

FOR LEASE

RIDGEFIELD PIONEER VILLAGE

4431 S SETTLER DRIVE, RIDGEFIELD, WA 98642



AVAILABLE SPACE



Bldg. 6 – Suite 130 – 2,300 SF
Bldg. 13 – Suite 100 – 1,523 SF

LEASE RATE



\$36.00 / SF / Year + NNN
Estimated NNN's: \$8.00–\$10.00



Ready for Occupancy

Existing retail buildout



Design Your Space

Shell with sample layout



Covered Patio

Greenspace-view outdoor seating



Flexible Layouts

Delivery options – see pages 3–4



Join these retailers and many others at this premier destination:



Scott Higgins

360.600.2302
shiggins@fg-cre.com

FOR MORE INFORMATION:

Reilly Hennessey

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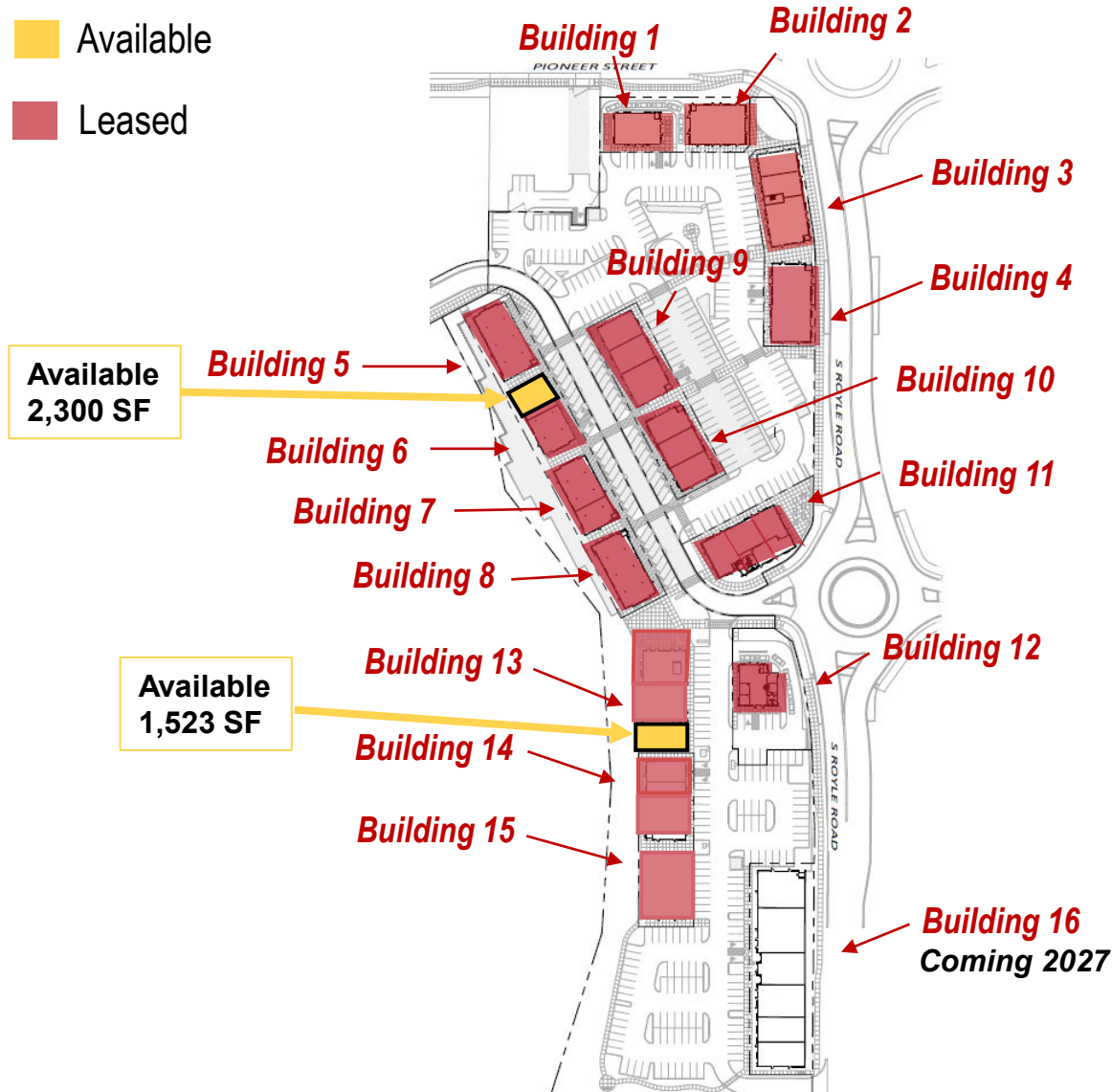


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Available

Leased



Bldg. 1: Starbucks

Bldg. 2: Papa Murphy's, Neighborhood Pet Boutique

Bldg. 3: First floor: PC Smiles, JoJo + Coco Boutique
Second floor: Mountain View Dental, Allstate Insurance

Bldg. 4: Chiro One Wellness Center, Proactive Physical Therapy Specialists

Bldg. 5: BevRidge Public, Cooper Bell Bookshop

Bldg. 6: Whimsy Chocolates, **Available Space 2,300 SF**

Bldg. 7: Playmakers Sports Bar + Grill

Bldg. 8: The Outer Rim Bicycle Shop, Eight Cow Creamery

Bldg. 9: Studio C Hair Salon, Pioneer Nail Salon

Bldg. 10: Anytime Fitness

Bldg. 11: AT&T Store, The UPS Store, Lemon Drop Spa

Bldg. 12: Riverview Bank

Bldg. 13: John L. Scott Real Estate Agency, Yoga Ridge, **Available 1,523 SF**

Bldg. 14: Royale Veterinary Clinic

Bldg. 15: Columbia River Pilots Association

Bldg. 16: Coming Soon

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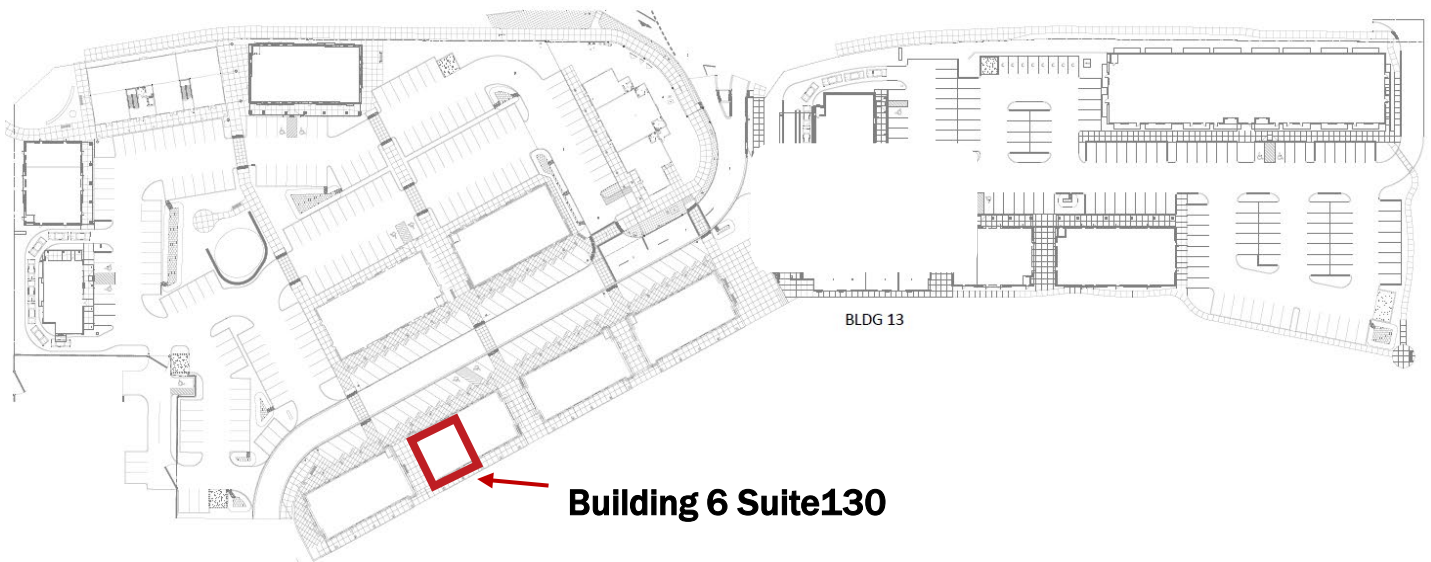
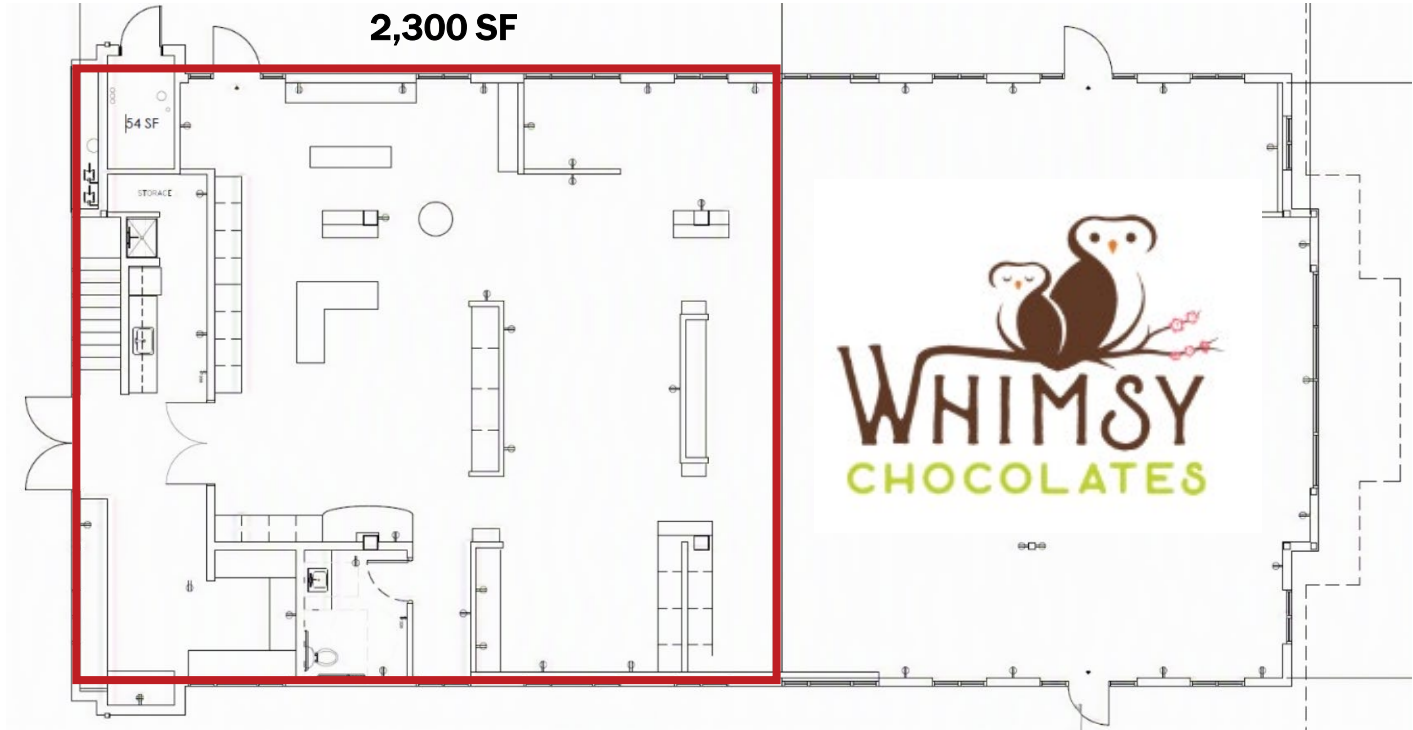
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BUILDING 6 LAYOUT

Available Suite 130
2,300 SF





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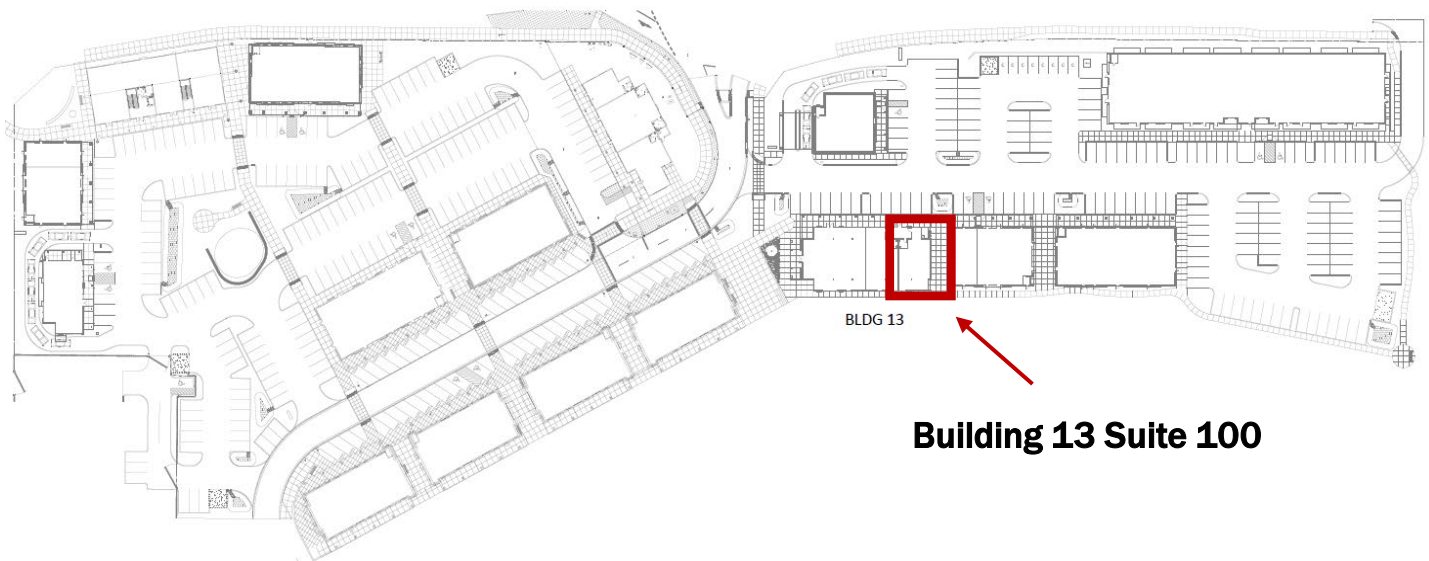
BUILDING 13 LAYOUT

Current Shell

Possible
Office/Professional
services layout



John L. Scott®
REAL ESTATE



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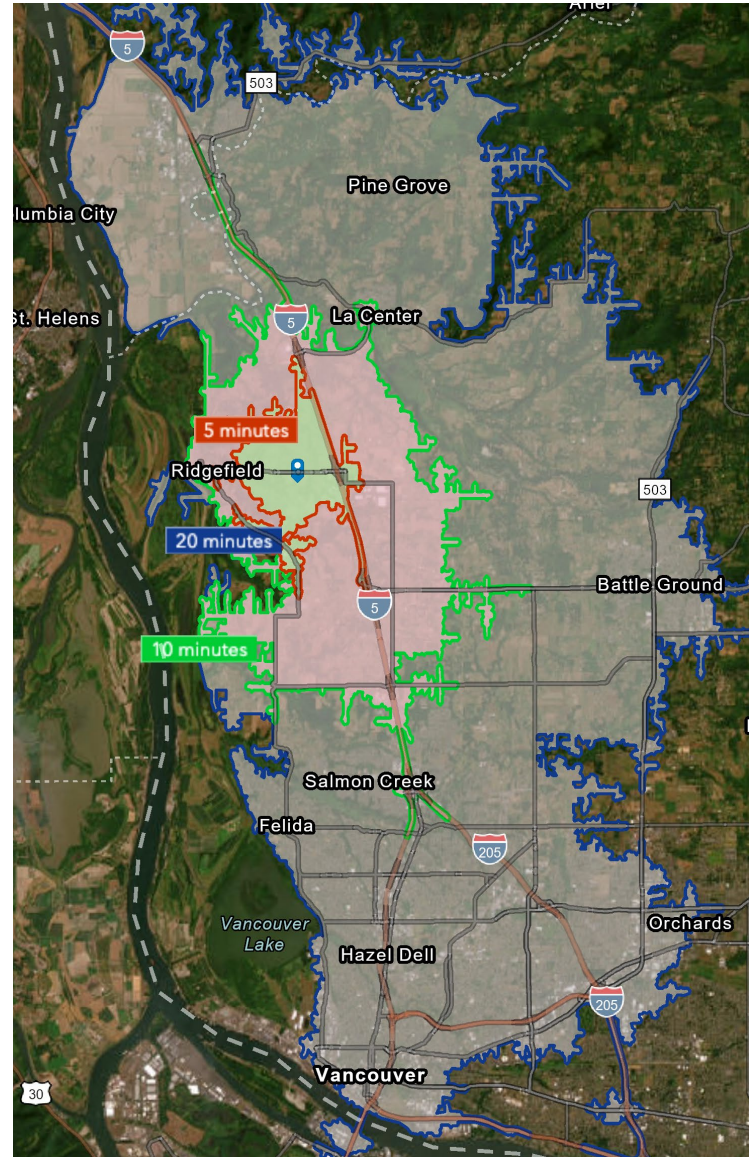


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OUTDOOR SPACE



DRIVE TIMES



\$127,185

Median Household Income



The median household income for this area is **32.5% higher** than the national average of **\$85,893**.



\$105,930

Median Disposable Income



The median disposable income for this area is **51.4% higher** than the national average of **\$69,988**.



\$43,221

Avg Annual Retail Spending



The average annual retail spending for this area is **23.9% higher** than the national average of **\$32,874**.

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