

NOW LEASING

DISCOVERY RIDGE PHASE 3

448 S. Royle RD | Ridgefield, WA 98642



900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

Ridgefield is one of the fastest growing communities in Clark County, driven by steady residential development, strong household incomes, and its strategic location along the I-5 corridor. What was once a small town has become a highly desirable place to live, attracting young families and professionals who value its schools, quality of life, and expanding retail amenities. Discovery Ridge sits in the path of that growth, offering 16,000 RSF of new retail space anchored by Firehouse Subs and complemented by the future Clark County Fire Rescue facility on the adjoining parcel, creating built-in daily traffic and community visibility. This is a rare opportunity to establish your brand in a high-growth, under-served trade area that is still early enough to secure prime positioning as Ridgefield continues to expand.



FOR MORE INFORMATION:

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- 6,000 SF Leasable – can be divisible
- Rate: \$38 SF/NNN
- TI allowance included
- Parking: 5/1,000
- Zoning: Regional Commercial (CRB) City of Ridgefield, with a mixed-use overlay
- Delivery late Fall 2026

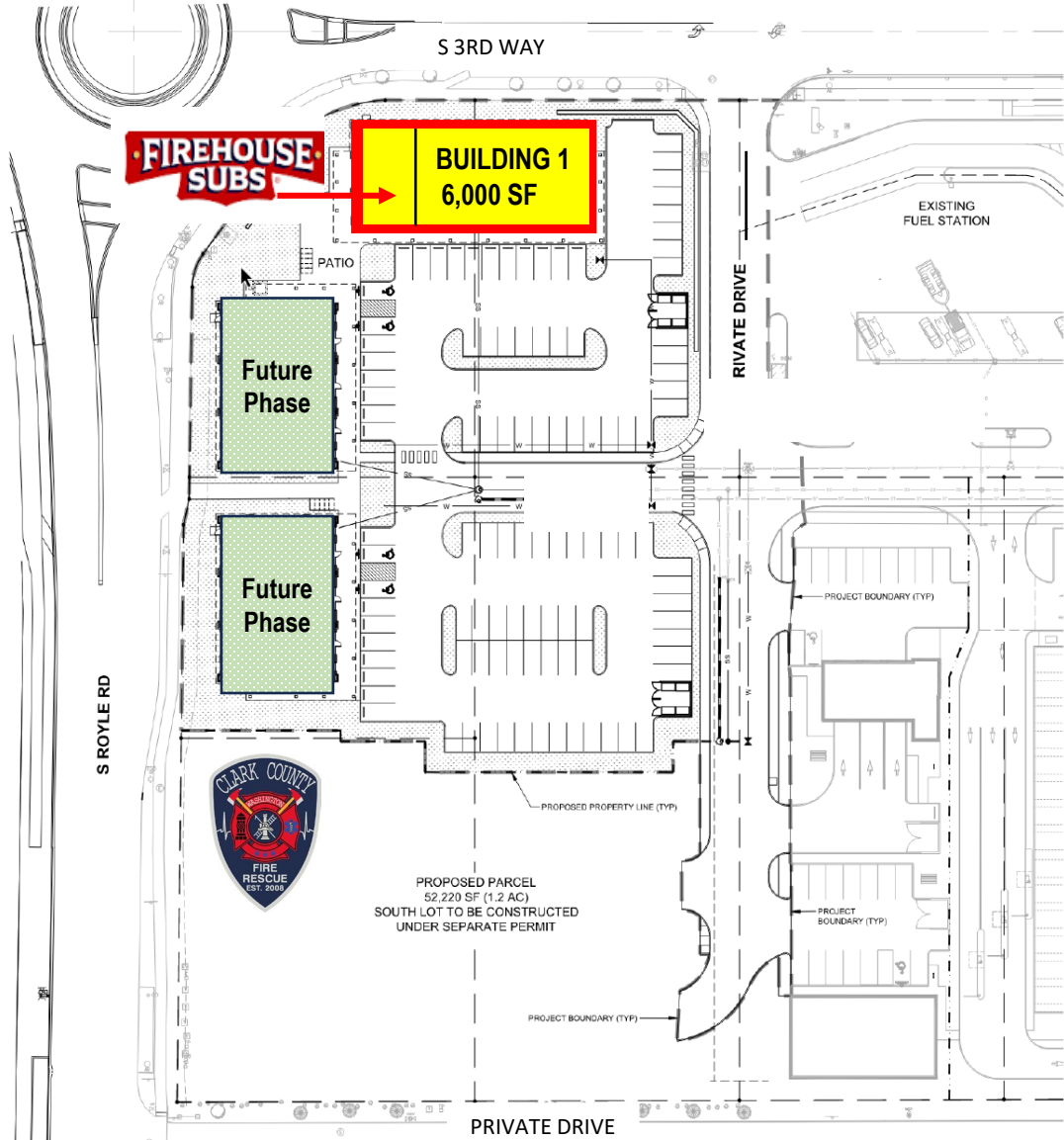
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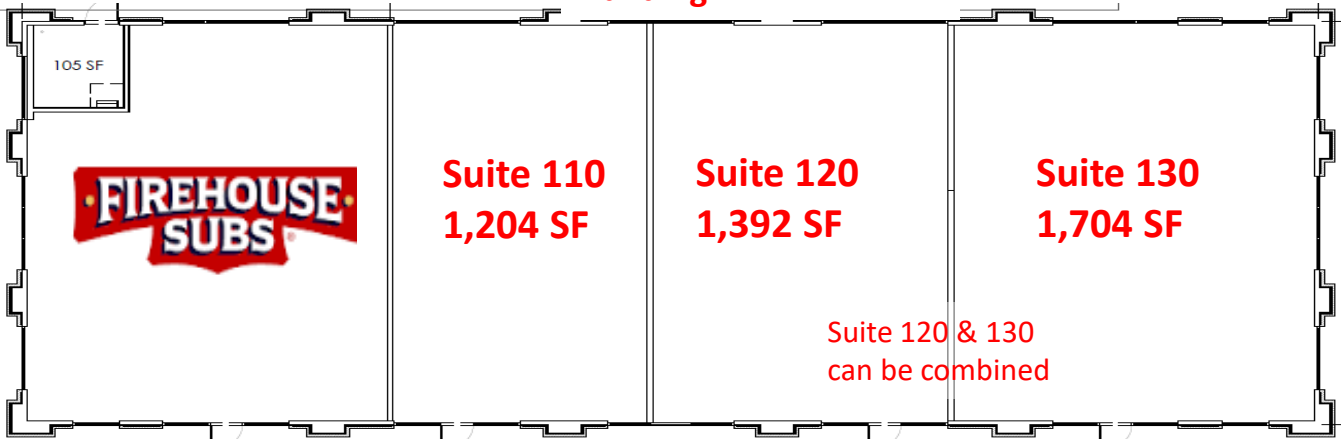
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Building 1



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- Positioned in Ridgefield's primary growth corridor at Royle Rd & Pioneer St
- 16,000 RSF new construction retail with flexible demising options
- Firehouse Subs pre-leased, driving built-in daily traffic
- Adjacent Clark County Fire Rescue facility adds long-term stability and visibility
- Direct access to I-5 with 89,000+ vehicles per day at the junction
- Surrounded by expanding residential neighborhoods and new rooftops
- High household incomes exceeding \$139,000 within 3 miles
- Limited new retail inventory in an underserved trade area

DISCOVERY RIDGE TRADE AREA SNAPSHOT (2025)

3-Mile Radius

Population: 19,080
Avg. Household Income: \$151,178
Daytime Employment: 3,995

5-Mile Radius

Population: 30,625
Avg. Household Income: \$146,564
Daytime Employment: 6,007

City of Ridgefield

2025 Estimated Population: 17,819
Annual Growth Rate Since 2020: 8.5%
Avg. Household Income: \$117,550

Traffic Counts

I-5 Junction: 89,349 Vehicles Per Day

As of 2025, Ridgefield, Washington, continues to experience significant population growth. Estimates place the 2025 population at approximately 17,819, reflecting an annual growth rate of 8.5% since 2020.