

BUSINESS READY

RIDGEFIELD, WASHINGTON

LOCATION
LABOR FORCE
LIFESTYLE
LAND
LIVEABILITY



WHY DO BUSINESS IN RIDGEFIELD?

THE BUSINESS CASE

WHY DO BUSINESS HERE?

Whether you're looking for a home for your headquarters or regional campus, or you're an entrepreneur with an enterprising idea, Ridgefield offers a full spectrum of quality business location opportunities.

With abundant land, a welcoming community offering an attractive escape from the high cost of big city living, proximity to the Portland-Metro area, and a landscape and lifestyle with no equal, Ridgefield is experiencing rapid growth.

With this rising tide comes a healthy, growing place amenable to business.

Ridgefield is ripe for quality business investment...

...and the time to act is now.

BECAUSE IN
RIDGEFIELD
YOU'LL FIND
EVERYTHING YOU
NEED TO MAKE
BUSINESS
& LIFE
WORK

AFFORDABLE

No corporate or personal income taxes and an entry cost that's lower than the Metro-area.

RESPONSIVE

A professional public-sector that offers a full suite of support services.

PRO-BUSINESS

A community with a shared vision of excellence that embraces business growth.

FAST

Efficient & streamlined permitting process to get your business up and running quickly.

READY

Infrastructure, developable land, and 3 distinct business hubs available. We'll help you choose the place that's right for your business.

SAFE, SMART & GROWING

“We've been recognized as one of the safest cities in Washington, as well as the smartest and fastest growing city in the state. Why? Because we are a community with a vision and we're dedicated to excellence.”

STEVE STUART, CITY MANAGER - CITY OF RIDGEFIELD



LOCATION

- On I-5 corridor
- 20 minutes to Portland, OR
- 20 minutes to PDX
- Easy shipping access by Road, Air & Water
- Growing regional business hub
- Location offers favorable commute times attractive to employees

LAND & LEASING

- Affordable, development-ready land and reasonable lease rates
- Room to grow

LABOR FORCE & TALENT

- 1 million - Metro Area labor force
- Educated & skilled talent pool with access to ample higher-education opportunities

WHY DO BUSINESS HERE?

LIVABILITY & LIFESTYLE

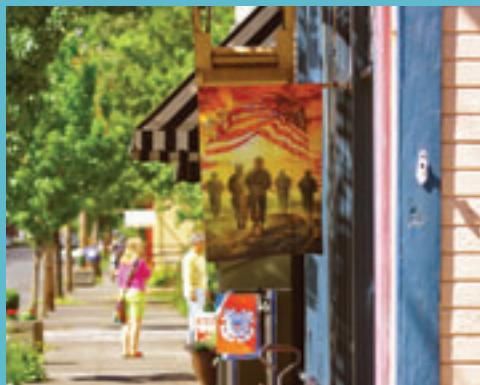
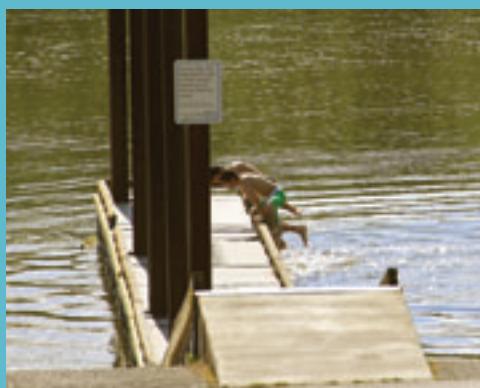
BECAUSE THERE'S MORE TO LIFE THAN WORK.

In Ridgefield, people take nature, play and community connection as seriously as they take business. They participate in a host of local events and engage in the town's many cultural opportunities. And when the morning sun emerges through the shimmering fog lifting off the water's edge, they revel in the area's beauty. And after work, locals know they can make their kid's T-ball game on time.

In Ridgefield you'll hear the excited shouts and laughter of children as they jump off the local dock into the cool waters of Lake River; you'll find parks, playgrounds and waterfront trails for fun family outings; you'll relish the river by kayaking, paddle boarding, fishing or boating.

You'll also cherish the vast expanse of the Ridgefield National Wildlife Refuge that serves as your backyard – an oasis of calm in a sometimes turbulent world.

Doing business in Ridgefield is great. And the living is easy. Very easy.



230 Pioneer St
Ridgefield, WA 98642
360-887-3557
Ci.Ridgefield.wa.us



111 W. Division Street
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360-887-3873
Portridgefield.org

DOWNTOWN WATERFRONT DISTRICT

DESTINATION-FOCUSED OPPORTUNITY

The Downtown Waterfront District is nestled at the end of Pioneer Street. Here, small-town charm is made magical with the Ridgefield National Wildlife Refuge as its front door, and the meandering Lake River providing a welcoming avenue for kayaking, fishing, boating, hunting and bird watching.

Ridgefield's Downtown Waterfront District features a vibrant mix of locally-owned businesses in a spectacular natural setting, offering a rare opportunity for destination-focused businesses.

Here, locals and visitors enjoy leisurely shopping, dining and visiting - providing the perfect location for the entrepreneur seeking business success, community connection and access to world-class recreational activities.

ROOM TO GO BIG

Significant opportunity exists for lifestyle-seeking business owners who need more room to spread out. Here, a 41-acre, Port-owned waterfront development site awaits, with a waterfront trail that traverses the property and into the Refuge.

Imagine your business in this recreational playground – attractive to employees and visitors alike.

IN THE WORKS

RAIL OVERPASS TO IMPROVE DOWNTOWN WATERFRONT CONNECTIVITY 2018



TRANSPORTATION PLAN BIKING, TRAIL & PARK NETWORK

1 MILE OF NEW PAVED TRAIL / YEAR



COWLITZ CASINO
NEARLY 17,000 NEW WEEKDAY TRIPS
& OVER 19,000 NEW WEEKEND TRIPS
EXPECTED HERE 2017

CLARK COLLEGE NORTH
COUNTY SATELLITE CAMPUS
AT THE JUNCTION 2020
1,000 STUDENTS
PHASE 1

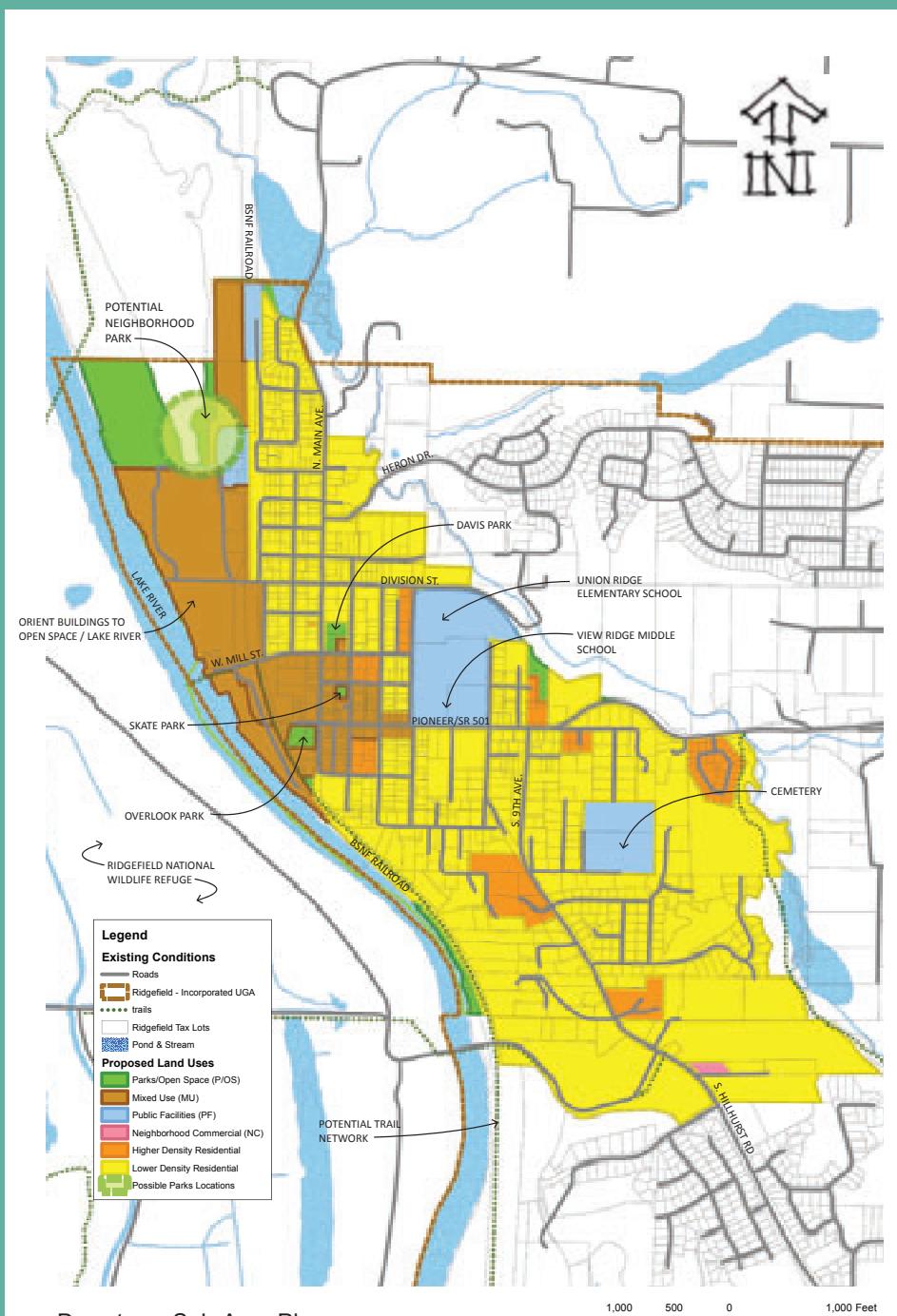
PORT OF RIDGEFIELD SEEKING
DEVELOPMENT
PARTNERS FOR ITS
WATERFRONT SITE



“Business is increasing because Ridgefield is not only growing exponentially; it is also the perfect place to do business. It has so many things going for it.”

— TERRY HURD, OWNER, SPORTSMAN'S STEAKHOUSE & SALOON - DOWNTOWN RIDGEFIELD

DOWNTOWN WATERFRONT DISTRICT DATA



Downtown Sub-Area Plan
Ridgefield, WA | August 2016

BY-THE-NUMBERS

- Avg. annual visits to Ridgefield National Wildlife Refuge: 110,000
- Est. total annual non-motorized & motorized vessel launches from Ridgefield boat ramp: 12,000
- Est. annual Birdfest attendees: 4,000
- Population within 2 hrs. of Ridgefield: 5.6 million and growing

ON THE GROUND

Banking • Restaurant • Retail
Floral • Hardware • Wine • Antiques
Chiropractor • Massage Therapy
Art Gallery • Kayak Rental • Garden
Health & Fitness

POSSIBLE WATERFRONT SITE USES

- Corporate Campus/HQ
- Recreation Equipment Mfg. (kayak, canoe, paddle board, etc.)
- Mixed Use housing/retail/restaurant
- Boutique Hotel
- Boat/Kayak Storage

ZONING: Mixed-Use & Residential

DOWNTOWN WATERFRONT SUB AREA PLAN ci.ridgefield.wa.us/cd/page/downtownwaterfront

HERE TO HELP

Ridgefield Main Street Association
ridgefieldbusinessassociation.com

Ridgefield Business Association
ridgefieldbusinessassociation.com



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45TH & PIONEER CROSSING

VISION

The best near-term opportunity at this key intersection is for a grocery-anchored retail center near the Pioneer & 45th roundabout. With this concept, sites for commercial use would be possible at the 3 as yet undeveloped quadrants of The Crossing.

ADVANTAGES

The retail market for the primary and secondary portions of the Ridgefield/I-5 trade area is considerably underserved. 5-year population projections indicate 300,000 sq. ft. of new retail space could be supported.

The Crossing is directly adjacent to current and planned residential areas, offering businesses that locate here a

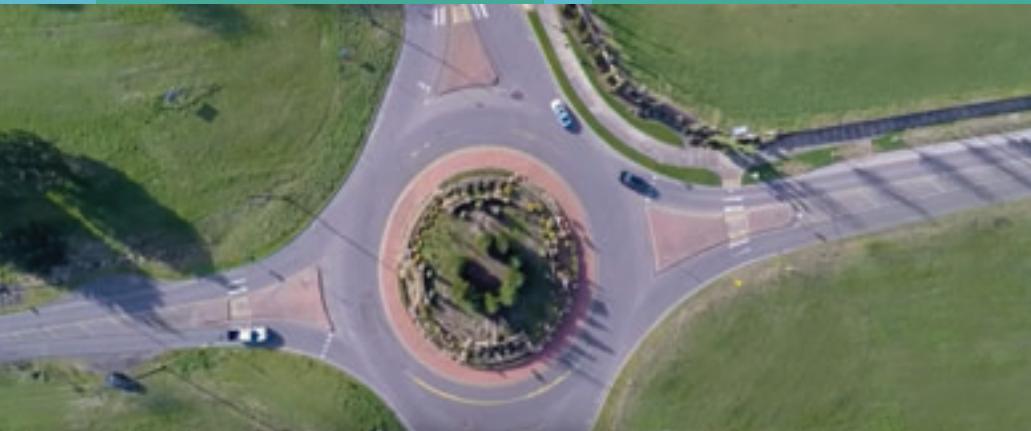
significant potential clientele in close proximity.

45th Avenue serves as a frontage road connecting south and north Ridgefield. Pioneer serves commuters and visitors heading to and from I-5 and Downtown Ridgefield. 45th will also provide local access to the Cowlitz Casino at the La Center exit, opening in 2017.

Developers & businesses will benefit from an early-in strategy. At full residential capacity, land prices are likely to increase.

200 ACRES OF OPPORTUNITY

- 60 acres Commercial Community Business
- 158 for Office/Retail



IN THE WORKS

ANTICIPATED 1,200 ADDITIONAL
NEW HOMES
3,600 NEW PEOPLE IN RIDGEFIELD
WITHIN 5 YEARS

CLARK COLLEGE NORTH COUNTY
SATELLITE CAMPUS AT THE JUNCTION 2020
1,000 STUDENTS
PHASE 1

CREATION OF A FLEXIBLE
EMPLOYMENT ZONE
A COMBINATION
LIGHT INDUSTRIAL/OFFICE ZONE

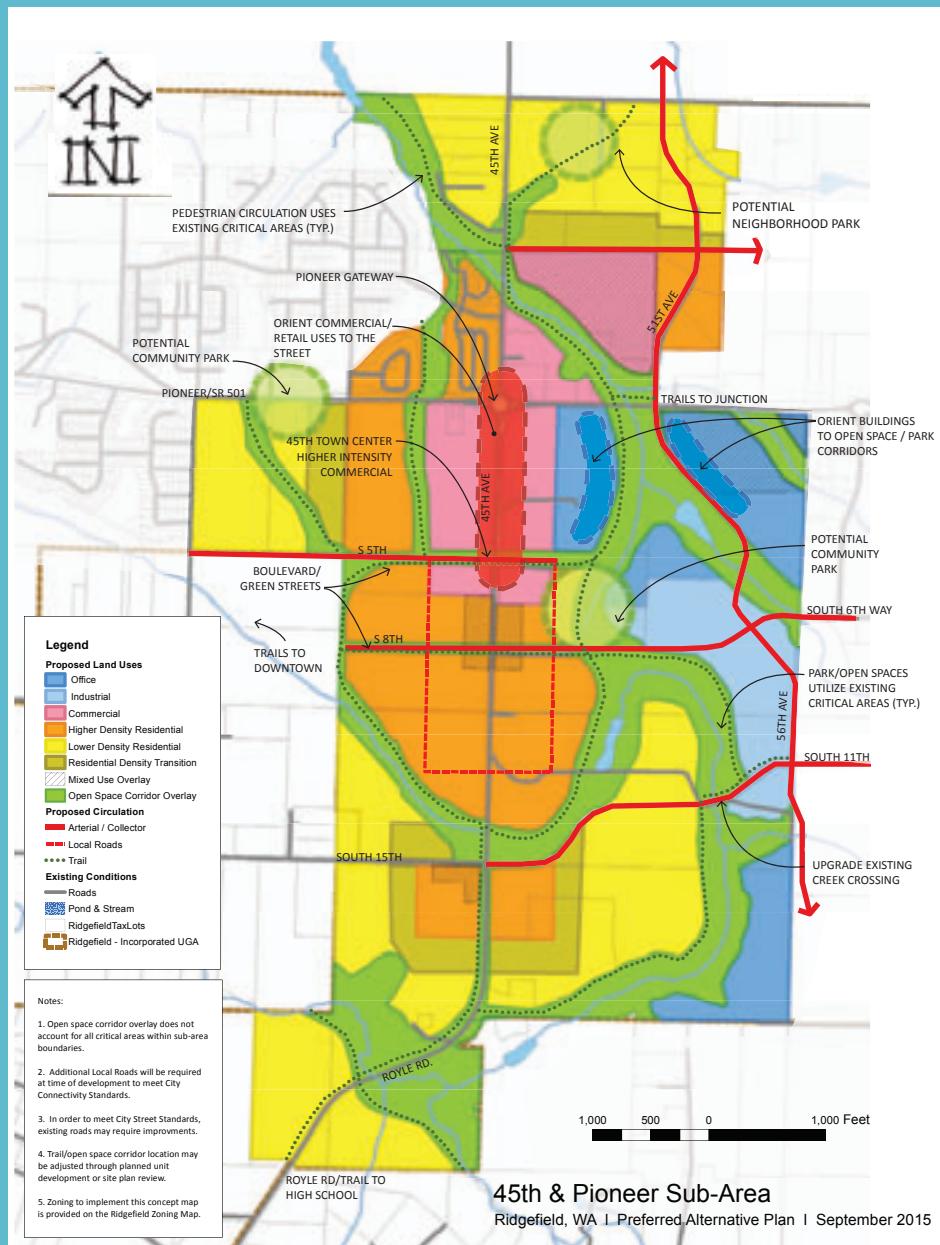
BIKING & WALKING
TRAILS TO THE JUNCTION &
DOWNTOWN/POTENTIAL COMMUNITY PARK

COWLITZ CASINO NEARLY 17,000
NEW WEEKDAY TRIPS
OVER 19,000 NEW WEEKEND TRIPS:
45TH & PIONEER WILL SERVE SOME OF
THIS INCREASED TRAFFIC

“The community is excited about business growth. People rally around new things.”

— CONNIE LORCH, MANAGER - ALLIED FITTINGS

45TH & PIONEER CROSSING DATA



POPULATION WITHIN:

5 min: 3,260
10 min: 31,343
30 min: 996,000

PEAK HOUR TURNING MOVEMENT-TRAFFIC COUNTS

7:15AM - 8:15AM: 883
4PM - 5PM: 1,013

Avg. annual visits to Ridgefield National Wildlife Refuge: 110,000

ZONING

- Community Retail
- Campus Office/Flex
- Horizontal Mixed-Use
- Employment Zone

45TH & PIONEER SUB AREA PLAN

[ci.ridgefield.wa.us/cd/
page/45th-and-pioneer](http://ci.ridgefield.wa.us/cd/page/45th-and-pioneer)

HERE TO HELP

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ridgefieldbusinessassociation.com



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THE JUNCTION

VISION

The Junction is a regional employment hub in the heart of the Discovery Corridor. It is a mixed-use destination that provides an attractive gateway to Ridgefield and the Portland-Metro area. New development reinforces Ridgefield's aesthetic appeal and capitalizes on its scenic setting.

ADVANTAGES

- Vacant, buildable land with room to grow
- New Interchange provides easy access to I-5, Portland-Metro Area and all points north and south
- Visibility to high-volume I-5 vehicle traffic: up to 80,000 per day and growing
- Fully-developed infrastructure reduces development time and money

IDEALLY SUITED FOR

Commercial • Office • Headquarters
Advanced Manufacturing • Retail
Horizontal Light Industrial
Corporate Campus

IN THE WORKS

CLARK COLLEGE NORTH COUNTY
SATELLITE CAMPUS 2020
1,000 STUDENTS
PHASE 1

COWLITZ CASINO
NEARLY 17,000 NEW WEEKDAY TRIPS,
OVER 19,000 NEW WEEKEND TRIPS
EXPECTED HERE 2017

BIKING & WALKING
TRAILS ATTRACTIVE TO EMPLOYEES

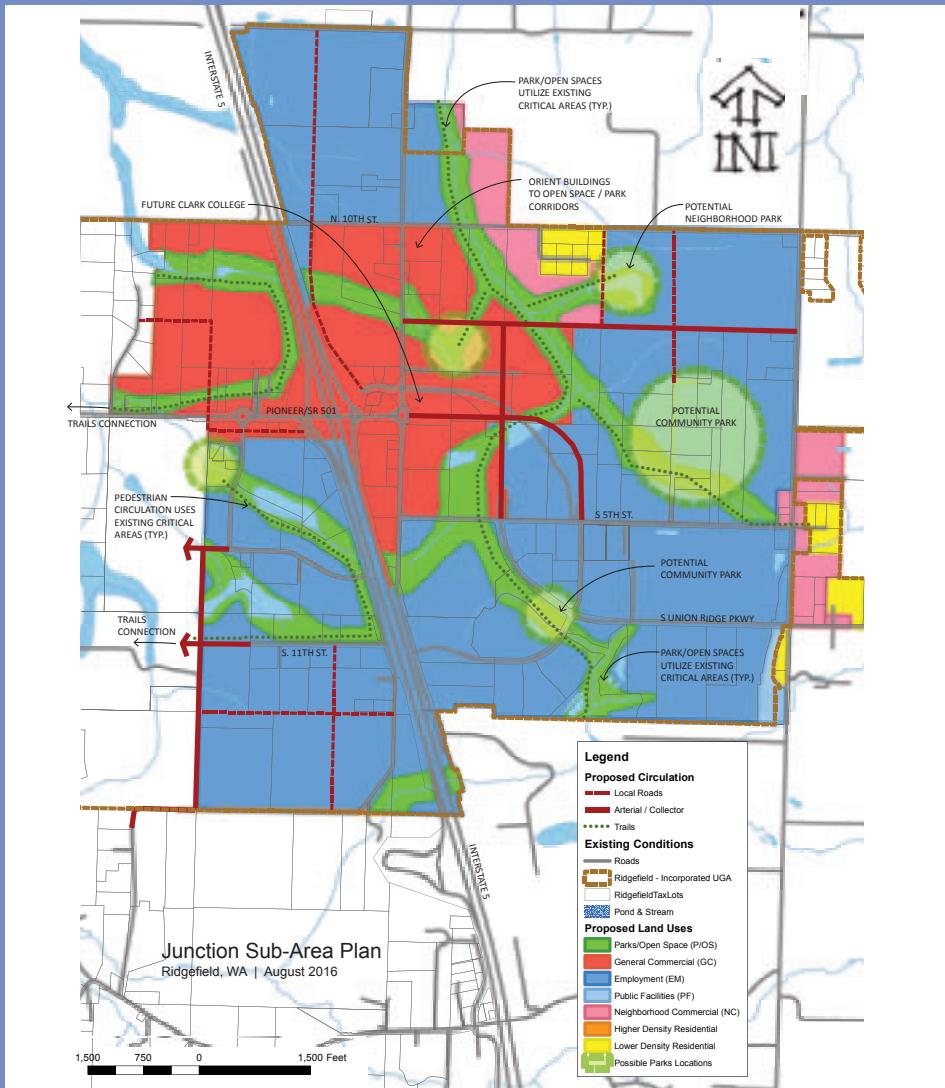
ON THE GROUND
Church & Dwight • Dollar Tree
Burke Industrial Coating • Allied Fittings
Pacific Power Corp. • Corwin Beverage
ICD Performance Coating • Flightpath
Commercial Credit Union • Parr Lumber
United Natural Foods, Inc. (UNFI)
(2017)
Regional HQ, State Dept of Fish & Wildlife



“We liked the City’s vision, and they asked us to be a part of it.”

— KRIS VOCKLER, CEO - ICD COATINGS

THE JUNCTION DATA



AVAILABLE ACREAGE: 742

Commercial: 422

Industrial: 320

TRAFFIC VOLUME I-5
up to 80,000 per day

POPULATION WITHIN:

20 min: 348,000

30 min: 996,000

45 min: 2 million

ZONING

Commercial & Employment
(Industrial/Office)

EASY ACCESS

Air, Water, Highway, & Downtown Metro

JUNCTION SUB AREA PLAN

ci.ridgefield.wa.us/cd/page/ridgefield-junction

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