

West Main Commons

1305 WEST MAIN ST / BATTLE GROUND, WA 98604



28,000 SF CLASS A SPECIALTY RETAIL SPACE DELIVERING 2026

CONTACT

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures



Property snapshot

West Main Commons is a unique mixed-use development that consists of a specialty retail center totaling nearly 28,000 SF and a 225-unit apartment community connected by a public promenade. The retail center is composed of four retail buildings, making it a one-stop-shop designed to provide tenants an all-inclusive experience that sets it apart from anything else in the area.

ADDRESS	1305 West Main Street, Battle Ground, WA 98604
TOTAL RETAIL	28,000 SF
AVAILABLE RETAIL	1,200 - 8,254 SF
YEAR BUILT	2026
NO. OF BUILDINGS	Four
LEASE RATE	Call for details
DELIVERY	2026
PARKING	5.65/1,000 SF ratio (205 spaces)

Site Plan

2,755

SF RETAIL
BUILDING A

2,083

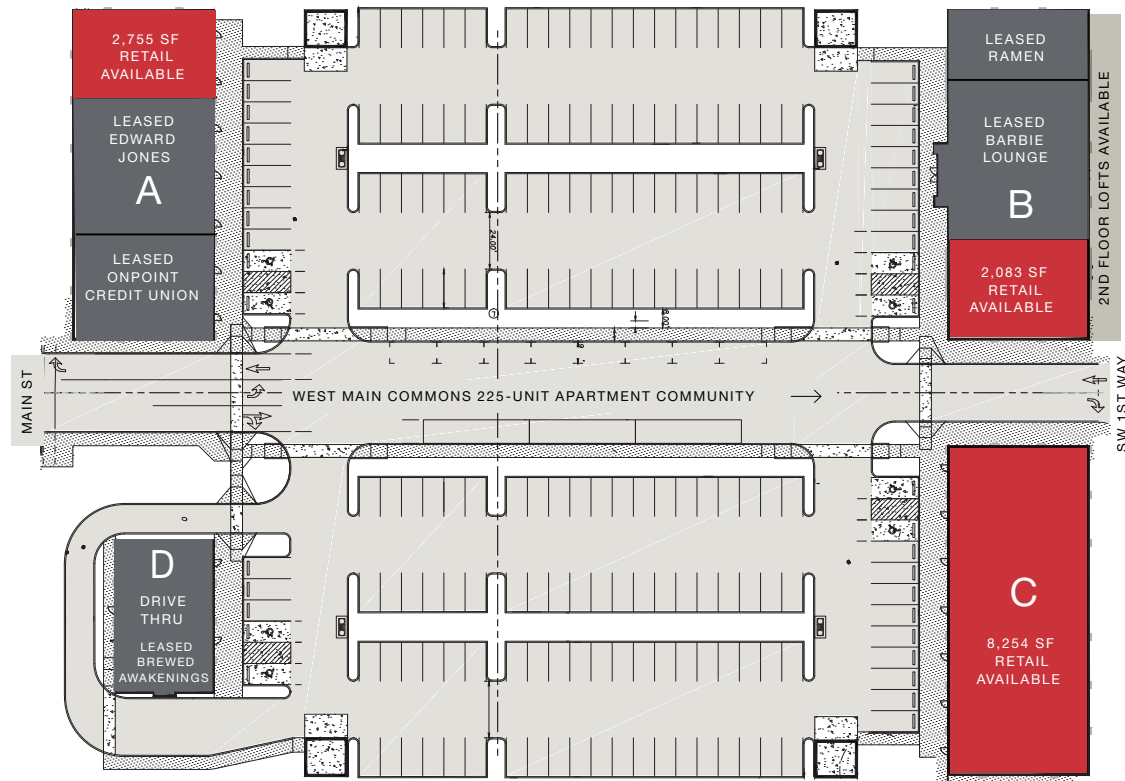
SF RETAIL
BUILDING B

8,254

SF RETAIL
BUILDING C

PARKING

205 SPACES
(5.65/1,000 SF RATIO)



CONTACT

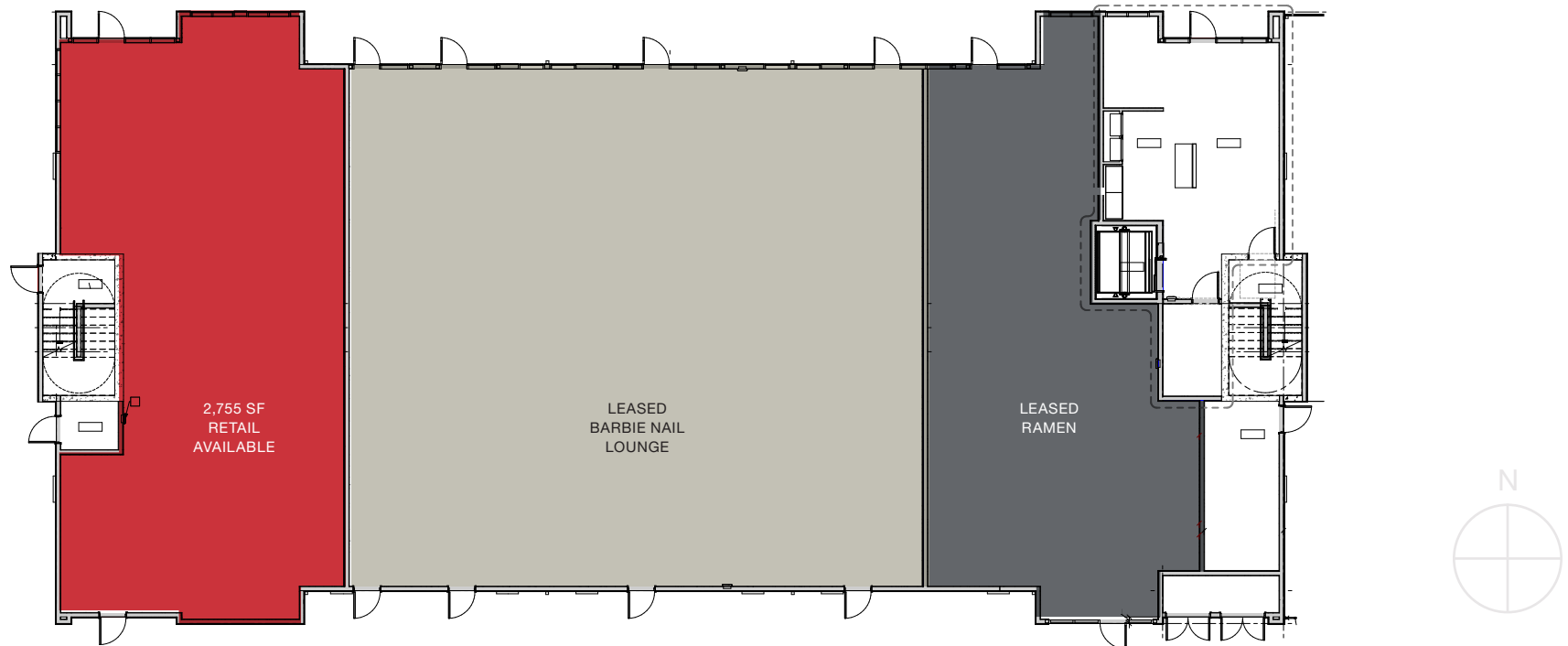
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Floor plans

BUILDING B FLOOR PLAN - 2,755 SF



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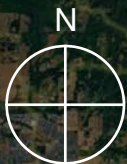
Location map



9.3 MILES
TO SALMON CREEK

16.8 MILES
TO VANCOUVER

24.4 MILES
TO PORTLAND





W Main St

W Main St

502

VANCOUVER CLINIC



SITE

SW 10th Ave



MILLCREEK TOWN CENTER



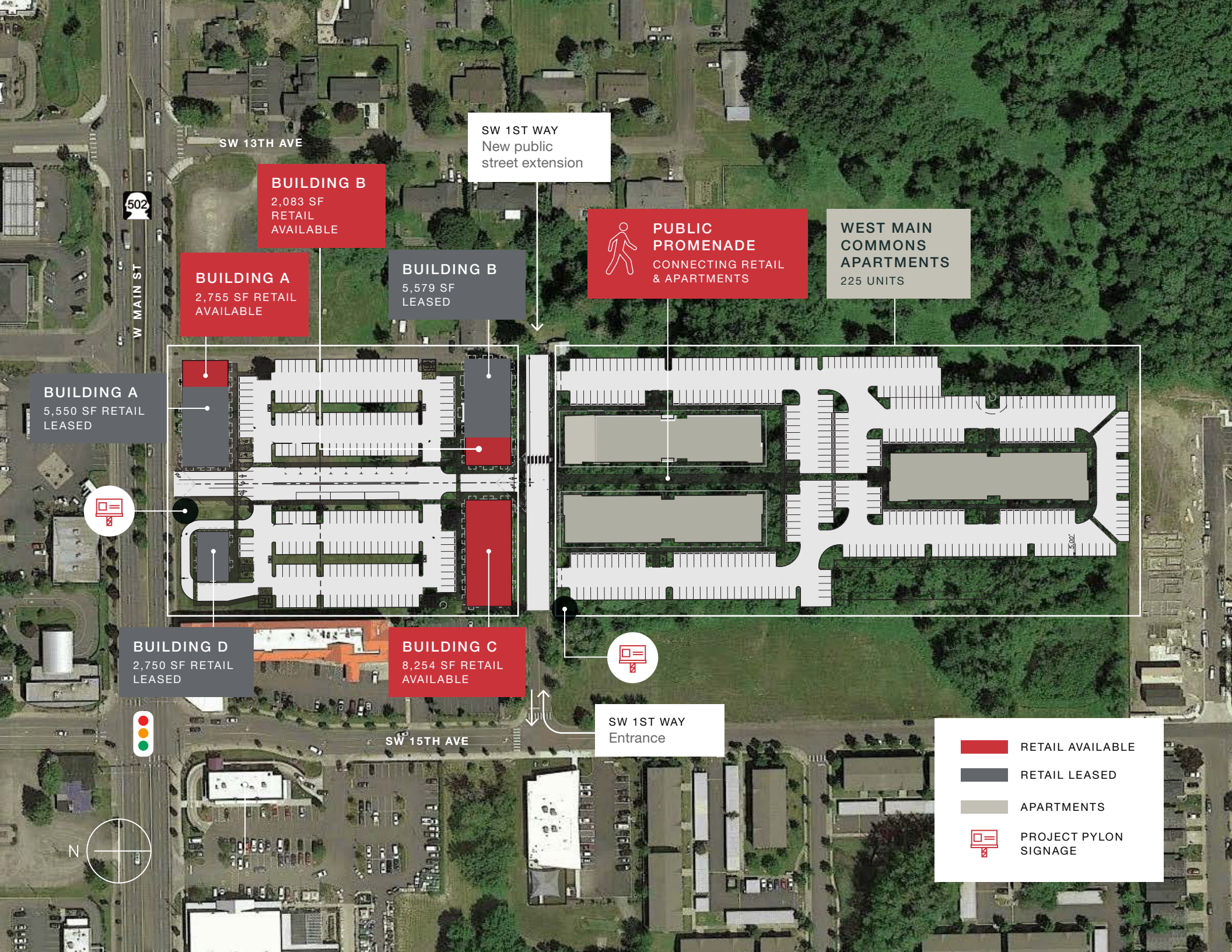
26,392 VPD
SW 10TH AVENUE

24,300 VPD
W MAIN STREET



SW Eaton Blvd

NE



SW 13TH AVE

SW 1ST WAY
New public
street extension

BUILDING B
2,083 SF
RETAIL
AVAILABLE

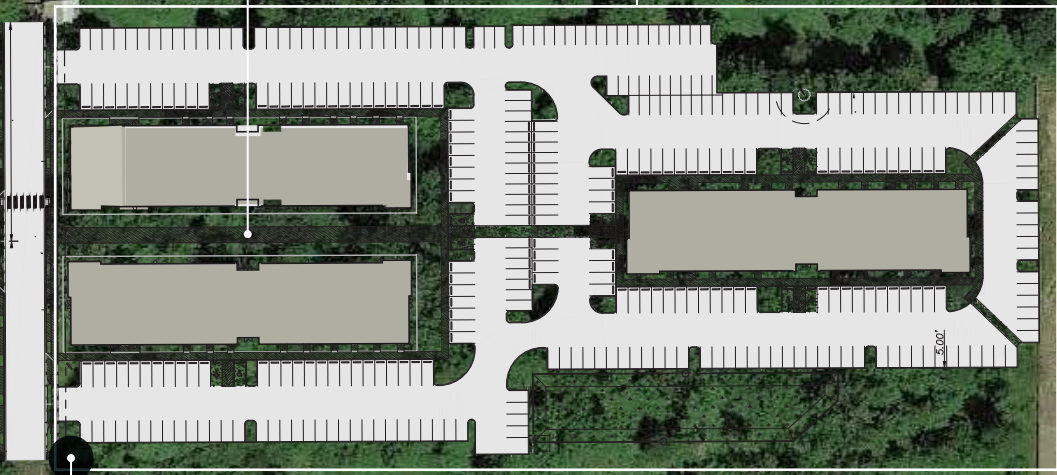
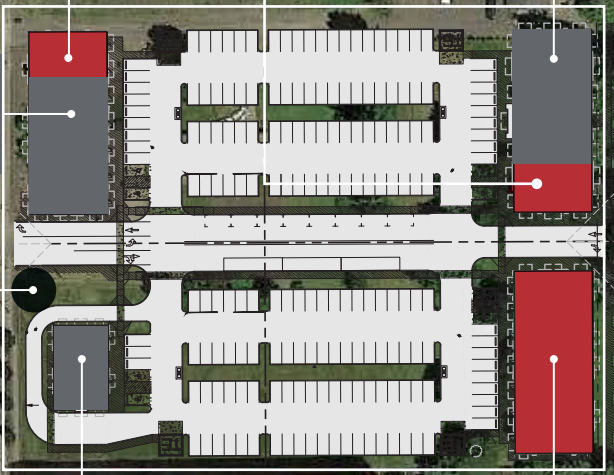
**PUBLIC
PROMENADE**
CONNECTING RETAIL
& APARTMENTS

**WEST MAIN
COMMONS
APARTMENTS**
225 UNITS

BUILDING A
2,755 SF
RETAIL
AVAILABLE

BUILDING B
5,579 SF
LEASED

BUILDING A
5,550 SF
RETAIL
LEASED



BUILDING D
2,750 SF
RETAIL
LEASED

BUILDING C
8,254 SF
RETAIL
AVAILABLE



SW 1ST WAY
Entrance

SW 15TH AVE

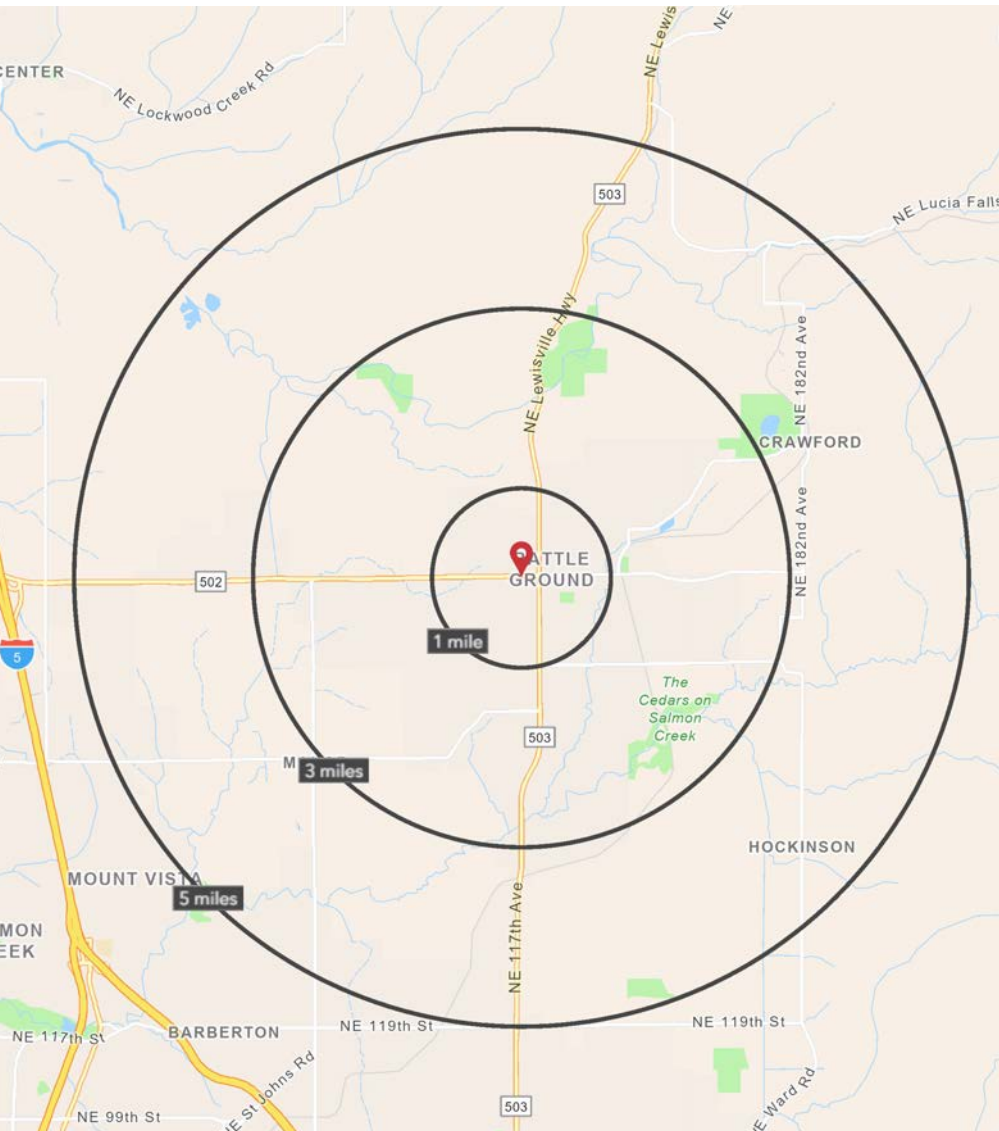
- RETAIL AVAILABLE
- RETAIL LEASED
- APARTMENTS
- PROJECT PYLON SIGNAGE



502

W MAIN ST

Demographics



	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION	12,832	32,189	48,692
2030 TOTAL POPULATION	13,283	33,769	51,195
2025 AVERAGE HOUSEHOLD INCOME	\$116,906	\$135,166	\$144,969
2025 MEDIAN HOME VALUE	\$494,714	\$602,181	\$649,736
2025 TOTAL HOUSEHOLDS	4,348	11,111	16,847
2025 DAYTIME POPULATION WORKERS	5,666	9,830	13,462
2025 SOME COLLEGE OR HIGHER	64%	66%	67%

Source: ©2025 Esri

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