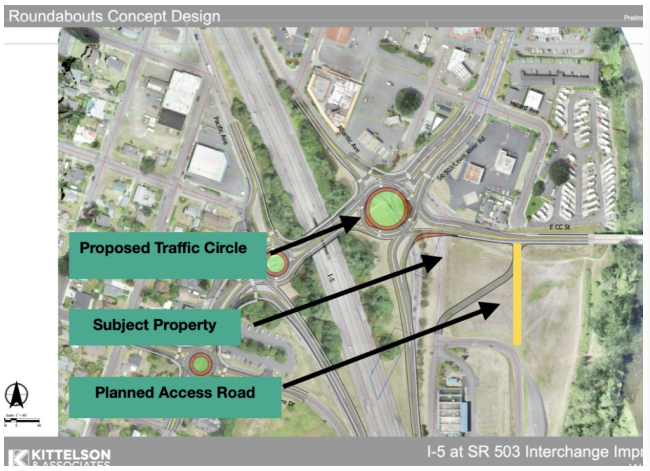
PROPERTY PHOTOS

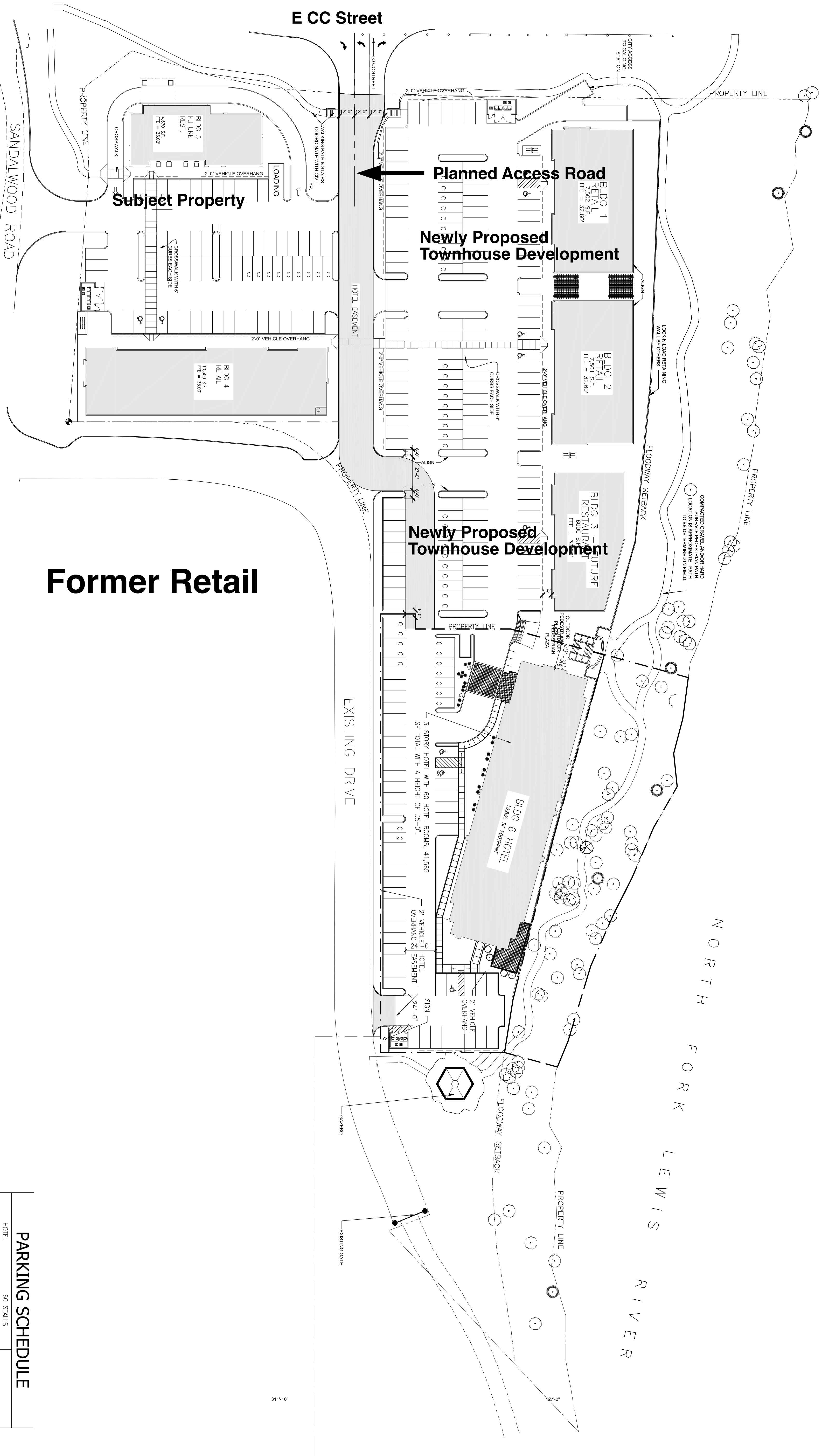


PRIME
WOODLAND COMMERCIAL SITE



PROPERTY PHOTOS





Former Retail

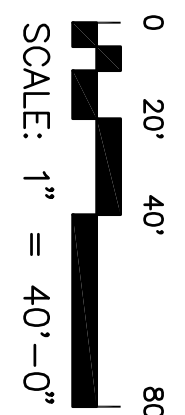
Newly Proposed Townhouse Development

Newly Proposed Townhouse Development

BLDG 6 HOTEL
1,245 SF ROOMS

PARKING SCHEDULE			
HOTEL	60 STALLS		
RESTAURANT	60 STALLS	10/1000 S.F.	
RETAIL	164 STALLS	5.4/1000 S.F.	
TOTAL PARKING	284 STALLS		

1 SITE PLAN
1" = 40'-0"



For Information Only
Not for Construction

WOODLAND COMMERCE CENTER

CC STREET & I-5 OFF RAMP
WOODLAND, WA.

preliminary

drawn by _____
checked by _____
lsw job number _____

Issue date _____
revisions _____

ANY REPRODUCTION AND/OR MODIFICATION
HEREOF WITHOUT THE WRITTEN
PERMISSION OF LSW ARCHITECTS, PC

SITE PLAN

A2.1



architecture / planning / interiors
lsw architects, pc
2300 Main Street
Vancouver, Washington 98660
t 360.694.9571
f 360.694.9510

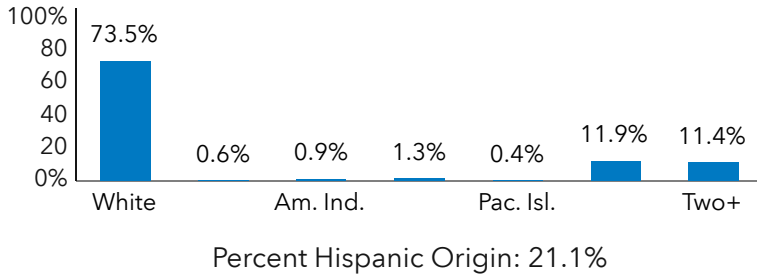
Graphic Profile

820 Sandalwood Rd, Woodland, Washington, 98674

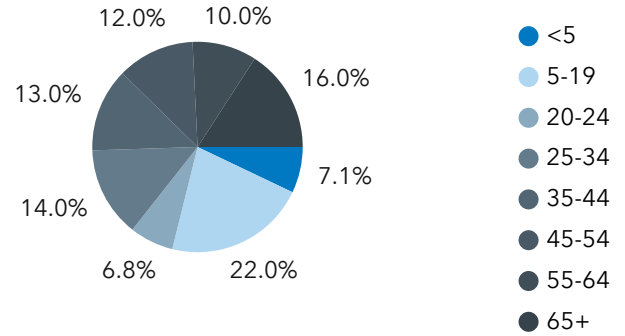


Drive time: 5 minute radius

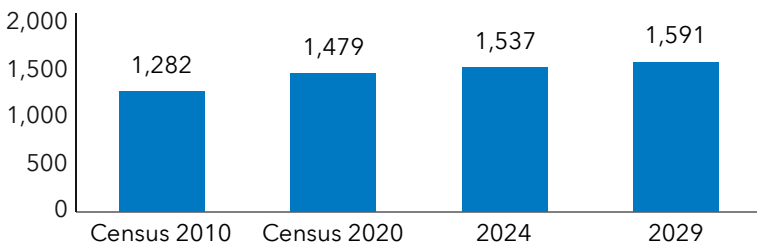
Population by Race



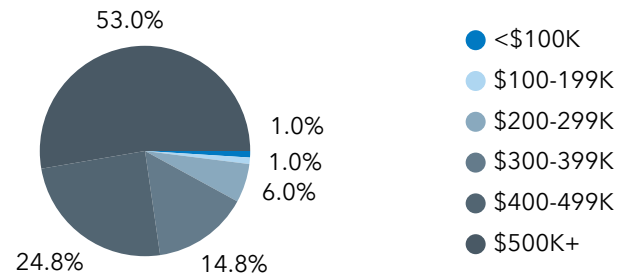
Population by Age



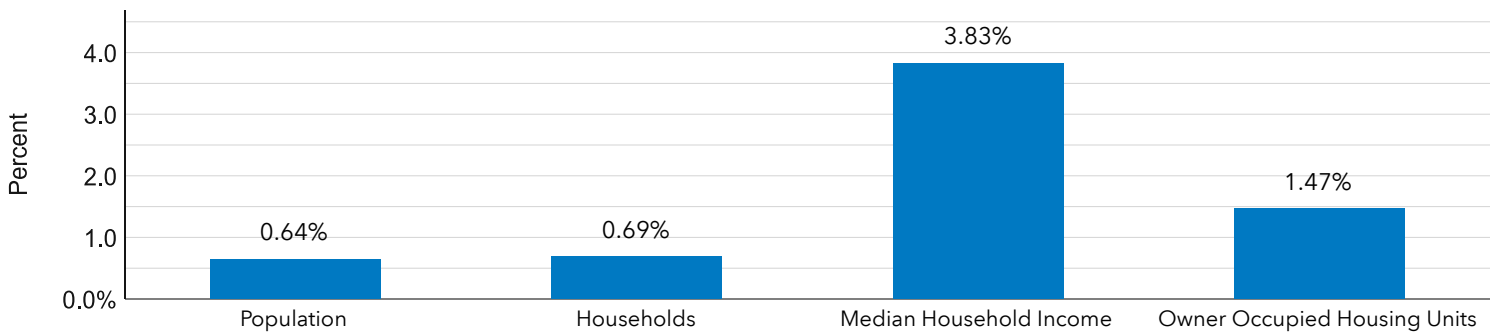
Households



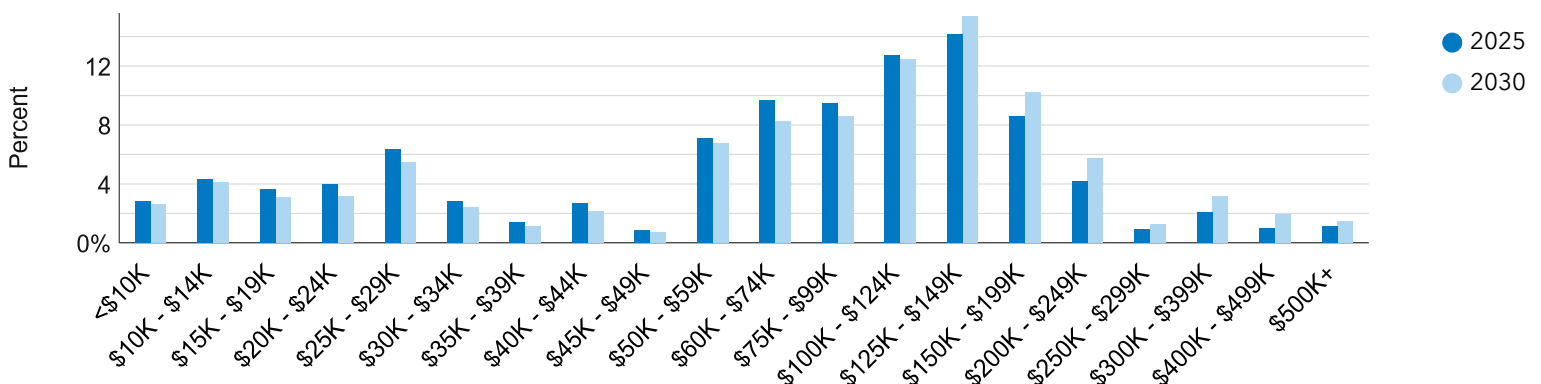
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

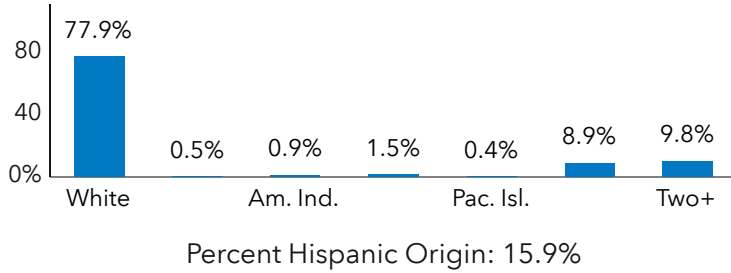
Graphic Profile

820 Sandalwood Rd, Woodland, Washington, 98674

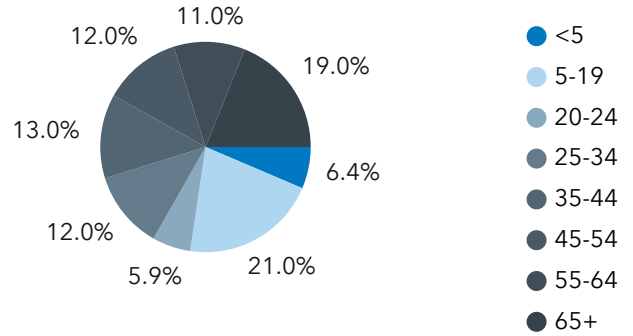


Drive time: 10 minute radius

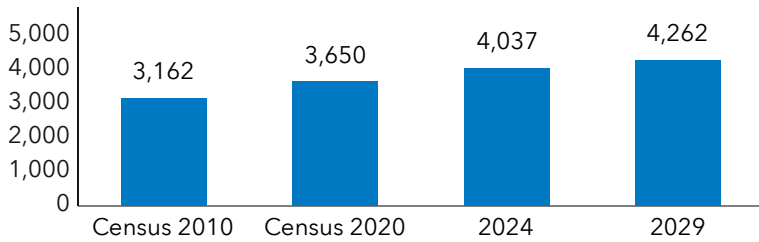
Population by Race



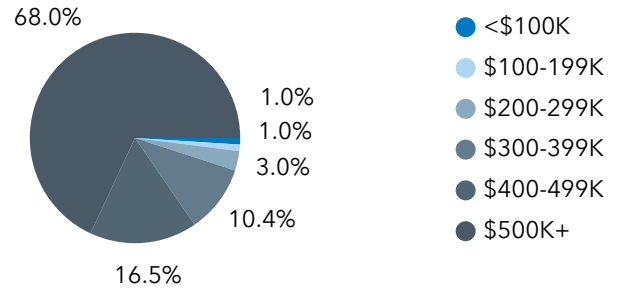
Population by Age



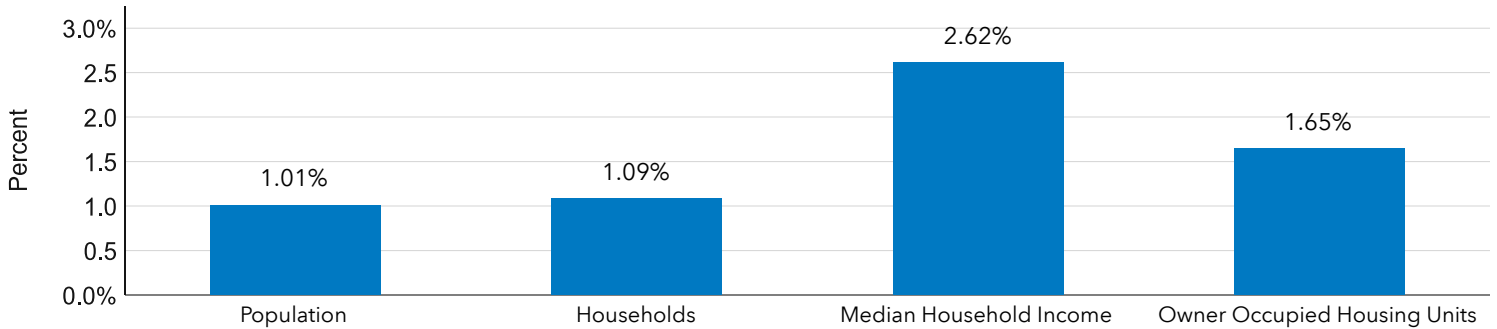
Households



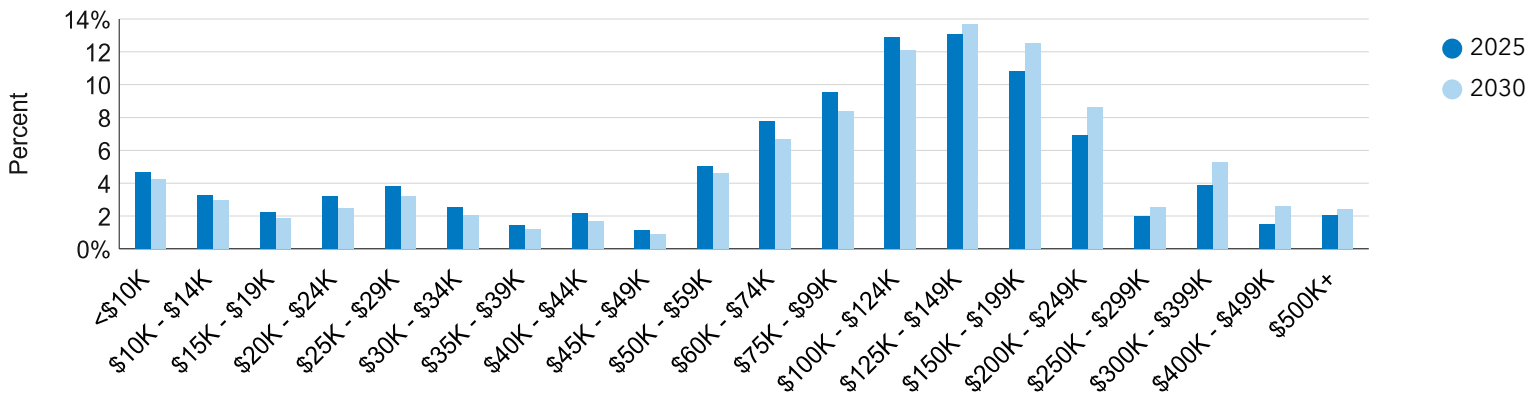
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

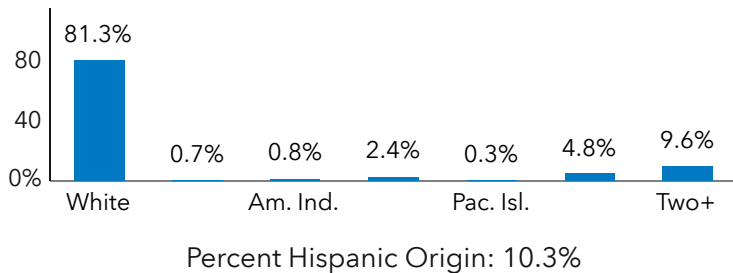
Graphic Profile

820 Sandalwood Rd, Woodland, Washington, 98674

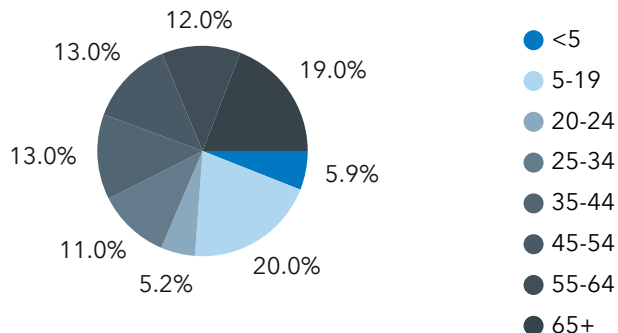


Drive time: 15 minute radius

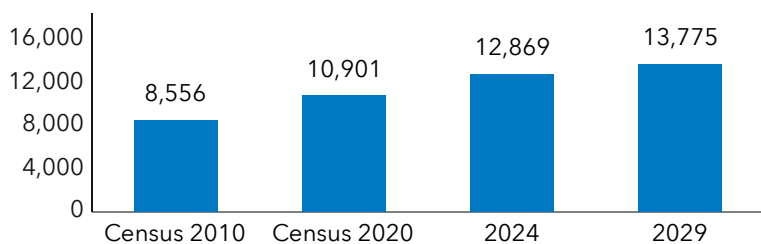
Population by Race



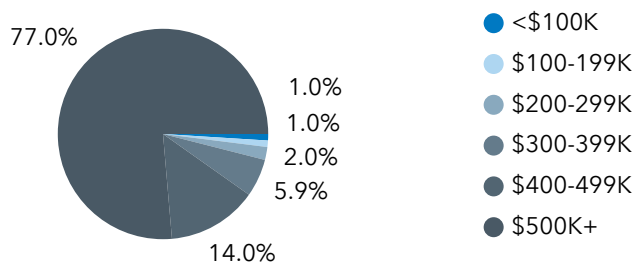
Population by Age



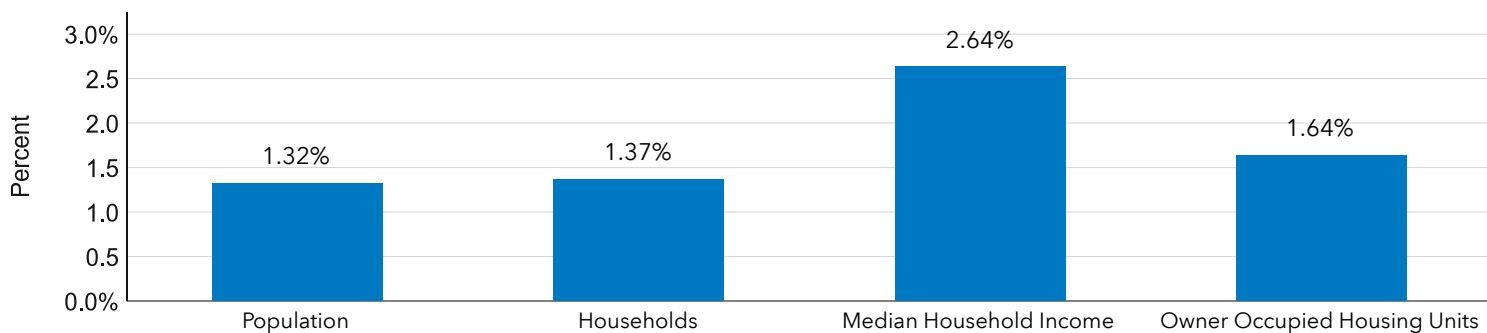
Households



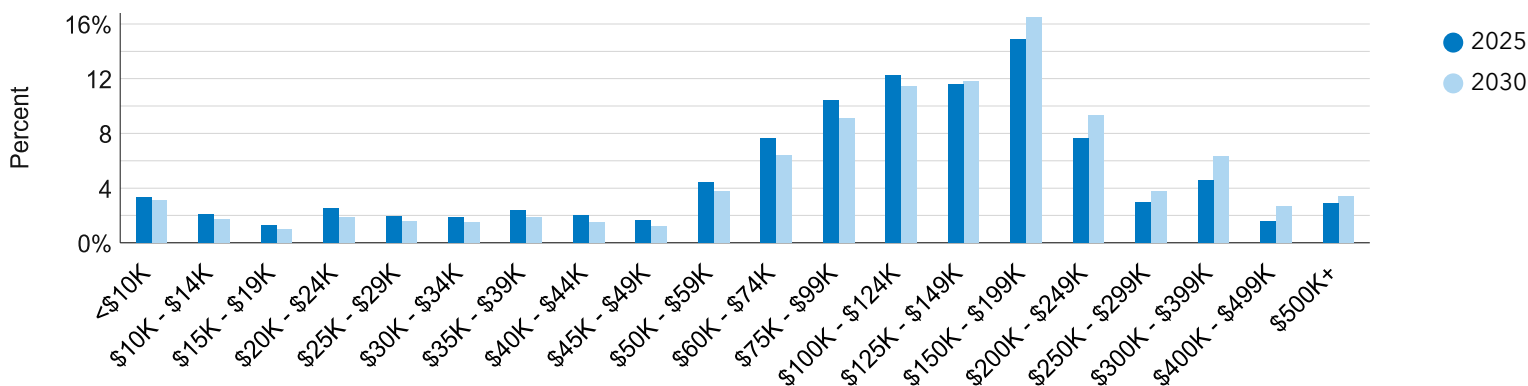
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.



Traffic Count Profile

820 Sandalwood Rd, Woodland, Washington, 98674
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 45.90521
 Longitude: -122.74005

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.05		E CC St (0.05 miles NE)	2022	9953
0.10	Lewis River Road	Millard Ave (0.03 miles NE)	2022	14528
0.10	Lewis River Rd	Atlantic Ave (0.02 miles NE)	2015	19000
0.11		Lewis River Rd (0.02 miles NW)	2022	64004
0.12		Goerig St (0.08 miles W)	2022	10376
0.12		I- 5 (0.0 miles N)	2022	18958
0.13	Lewis River Road	Goerig St (0.12 miles N)	2022	18958
0.13	Lewis River Road	I- 5 (0.01 miles NE)	2018	19000
0.34		NW Toenjes Rd (1.9 miles SE)	2019	83000
0.40	Lewis River Road	Goerig St (0.0 miles N)	2022	11543
0.45	North Goerig Street	N Goerig St (0.03 miles S)	2022	12010
0.61	Goerig St	Lewis River Rd (0.01 miles N)	2005	13000
0.73	Lewis River Rd	Old Pacific Hwy (0.08 miles N)	2005	12000
0.82		Lewis River Rd (0.75 miles SE)	2022	5110
0.85	Lewis River Rd	Hillshire Dr (0.02 miles E)	2005	13000
0.88		Lewis River Rd (0.26 miles NW)	2022	81647
0.89		Lewis River Rd (0.79 miles SE)	2022	4748
1.00	I- 5	Dike Access Rd (0.73 miles NW)	2015	65000
1.09	Lewis River Road	Rudy Ross Rd (0.05 miles SW)	2019	11000
1.09	Lewis River Road	Gun Club Rd (0.09 miles E)	2022	10981
1.13	Lewis River Rd	Valley Way (0.0 miles W)	2005	8300
1.19		I- 5 (0.08 miles SE)	2022	73962
1.19	Old Pacific Hwy	Woodland View Rd (0.23 miles E)	2018	72000
1.61	I- 5	Dike Access Rd (0.12 miles NW)	2015	60000
1.62		Dike Access Rd (0.11 miles N)	2022	3563
1.66		Dike Access Rd (0.07 miles NW)	2022	3491
1.72	Dike Access Rd	I- 5 (0.02 miles SW)	2018	6400
1.77	Lewis River Road	McCracken Rd (0.05 miles N)	2022	7477
1.77	Lewis River Road	Rudy Ross Rd (0.05 miles SW)	2019	6900
1.80	I 5	I- 5 (0.08 miles SE)	2021	67430

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

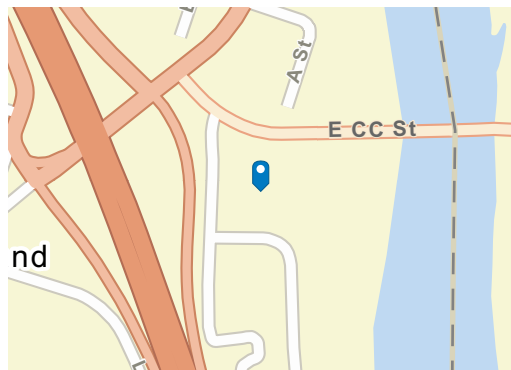
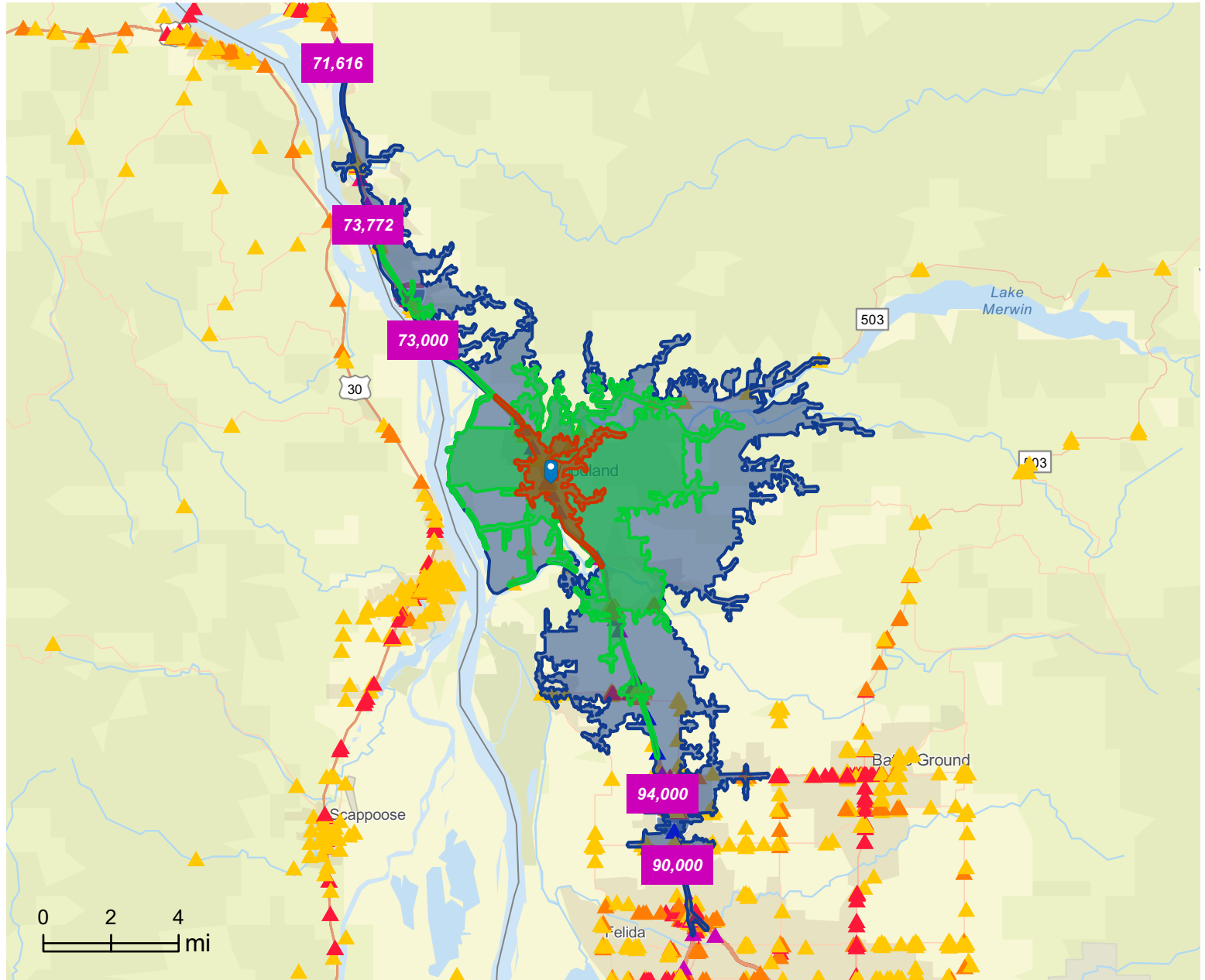
Source: ©2025 Kalibrate Technologies (Q3 2025).

Traffic Count Map

820 Sandalwood Rd, Woodland, Washington, 98674



Drive time: 5, 10, 15 minute radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)



Craig Johnson, CCIM

Phone: (360) 281-3130

Email: craig.johnson@nweire.com

License: W 8191 O 990100171



CONTACT



(360) 281-3130



craig.johnson@nweire.com



3806 SE 179th Ave
Vancouver, WA, 98683, United States