

**FOR LEASE**

# Gardner Center Building C

1808 SW 9th Avenue | Battle Ground, Washington



## Location

A part of Gardner Center located at the doorway to Battle Ground on SR-503 at NE 199th Street (aka SW Eaton Boulevard). Multiple access points including major signalized intersection.

## Building

- 5,310 SF multi-tenant retail building on approximately 0.50 acres.
- Three demised retail tenant spaces.
- 2007 construction.
- Cross parking and access within Gardner Center.

## Zoning

RC (Regional Commercial). Zoning allows for the broadest range of commercial uses under Battle Ground zoning code.

**Available: 1,220 - 5,310 SF**  
**Lease Rate: \$16.00 to \$18.50/SF NNN**

**NAI** Norris, Beggs  
& Simpson

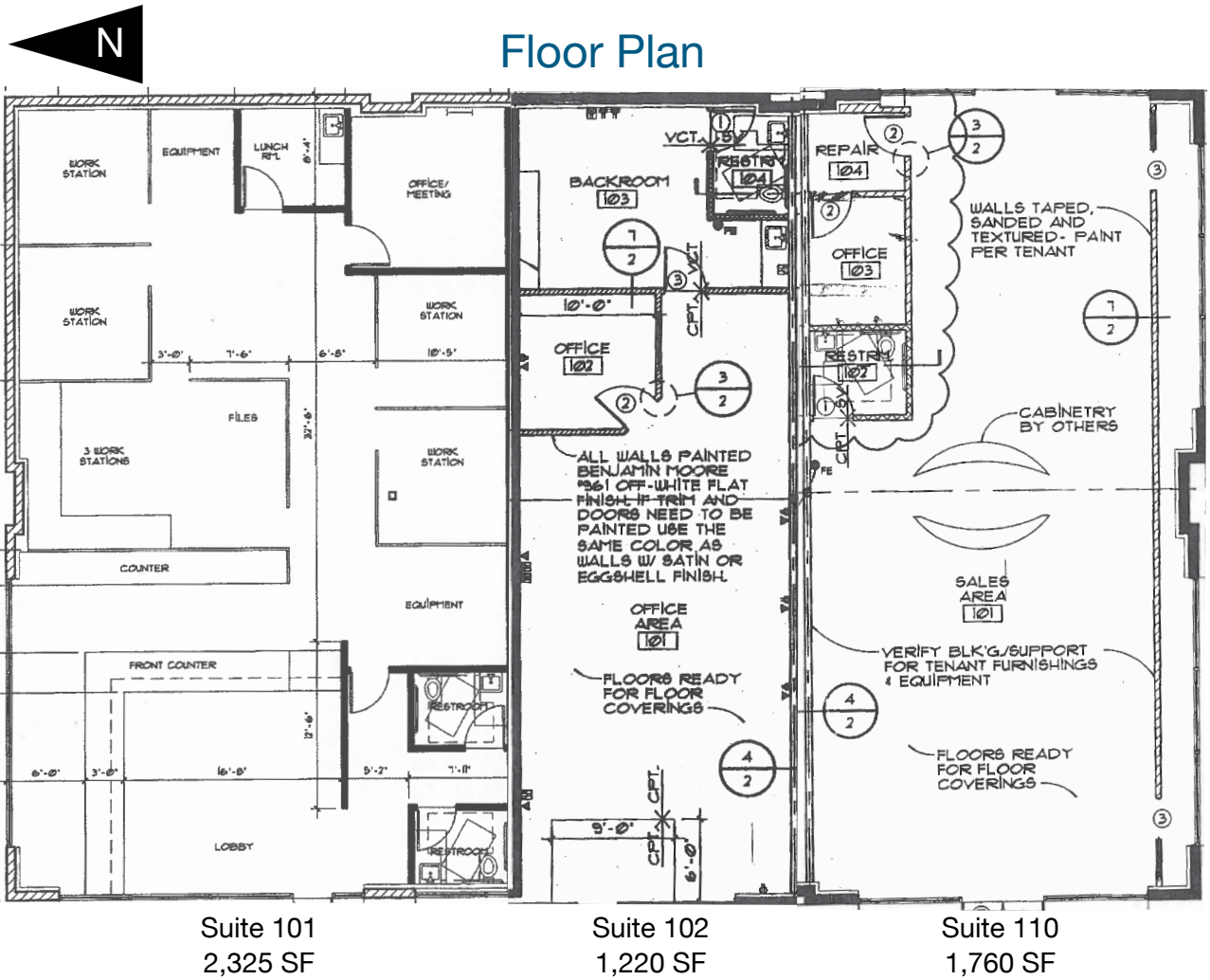
Commercial Real Estate Services, Worldwide.

## Contact Information

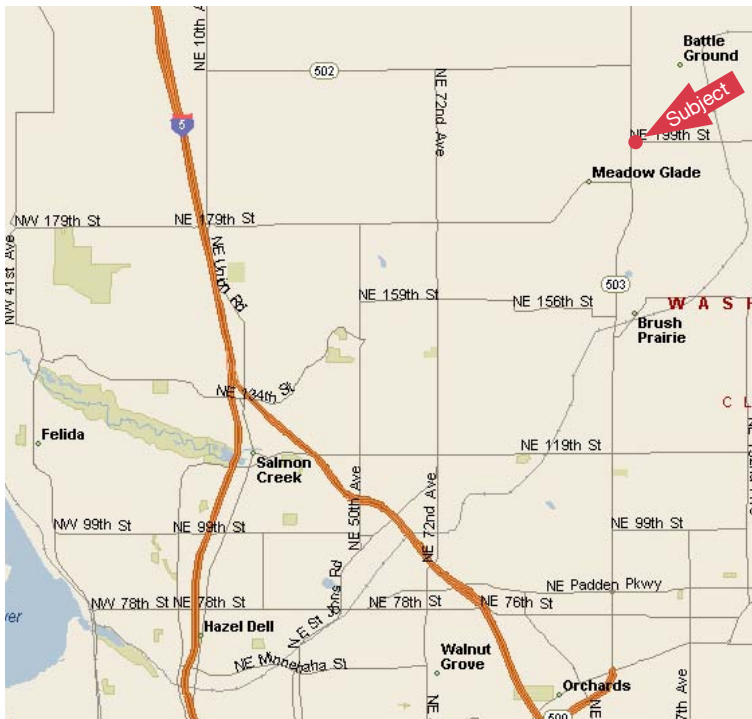
**Pam Lindloff**  
tel 360 852 9622  
[plindloff@nai-nbs.com](mailto:plindloff@nai-nbs.com)

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Property Specifications



## Location Map



# Gardner Center Building C

Aerial



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## Demographics



Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2015 Projection	8,194		31,156		51,316	
2010 Estimate	7,200		27,632		46,173	
2000 Census	4,314		16,898		32,187	
1990 Census	2,307		9,957		20,716	
Growth 2000-2010	66.90%		63.52%		43.45%	
Growth 1990-2000	87.00%		69.71%		55.37%	
<b>Households</b>						
2015 Projection	2,701		10,086		16,821	
2010 Estimate	2,398		9,010		15,179	
2000 Census	1,462		5,596		10,638	
1990 Census	817		3,327		6,748	
Growth 2000-2010	64.02%		61.01%		42.69%	
Growth 1990-2000	78.95%		68.20%		57.65%	
<b>2010 Est. HHs by HH Income</b>	2,398		9,010		15,179	
Income Less than \$15,000	230	9.59	597	6.63	779	5.13
Income \$15,000 - \$24,999	291	12.14	689	7.65	948	6.25
Income \$25,000 - \$34,999	233	9.72	627	6.96	970	6.39
Income \$35,000 - \$49,999	384	16.01	1,244	13.81	1,976	13.02
Income \$50,000 - \$74,999	564	23.52	2,287	25.38	3,576	23.56
Income \$75,000 - \$99,999	361	15.05	1,475	16.37	2,656	17.50
Income \$100,000 - \$124,999	127	5.30	848	9.41	1,706	11.24
Income \$125,000 - \$149,999	117	4.88	605	6.71	1,054	6.94
Income \$150,000 - \$199,999	65	2.71	420	4.66	900	5.93
Income \$200,000 - \$499,999	24	1.00	195	2.16	543	3.58
Income \$500,000 and more	0	0.00	23	0.26	73	0.48
<b>2010 Est. Average Household Income</b>	\$61,336		\$76,146		\$85,085	
<b>2010 Est. Median Household Income</b>	\$52,677		\$64,734		\$70,394	



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