

RETAIL SPACE FOR LEASE

Shops at Mill Creek

SR-503 / SW 10TH & SW SCOTTON WAY IN BATTLE GROUND, WA



Newest development opportunity in Battle Ground, Washington

AVAILABLE SPACE

- 2,011 SF (w/ Drive-Thru)

LEASE RATE

- Please call for details

TRAFFIC COUNTS

- SR-503 – 20,996 ADT ('20)

HIGHLIGHTS

- Battle Ground's newest development, located at the newly signalized intersection of SR-503 and Scotton Way
- Anchored by a Walmart Supercenter
- Co-tenants include Red Robin, MOD Pizza, Panda Express and more

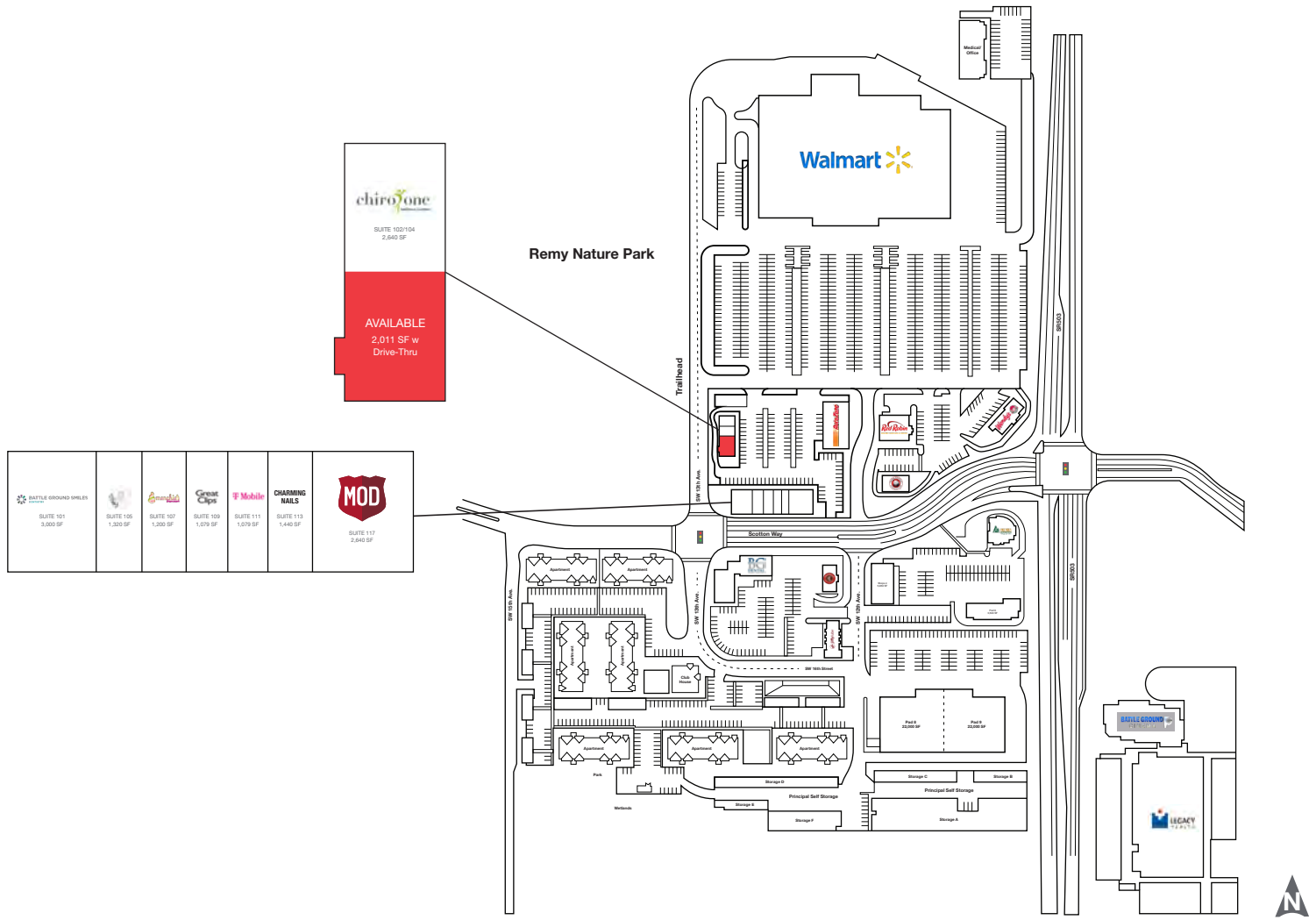
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Site Plan - Mill Creek Town Center

14 Acre Wetland Preserve



| | TENANT | SF |
|-----|------------------------------|-------|
| 101 | Battleground Smile Dentistry | 3,000 |
| 105 | Sweetly Bakery | 1,320 |
| 107 | Menchie's Frozen Yogurt | 1,200 |
| N/A | Mechanical Room | 242 |
| 109 | Great Clips | 1,079 |
| 111 | T-Mobile | 1,079 |
| 113 | Charming Nails | 1,440 |
| 117 | MOD Pizza | 2,640 |

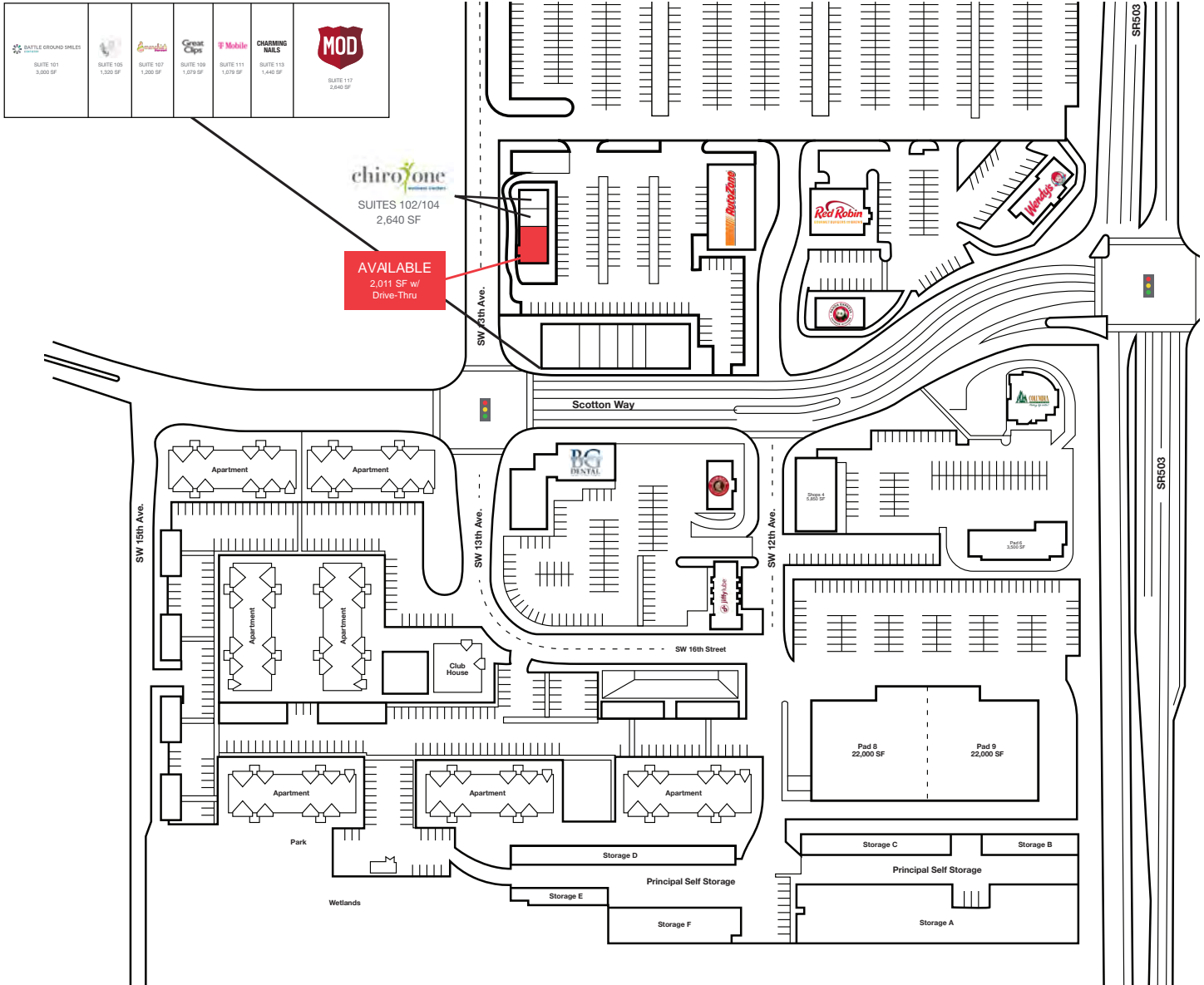
| | TENANT | SF |
|-----|----------------------------------|--------------|
| 100 | AVAILABLE (w/ drive-thru) | 2,011 |
| 102 | Chiro Wellness | 1,320 |
| 104 | Chiro Wellness | 1,320 |

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Photos



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Battle Ground, Washington



CHIEF UMTUCH MIDDLE SCHOOL

CAPTAIN STRONG PRIMARY SCHOOL

BATTLE GROUND HIGH SCHOOL
1,970 STUDENTS

POST OFFICE

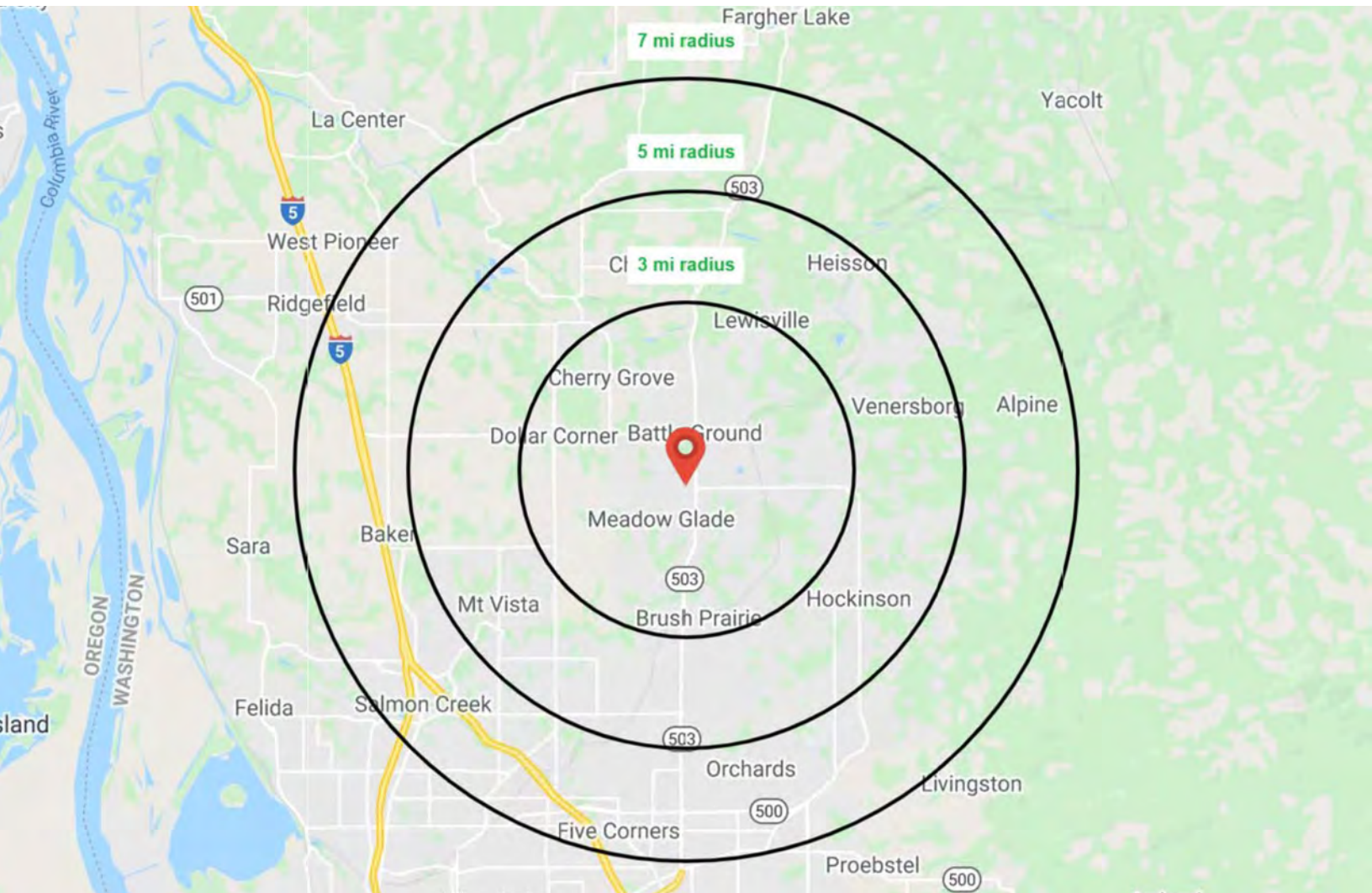
CITY HALL

LIBRARY

SITE

MAPLE GROVE MIDDLE AND ELEMENTARY SCHOOLS

Demographics



| | 3 MILE | 5 MILE | 7 MILE |
|---------------------------|-----------|-----------|-----------|
| Estimated Population 2020 | 29,486 | 54,612 | 141,942 |
| Average HH Income | \$108,403 | \$112,685 | \$106,811 |
| Median HH Income | \$88,506 | \$96,140 | \$91,199 |
| Median Home Value | \$369,906 | \$398,492 | \$371,995 |
| Daytime Demographics 16+ | 17,736 | 29,618 | 80,325 |
| Some College or Higher | 66.3% | 68.6% | 68.0% |

Source: Regis - SitesUSA (2020)

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Demographics — full profile

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 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9

| Address | 1 mi radius | 3 mi radius | 5 mi radius |
|--------------------------------------------|-------------|-------------|-------------|
| Population | | | |
| 2023 Estimated Population | 9,197 | 30,965 | 55,431 |
| 2028 Projected Population | 9,963 | 34,421 | 61,170 |
| 2020 Census Population | 8,923 | 29,574 | 53,183 |
| 2010 Census Population | 8,033 | 25,893 | 42,400 |
| Projected Annual Growth 2023 to 2028 | 1.7% | 2.2% | 2.1% |
| Historical Annual Growth 2010 to 2023 | 1.1% | 1.5% | 2.4% |
| Households | | | |
| 2023 Estimated Households | 3,251 | 10,667 | 19,447 |
| 2028 Projected Households | 3,680 | 12,397 | 22,419 |
| 2020 Census Households | 3,120 | 10,071 | 18,462 |
| 2010 Census Households | 2,693 | 8,444 | 14,136 |
| Projected Annual Growth 2023 to 2028 | 2.6% | 3.2% | 3.1% |
| Historical Annual Growth 2010 to 2023 | 1.6% | 2.0% | 2.9% |
| Age | | | |
| 2023 Est. Population Under 10 Years | 13.2% | 12.6% | 11.6% |
| 2023 Est. Population 10 to 19 Years | 14.7% | 14.5% | 14.1% |
| 2023 Est. Population 20 to 29 Years | 14.3% | 12.0% | 10.9% |
| 2023 Est. Population 30 to 44 Years | 22.5% | 21.9% | 20.0% |
| 2023 Est. Population 45 to 59 Years | 16.7% | 18.2% | 20.0% |
| 2023 Est. Population 60 to 74 Years | 13.3% | 15.5% | 17.2% |
| 2023 Est. Population 75 Years or Over | 5.2% | 5.3% | 6.2% |
| 2023 Est. Median Age | 34.2 | 37.2 | 40.0 |
| Marital Status & Gender | | | |
| 2023 Est. Male Population | 47.8% | 49.4% | 49.9% |
| 2023 Est. Female Population | 52.2% | 50.6% | 50.1% |
| 2023 Est. Never Married | 32.7% | 29.2% | 27.3% |
| 2023 Est. Now Married | 50.4% | 54.2% | 55.6% |
| 2023 Est. Separated or Divorced | 13.1% | 12.3% | 12.9% |
| 2023 Est. Widowed | 3.7% | 4.3% | 4.1% |
| Income | | | |
| 2023 Est. HH Income \$200,000 or More | 9.8% | 11.6% | 14.1% |
| 2023 Est. HH Income \$150,000 to \$199,999 | 10.8% | 11.8% | 13.2% |
| 2023 Est. HH Income \$100,000 to \$149,999 | 21.0% | 25.6% | 24.5% |
| 2023 Est. HH Income \$75,000 to \$99,999 | 17.8% | 15.4% | 14.2% |
| 2023 Est. HH Income \$50,000 to \$74,999 | 16.9% | 15.7% | 14.2% |
| 2023 Est. HH Income \$35,000 to \$49,999 | 6.5% | 6.5% | 7.0% |
| 2023 Est. HH Income \$25,000 to \$34,999 | 6.5% | 4.6% | 4.4% |
| 2023 Est. HH Income \$15,000 to \$24,999 | 3.6% | 3.6% | 3.3% |
| 2023 Est. HH Income Under \$15,000 | 7.1% | 5.2% | 5.0% |
| 2023 Est. Average Household Income | \$116,562 | \$123,583 | \$132,715 |
| 2023 Est. Median Household Income | \$88,588 | \$98,236 | \$104,865 |
| 2023 Est. Per Capita Income | \$41,253 | \$42,632 | \$46,647 |
| 2023 Est. Total Businesses | 462 | 1,208 | 1,889 |
| 2023 Est. Total Employees | 3,254 | 7,170 | 10,644 |

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|--------------------------------------------------|-------------|-------------|-------------|
| Race | | | |
| 2023 Est. White | 85.4% | 86.7% | 85.5% |
| 2023 Est. Black | 1.1% | 0.9% | 1.3% |
| 2023 Est. Asian or Pacific Islander | 2.5% | 2.6% | 3.6% |
| 2023 Est. American Indian or Alaska Native | 0.5% | 0.5% | 0.5% |
| 2023 Est. Other Races | 10.5% | 9.3% | 9.1% |
| Hispanic | | | |
| 2023 Est. Hispanic Population | 855 | 2,477 | 4,256 |
| 2023 Est. Hispanic Population | 9.3% | 8.0% | 7.7% |
| 2028 Proj. Hispanic Population | 9.1% | 7.8% | 7.6% |
| 2020 Hispanic Population | 10.5% | 9.1% | 9.5% |
| Education (Adults 25 & Older) | | | |
| 2023 Est. Adult Population (25 Years or Over) | 5,976 | 20,713 | 38,121 |
| 2023 Est. Elementary (Grade Level 0 to 8) | 2.1% | 1.9% | 1.7% |
| 2023 Est. Some High School (Grade Level 9 to 11) | 3.7% | 3.6% | 3.7% |
| 2023 Est. High School Graduate | 28.9% | 28.0% | 26.8% |
| 2023 Est. Some College | 25.8% | 24.7% | 24.7% |
| 2023 Est. Associate Degree Only | 12.6% | 11.4% | 11.2% |
| 2023 Est. Bachelor Degree Only | 17.8% | 18.7% | 20.3% |
| 2023 Est. Graduate Degree | 9.0% | 11.8% | 11.6% |
| Housing | | | |
| 2023 Est. Total Housing Units | 3,405 | 11,259 | 20,600 |
| 2023 Est. Owner-Occupied | 69.0% | 74.8% | 75.5% |
| 2023 Est. Renter-Occupied | 26.5% | 20.0% | 18.9% |
| 2023 Est. Vacant Housing | 4.5% | 5.3% | 5.6% |
| Homes Built by Year | | | |
| 2023 Homes Built 2010 or later | 14.2% | 17.6% | 22.7% |
| 2023 Homes Built 2000 to 2009 | 19.6% | 19.5% | 15.5% |
| 2023 Homes Built 1990 to 1999 | 25.4% | 22.8% | 20.7% |
| 2023 Homes Built 1980 to 1989 | 7.9% | 8.0% | 9.1% |
| 2023 Homes Built 1970 to 1979 | 17.9% | 15.3% | 14.5% |
| 2023 Homes Built 1960 to 1969 | 4.9% | 4.4% | 4.4% |
| 2023 Homes Built 1950 to 1959 | 2.2% | 3.0% | 2.6% |
| 2023 Homes Built Before 1949 | 3.3% | 4.1% | 5.0% |
| Home Values | | | |
| 2023 Home Value \$1,000,000 or More | 3.1% | 3.9% | 3.6% |
| 2023 Home Value \$500,000 to \$999,999 | 21.4% | 35.1% | 42.8% |
| 2023 Home Value \$400,000 to \$499,999 | 24.3% | 23.1% | 23.1% |
| 2023 Home Value \$300,000 to \$399,999 | 30.3% | 24.0% | 19.9% |
| 2023 Home Value \$200,000 to \$299,999 | 8.7% | 6.2% | 4.4% |
| 2023 Home Value \$150,000 to \$199,999 | 1.0% | 0.9% | 0.6% |
| 2023 Home Value \$100,000 to \$149,999 | 0.7% | 0.5% | 0.5% |
| 2023 Home Value \$50,000 to \$99,999 | 0.9% | 1.3% | 1.2% |
| 2023 Home Value \$25,000 to \$49,999 | 6.3% | 3.3% | 2.2% |
| 2023 Home Value Under \$25,000 | 3.3% | 1.8% | 1.7% |
| 2023 Median Home Value | \$403,156 | \$471,064 | \$499,370 |
| 2023 Median Rent | \$1,233 | \$1,265 | \$1,328 |

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|----------------------------------------------------|-------------|-------------|-------------|
| Labor Force | | | |
| 2023 Est. Labor Population Age 16 Years or Over | 7,146 | 24,271 | 44,108 |
| 2023 Est. Civilian Employed | 63.7% | 61.0% | 60.5% |
| 2023 Est. Civilian Unemployed | 2.1% | 3.2% | 3.7% |
| 2023 Est. in Armed Forces | 0.1% | - | - |
| 2023 Est. not in Labor Force | 34.1% | 35.7% | 35.8% |
| 2023 Labor Force Males | 46.9% | 48.8% | 49.6% |
| 2023 Labor Force Females | 53.1% | 51.2% | 50.4% |
| Occupation | | | |
| 2023 Occupation: Population Age 16 Years or Over | 4,553 | 14,816 | 26,689 |
| 2023 Mgmt, Business, & Financial Operations | 14.9% | 16.3% | 16.4% |
| 2023 Professional, Related | 21.4% | 22.3% | 23.2% |
| 2023 Service | 17.2% | 13.8% | 13.1% |
| 2023 Sales, Office | 20.4% | 20.6% | 20.3% |
| 2023 Farming, Fishing, Forestry | 0.1% | 0.6% | 0.7% |
| 2023 Construction, Extraction, Maintenance | 10.8% | 10.2% | 9.8% |
| 2023 Production, Transport, Material Moving | 15.2% | 16.3% | 16.4% |
| 2023 White Collar Workers | 56.7% | 59.1% | 60.0% |
| 2023 Blue Collar Workers | 43.3% | 40.9% | 40.0% |
| Transportation to Work | | | |
| 2023 Drive to Work Alone | 75.9% | 72.4% | 72.2% |
| 2023 Drive to Work in Carpool | 6.1% | 5.5% | 5.2% |
| 2023 Travel to Work by Public Transportation | 0.3% | 0.5% | 0.4% |
| 2023 Drive to Work on Motorcycle | - | 0.3% | 0.3% |
| 2023 Walk or Bicycle to Work | 3.4% | 2.8% | 1.8% |
| 2023 Other Means | 1.5% | 0.8% | 1.4% |
| 2023 Work at Home | 12.8% | 17.7% | 18.7% |
| Travel Time | | | |
| 2023 Travel to Work in 14 Minutes or Less | 28.5% | 23.4% | 21.3% |
| 2023 Travel to Work in 15 to 29 Minutes | 27.9% | 32.2% | 38.2% |
| 2023 Travel to Work in 30 to 59 Minutes | 37.3% | 38.4% | 34.5% |
| 2023 Travel to Work in 60 Minutes or More | 6.4% | 5.9% | 6.0% |
| 2023 Average Travel Time to Work | 24.1 | 25.6 | 24.8 |
| Consumer Expenditure | | | |
| 2023 Est. Total Household Expenditure | \$257.21 M | \$875.84 M | \$1.67 B |
| 2023 Est. Apparel | \$9.18 M | \$31.31 M | \$59.96 M |
| 2023 Est. Contributions, Gifts | \$14.83 M | \$51.43 M | \$100.43 M |
| 2023 Est. Education, Reading | \$8.52 M | \$29.66 M | \$58.32 M |
| 2023 Est. Entertainment | \$14.74 M | \$50.61 M | \$97.31 M |
| 2023 Est. Food, Beverages, Tobacco | \$39.31 M | \$133.05 M | \$252.75 M |
| 2023 Est. Furnishings, Equipment | \$9.15 M | \$31.41 M | \$60.29 M |
| 2023 Est. Health Care, Insurance | \$23.29 M | \$79.22 M | \$151.03 M |
| 2023 Est. Household Operations, Shelter, Utilities | \$82.7 M | \$280 M | \$534.35 M |
| 2023 Est. Miscellaneous Expenses | \$4.85 M | \$16.59 M | \$31.82 M |
| 2023 Est. Personal Care | \$3.46 M | \$11.79 M | \$22.51 M |
| 2023 Est. Transportation | \$47.18 M | \$160.79 M | \$305.88 M |

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