



UNION RIDGE TOWN CENTER

Ridgefield, WA



Union Ridge Town Center is a regional shopping destination anchored by Costco Wholesale located in Ridgefield, Washington (Portland/Vancouver MSA). It is prominently situated along I-5 (88,128 daily trips) and easily accessible from the Pioneer Street Exit, featuring a high-quality tenant mix including Starbucks, Chipotle and In-N-Out Burger. Phase 2 is under construction with over 30,000 square feet of new space delivering Fall 2025.

Ridgefield is the fastest growing city in Washington, has a high-quality lifestyle and close proximity to Portland, OR and Vancouver, WA.

The combination of its superior location on I-5 and its surrounding demographics make Union Ridge Town Center an ideal location for growing retail, restaurant and service tenants.

UNION RIDGE TOWN CENTER | RIDGEFIELD, WA

LOCAL TRADE AREA MAP



Melissa Martin
melissa@hsmipacific.com
503.245.1400

David Demers
david@hsmipacific.com
503.245.1400

UNION RIDGE TOWN CENTER | RIDGEFIELD, WA

CLARK COUNTY TRADE AREA MAP



Melissa Martin
melissa@hsm Pacific.com
503.245.1400

David Demers
david@hsm Pacific.com
503.245.1400

UNION RIDGE TOWN CENTER | RIDGEFIELD, WA

PROJECT SITE PLAN



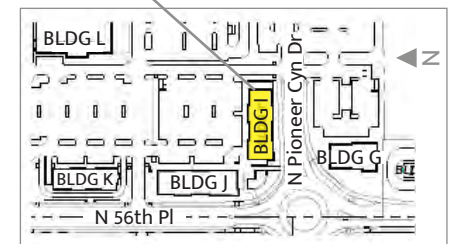
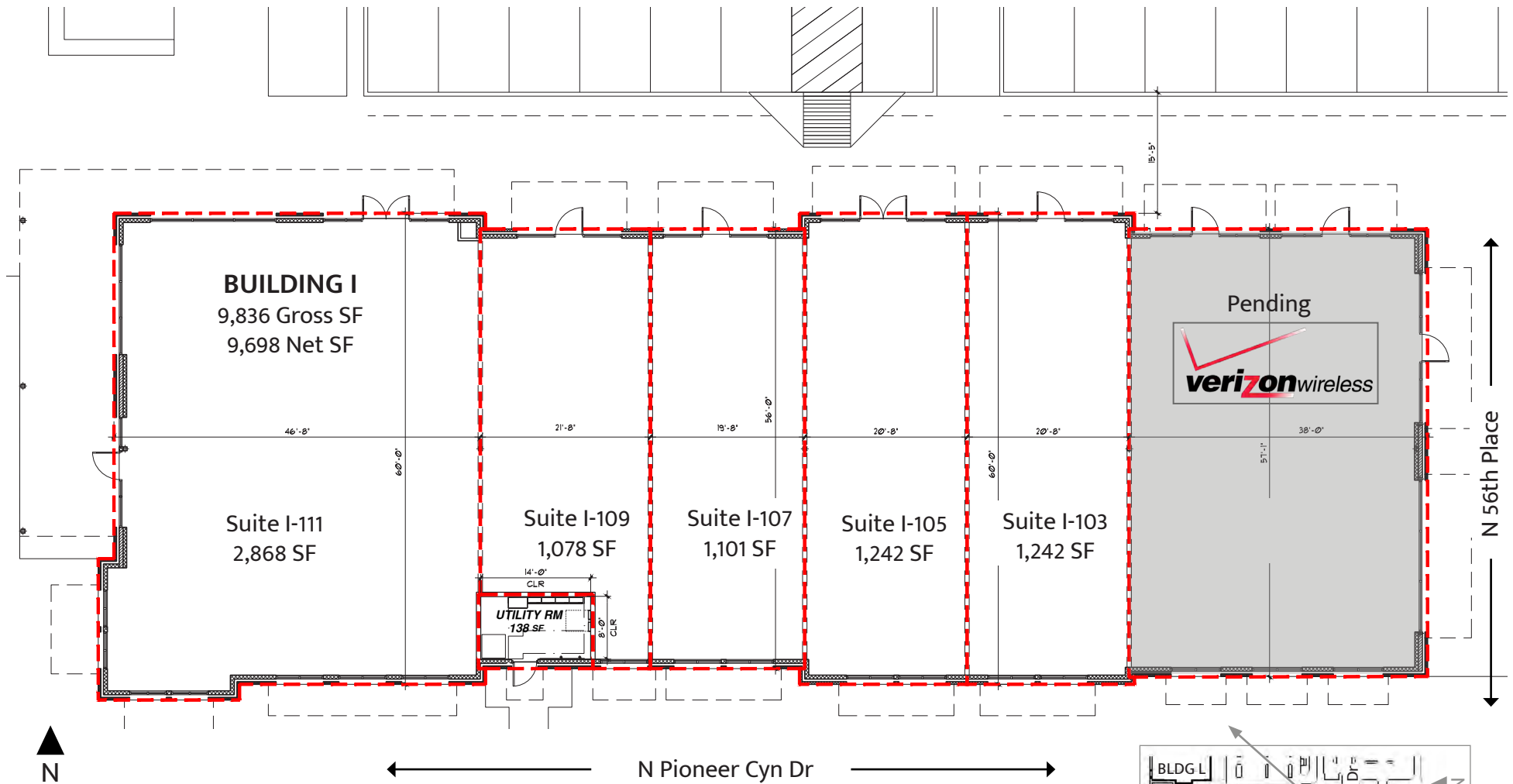
Union Ridge Town Center is a cornerstone of the city of Ridgefield's full service vision, which will provide critical road construction as well as residential, business and retail development; giving residents the opportunity to live, work and play - all within the city.

OPENED AUG. 2024

- Expected to generate \$700,000+ per year in local tax revenue
- Anticipated to provide 300-400 jobs

UNION RIDGE TOWN CENTER | RIDGEFIELD, WA

SPACE PLAN - BUILDING I

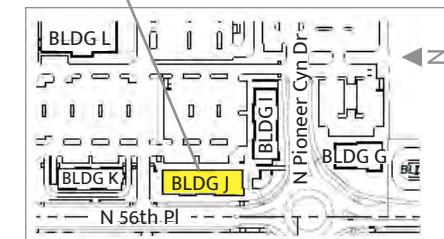
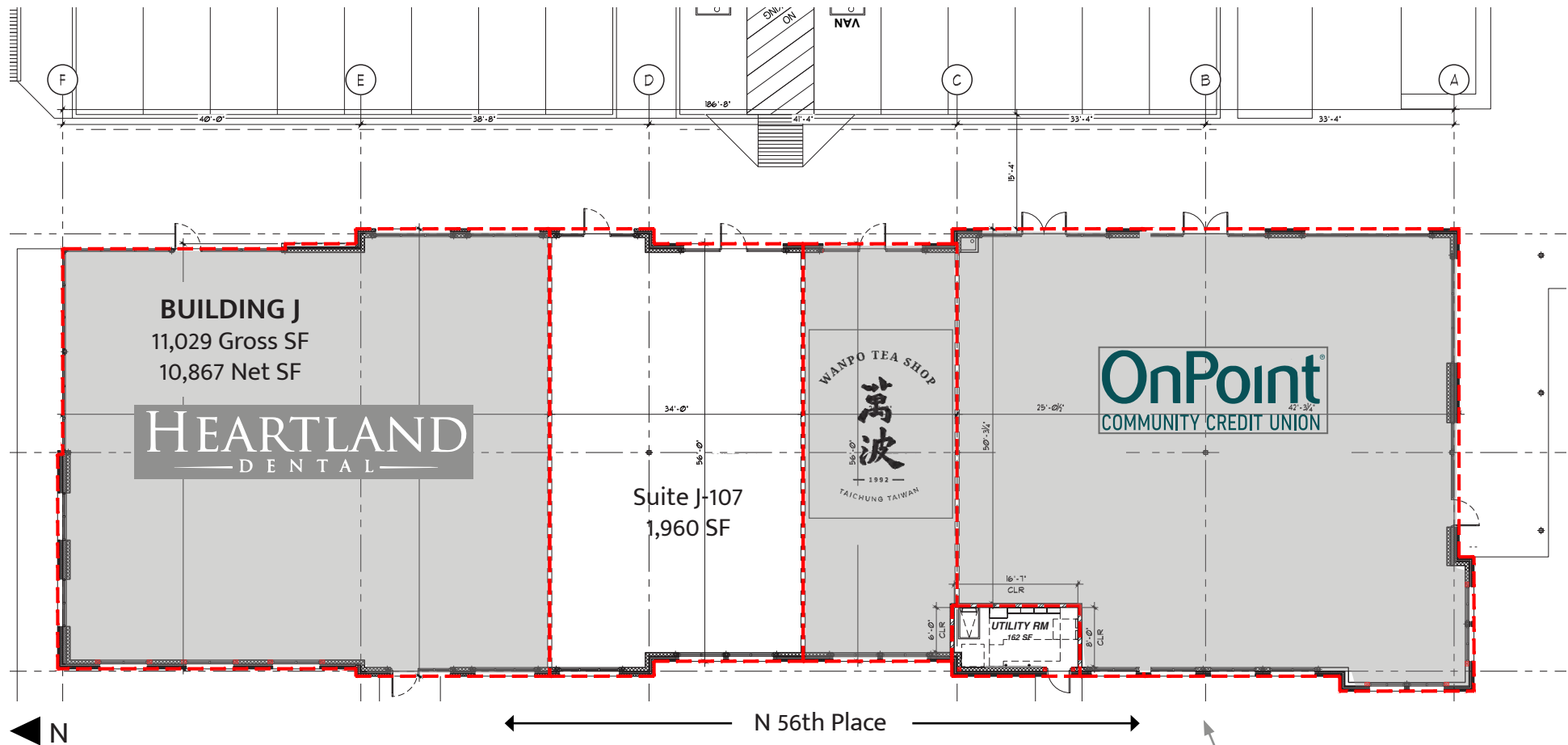


Melissa Martin
melissa@hsm Pacific.com
503.245.1400

David Demers
david@hsm Pacific.com
503.245.1400

UNION RIDGE TOWN CENTER | RIDGEFIELD, WA

SPACE PLAN - BUILDING J

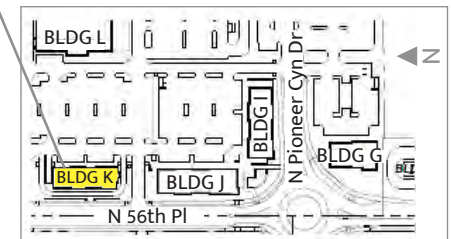
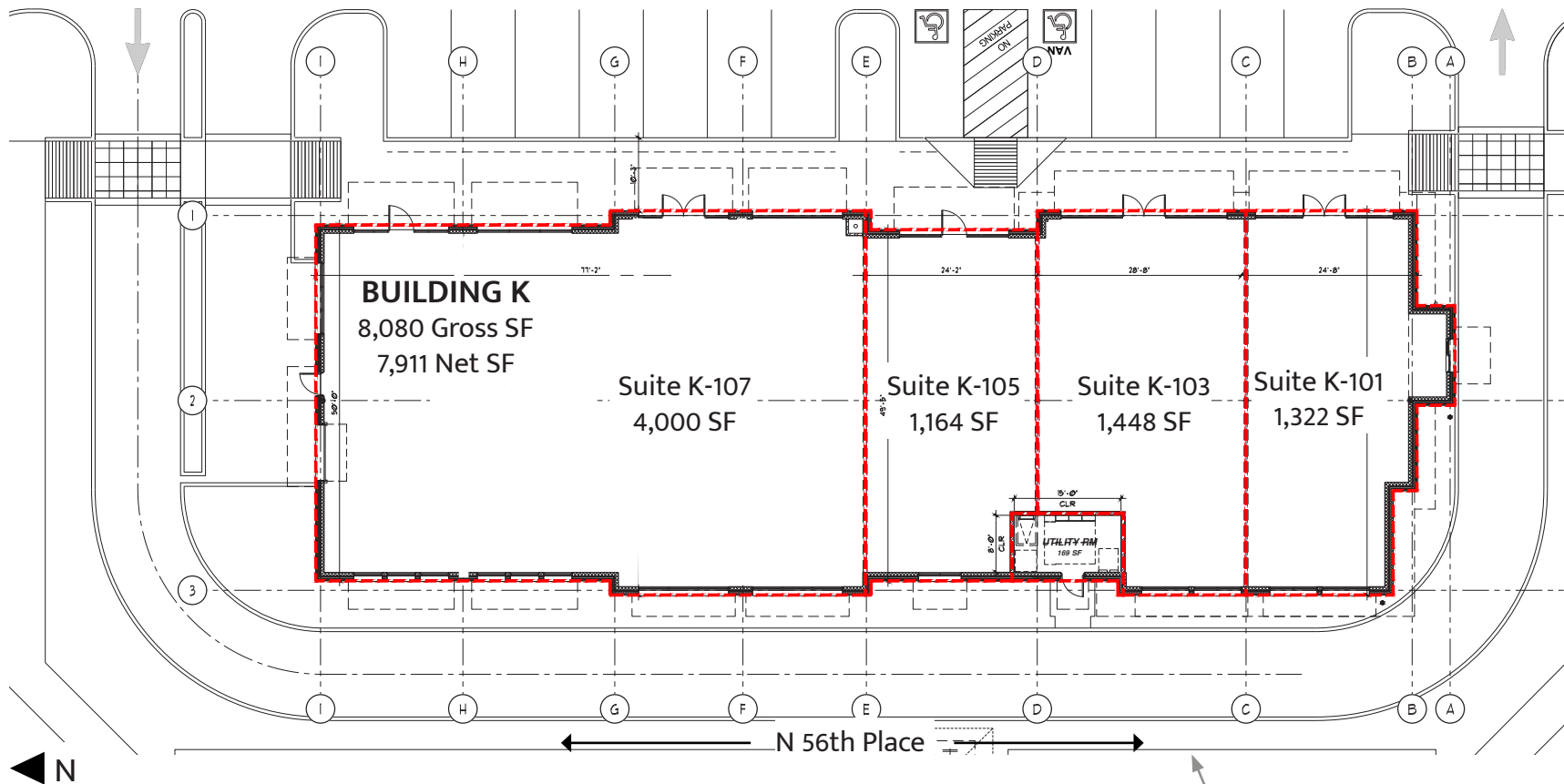


Melissa Martin
melissa@hsmpacific.com
503.245.1400

David Demers
david@hsmpacific.com
503.245.1400

UNION RIDGE TOWN CENTER | RIDGEFIELD, WA

SPACE PLAN - BUILDING K



Melissa Martin
melissa@hsm Pacific.com
503.245.1400

David Demers
david@hsm Pacific.com
503.245.1400

UNION RIDGE TOWN CENTER | RIDGEFIELD, WA

PROJECT AERIAL PHOTOS



Costco Wholesale opened to a full parking lot in August 2024. The Union Ridge Town Center development project also includes the adjacent **Costco Fuel station as well as 13 commercial, food service and retail buildings on approximately 80 acres.**

The area around Pioneer Street is in various stages of development, with larger regional and national businesses planned to open at the junction.

RIDGEFIELD SNAPSHOT:

- Fifteen (15) subdivisions with a total of 878 home lots are in varying stages of the permit and construction process (Jan. 2025).
- Six (6) approved and under construction commercial projects totaling over 160,000 SF (Jan. 2025).
- Median home value within a three mile radius is \$655,000.
- Average household income within a three mile radius is \$170,000.

WASHINGTON'S FIRST



Melissa Martin
melissa@hsmipacific.com
503.245.1400

David Demers
david@hsmipacific.com
503.245.1400

UNION RIDGE TOWN CENTER | RIDGEFIELD, WA

PROJECT AERIAL PHOTOS



RIDGEFIELD DEVELOPMENT SNAPSHOT:

January 2025 —
Six (6) approved and under construction commercial buildings **totaling 163,381 SF.**

2024 —
Seven (7) approved and under construction buildings still in process, **totaling 87,882 SF.**

The Costco Warehouse (160,812 SF) was the most notable completed commercial building in 2024.

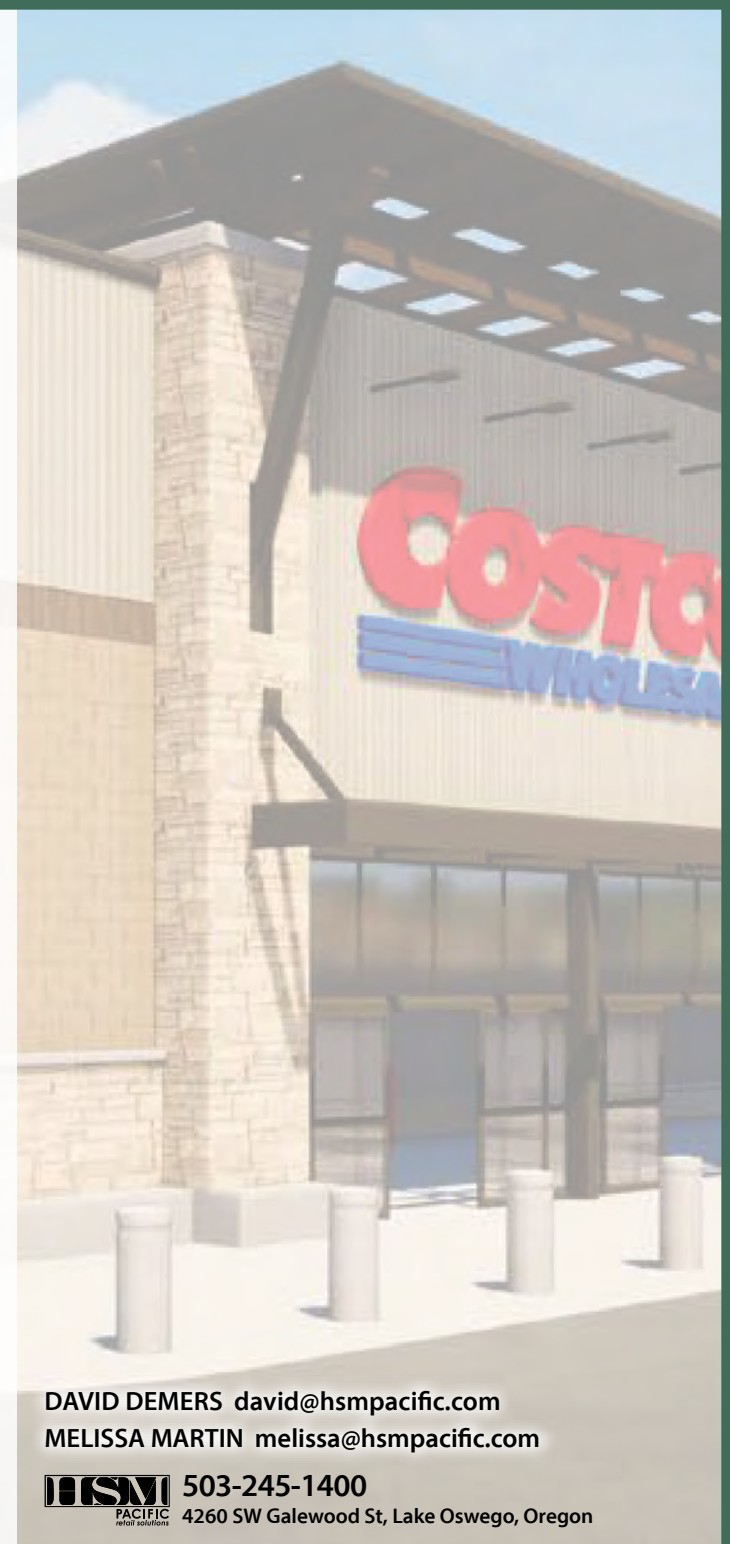
Melissa Martin
melissa@hsm Pacific.com
503.245.1400

David Demers
david@hsm Pacific.com
503.245.1400

Radius Ring Demographics

	10 MILE	20 MILE	30 MILE
POPULATION			
2024 Estimated Population	190,031	794,811	2.19M
2029 Projected Population	198,903	818,217	2.19M
2020 Census Population	182,669	780,160	2.18M
2010 Census Population	154,641	661,826	1.93M
Projected Annual Growth 2024 to 2029	0.9%	0.6%	0.0%
Historical Annual Growth 2010 to 2024	1.6%	1.4%	1.0%
2024 Median Age	40.7	38.9	39.0
HOUSEHOLDS			
2024 Estimated Households	70,850	319,269	893,541
2029 Projected Households	74,639	330,716	899,978
2020 Census Households	66,079	300,611	860,993
2010 Census Households	55,714	254,090	761,597
Projected Annual Growth 2024 to 2029	1.1%	0.7%	0.1%
Historical Annual Growth 2010 to 2024	1.9%	1.8%	1.2%
RACE AND ETHNICITY (2024)			
Estimated White	82.9%	74.4%	71.9%
Estimated Black or African American	1.5%	4.2%	4.0%
Estimated Asian	4.1%	7.8%	9.2%
Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
Estimated Other Races	10.8%	12.8%	14.1%
Estimated Hispanic	9.6%	11.9%	13.8%
INCOME (2024)			
Estimated Average Household Income	\$140,223	\$138,342	\$133,624
Estimated Median Household Income	\$107,833	\$105,640	\$102,392
Estimated Per Capita Income	\$52,373	\$55,716	\$54,651
EDUCATION, AGE 25+ (2024)			
Estimated Elementary (Grade Level 0 to 8)	1.8%	2.3%	3.1%
Estimated Some High School (Grade Level 9 to 11)	4.3%	4.2%	4.0%
Estimated High School Graduate	25.6%	21.1%	19.5%
Estimated Some College	24.0%	21.3%	20.7%
Estimated Associates Degree Only	11.3%	9.3%	8.9%
Estimated Bachelors Degree Only	20.7%	25.7%	27.0%
Estimated Graduate Degree	12.2%	16.1%	16.8%
BUSINESS (2024)			
Estimated Total Businesses	6,631	38,155	115,593
Estimated Total Employees	43,171	318,158	928,140
Estimated Employee Population per Business	6.5 to 1	8.3 to 1	8.0 to 1
Estimated Residential Population per Business	28.7 to 1	20.8 to 1	19.0 to 1

Source: Regis SitesUSA



DAVID DEMERS david@hsmppacific.com

MELISSA MARTIN melissa@hsmppacific.com



503-245-1400

4260 SW Galewood St, Lake Oswego, Oregon