

UNION RIDGE TOWN CENTER

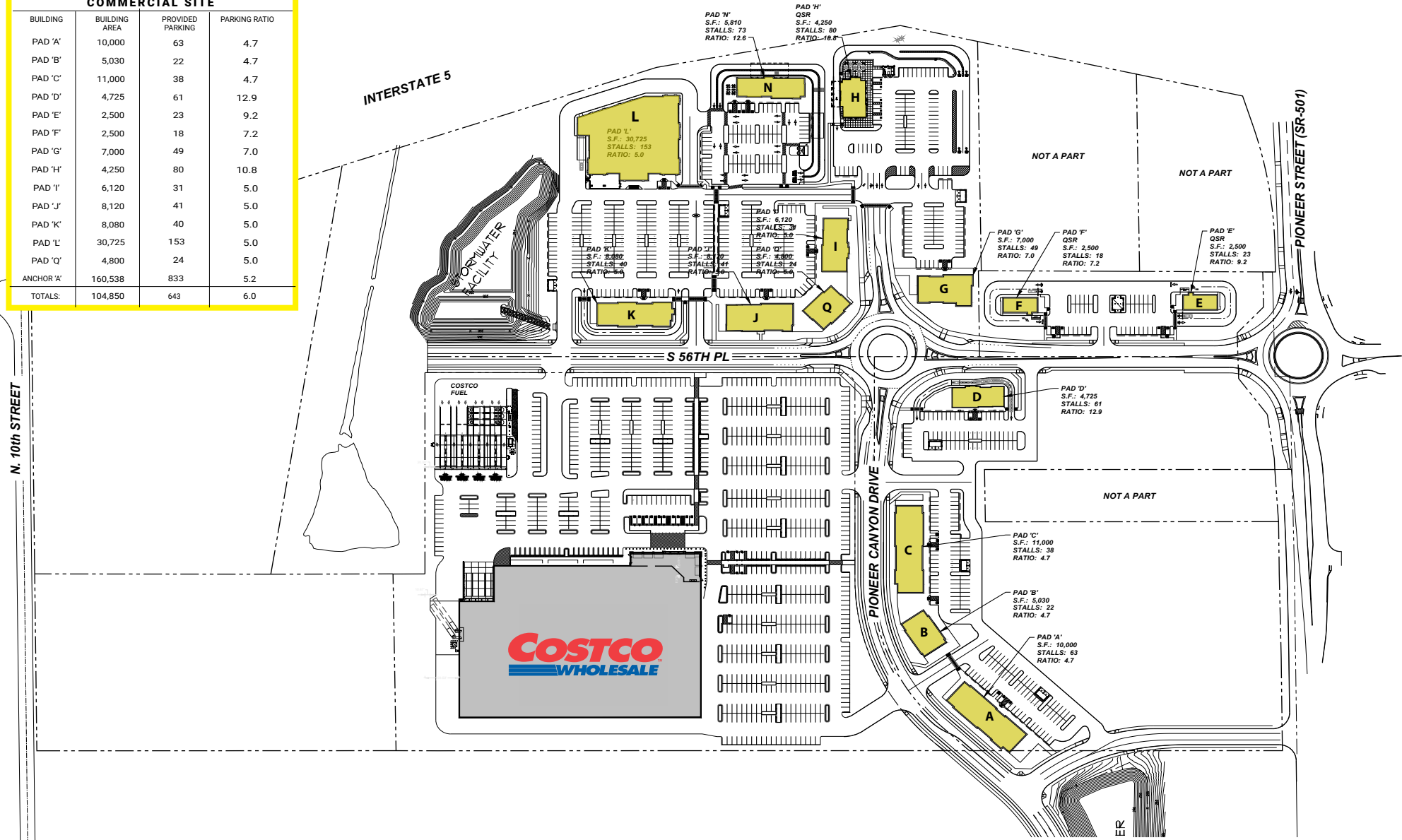
Ridgefield, WA



Union Ridge Town Center is a destination shopping center just off the I-5 freeway at Pioneer Street in Ridgefield, WA. The center is anchored by Costco with retail shop space, drive thru and freestanding pads available. Located in Clark County, which is one of the fastest growing counties in Washington. Costco will draw from a regional customer base along the I-5 corridor including the surrounding communities of LaCenter, Woodland, Longview and Kelso. I-5 carries over 80,000 cars per day at the Ridgefield exit which will have direct visibility/ exposure to Union Ridge Town Center.

SITE DATA

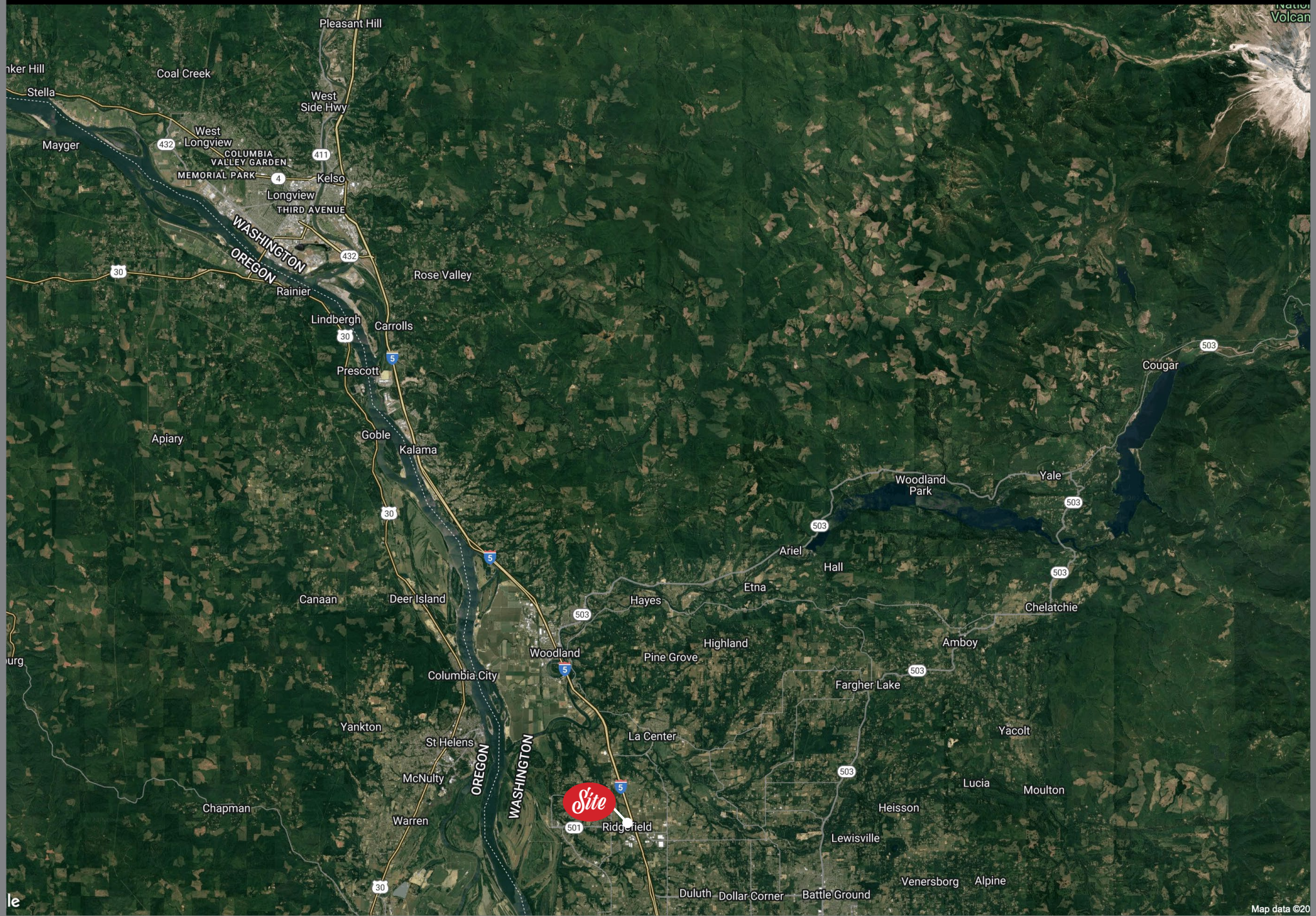
COMMERCIAL SITE			
BUILDING	BUILDING AREA	PROVIDED PARKING	PARKING RATIO
PAD 'A'	10,000	63	4.7
PAD 'B'	5,030	22	4.7
PAD 'C'	11,000	38	4.7
PAD 'D'	4,725	61	12.9
PAD 'E'	2,500	23	9.2
PAD 'F'	2,500	18	7.2
PAD 'G'	7,000	49	7.0
PAD 'H'	4,250	80	10.8
PAD 'I'	6,120	31	5.0
PAD 'J'	8,120	41	5.0
PAD 'K'	8,080	40	5.0
PAD 'L'	30,725	153	5.0
PAD 'Q'	4,800	24	5.0
ANCHOR 'A'	160,538	833	5.2
TOTALS:	104,850	643	6.0



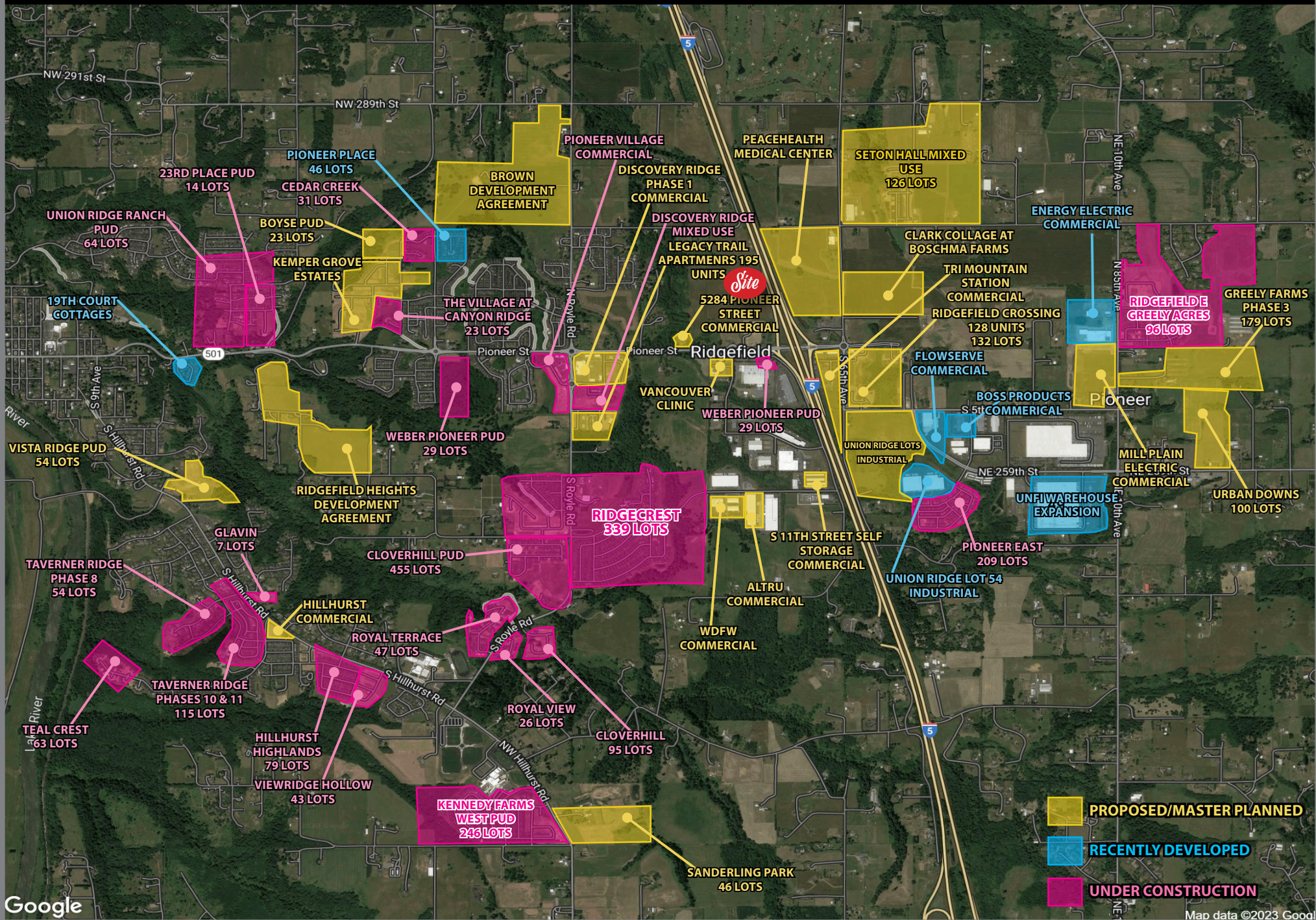
N. 10th STREET



Regional Trade Area Aerial



Housing & Development Aerial



Radius Ring Demographics

	10 MILE	20 MILE	30 MILE
POPULATION			
2022 Estimated Population	191,730	815,674	2.21M
2027 Projected Population	204,799	861,463	2.3M
2020 Census Population	186,259	801,485	2.3M
2010 Census Population	157,685	679,472	1.94M
Projected Annual Growth 2022 to 2027	1.4%	1.1%	0.8%
Historical Annual Growth 2010 to 2020	1.8%	1.8%	1.3%
2022 Median Age	40.2	38.3	38.4
HOUSEHOLDS			
2022 Estimated Households	69,992	318,566	876,503
2027 Projected Households	77,810	347,886	939,366
2020 Census Households	67,536	311,039	865,842
2010 Census Households	56,925	262,534	765,915
Projected Annual Growth 2022 to 2027	2.2%	1.8%	1.4%
Historical Annual Growth 2010 to 2022	1.9%	1.8%	1.2%
RACE AND ETHNICITY (2022)			
Estimated White	83.7%	75%	72.5%
Estimated Black or African American	1.6%	4.3%	3.8%
Estimated Asian	3.4%	7.1%	8.5%
Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
Estimated Other Races	4.7%	5.0%	4.2%
Estimated Hispanic	8.6%	11.2%	13.5%
INCOME (2022)			
Estimated Average Household Income	\$105,787	\$106,368	\$106,221
Estimated Median Household Income	\$94,105	\$91,006	\$87,520
Estimated Per Capita Income	\$38,717	\$41,751	\$42,302
EDUCATION, AGE 25+ (2022)			
Estimated Elementary (Grade Level 0 to 8)	1.6%	2.3%	3.1%
Estimated Some High School (Grade Level 9 to 11)	4.0%	3.9%	3.9%
Estimated High School Graduate	24.7%	20.5%	19.5%
Estimated Some College	26.2%	22.2%	21.6%
Estimated Associates Degree Only	10.9%	9.3%	9.0%
Estimated Bachelors Degree Only	21.0%	25.3%	25.8%
Estimated Graduate Degree	11.6%	16.5%	17.1%
BUSINESS (2022)			
Estimated Total Businesses	6,671	38,762	114,522
Estimated Total Employees	50,711	373,312	893,130
Estimated Employee Population per Business	7.6 to 1	9.6 to 1	9.1 to 1
Estimated Residential Population per Business	28.7 to 1	21.0 to 1	19.3 to 1

Source: Regis SitesUSA



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