

FOR LEASE

RIDGEFIELD PIONEER VILLAGE

4431 S Settler DR. | Ridgefield, WA 98642



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

1 Space
Left!

PROPERTY HIGHLIGHTS

- AVAILABLE:
 - Bldg. 6 | Suite 130 | 2,300 SF
- RATES: \$36 + NNN
- ESTIMATED NNN's: \$7-\$9/SF annually
- ZONING: Regional commercial (CRB) City of Ridgefield with a mixed-use overlay



Join the following retailers and many others at this premier destination!



FOR MORE INFORMATION:

Scott Higgins

360.597.0577 | shiggins@fg-cre.com

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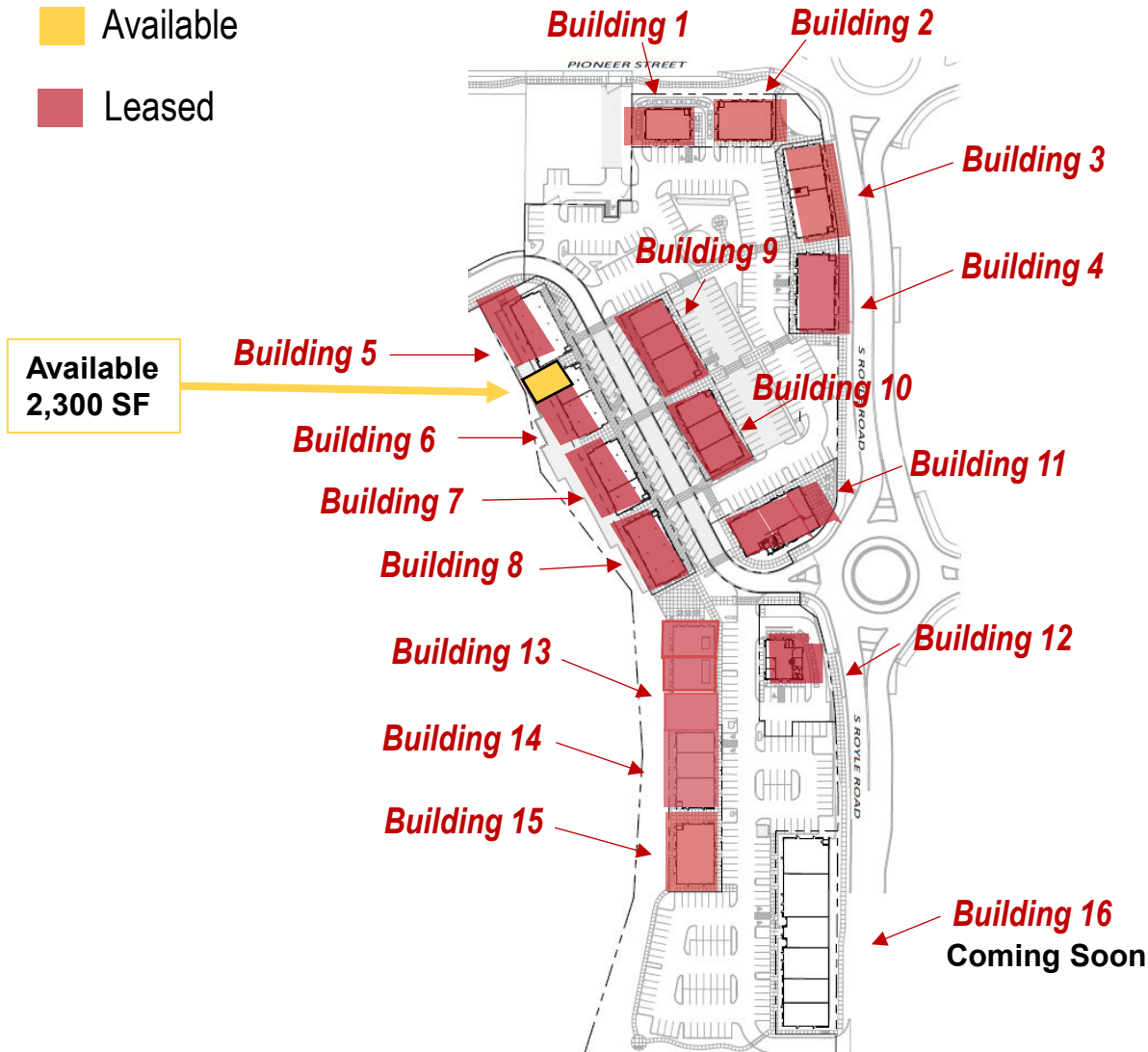
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Bldg. 1: Starbucks

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

Bldg. 3:

1. First floor: PC Smiles, JoJo + Coco Boutique

2. 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

Bldg. 12: Riverview Bank

Bldg. 13: John L. Scott Real Estate Agency, Yoga Ridge

Bldg. 14: Royale Veterinary Clinic

Bldg. 15: Columbia River Pilots Association

Bldg. 16: Coming Soon

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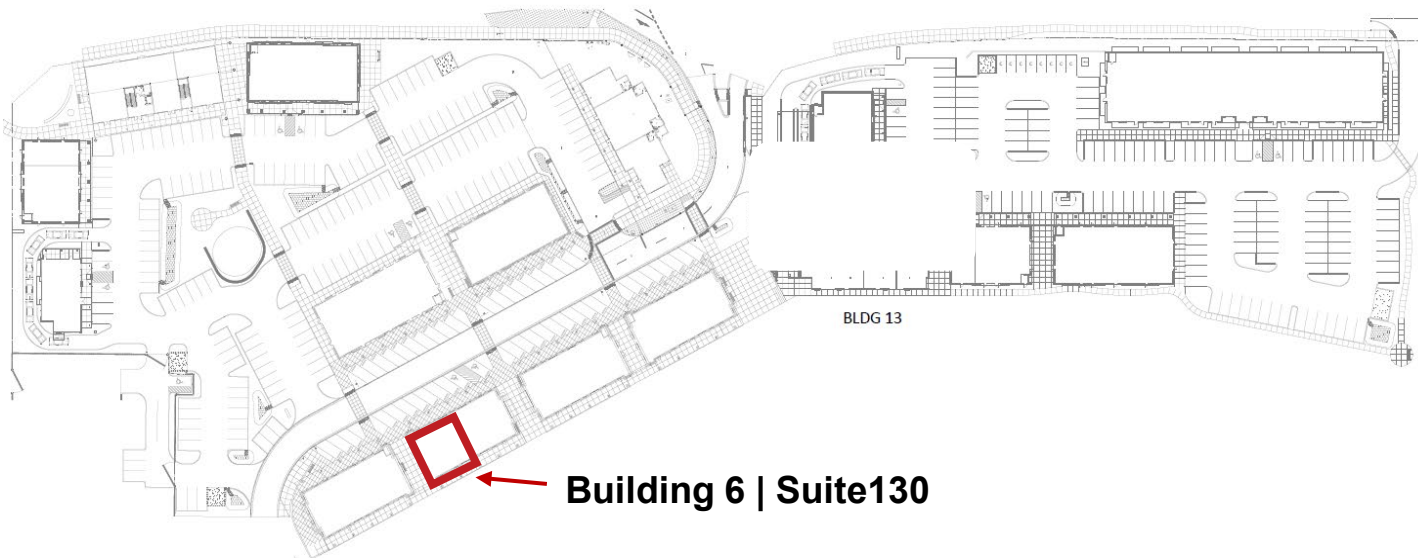
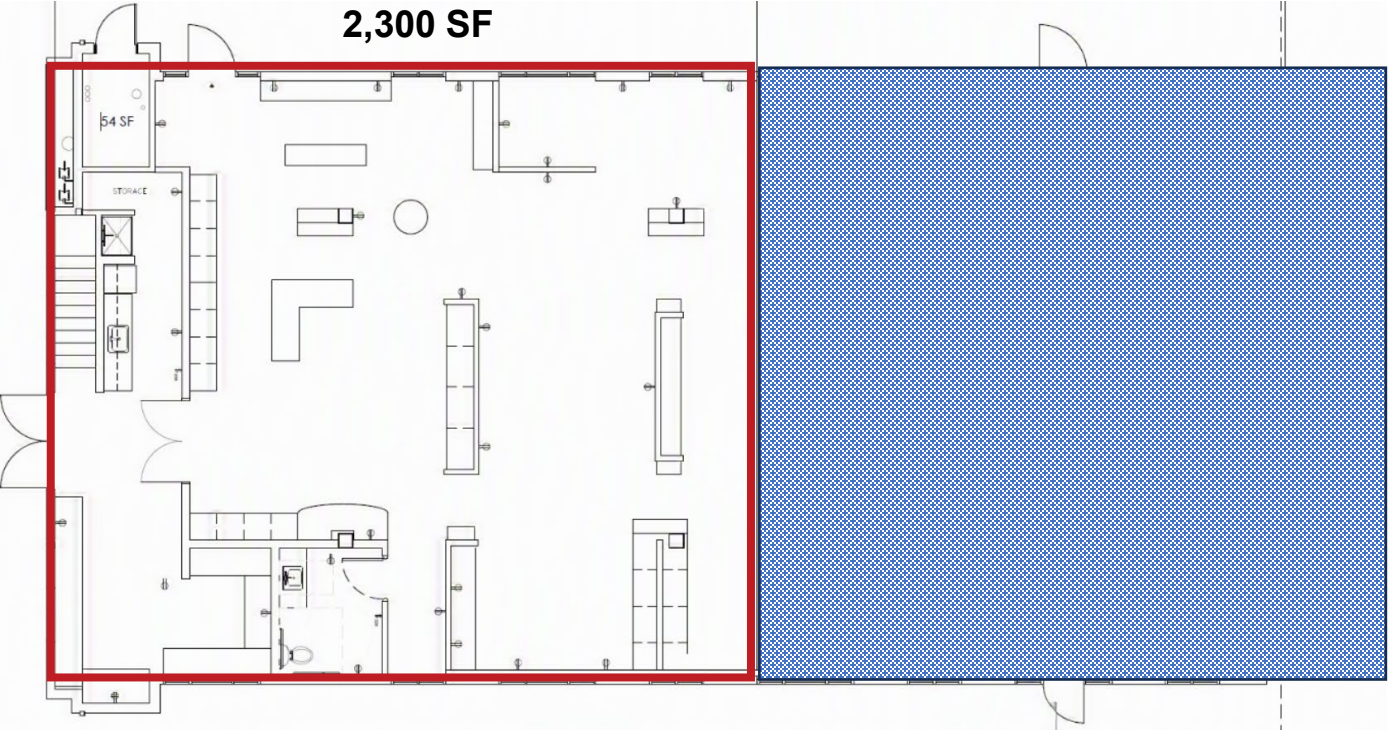
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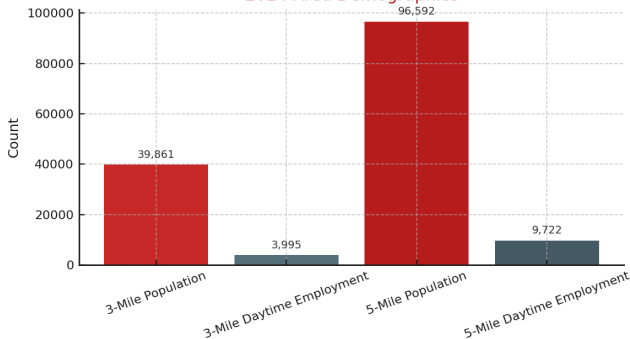
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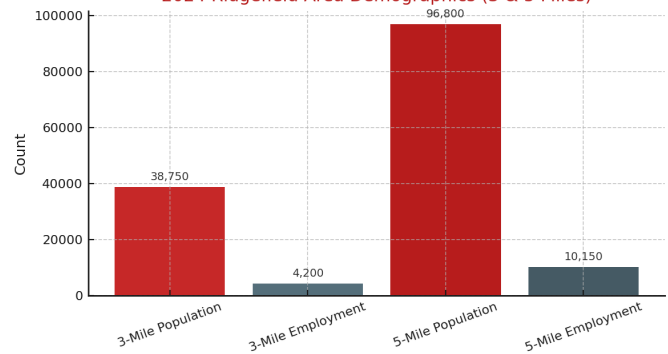
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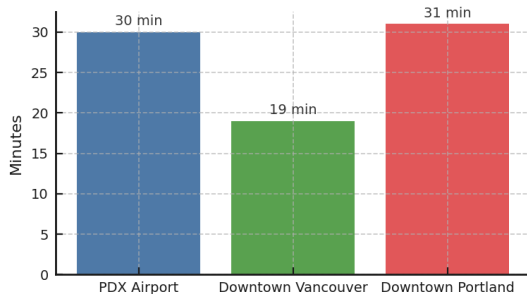
2024 Area Demographics



2024 Ridgefield Area Demographics (3 & 5 Miles)



Drive Times from 4431 S Settler Dr



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.