

# 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.

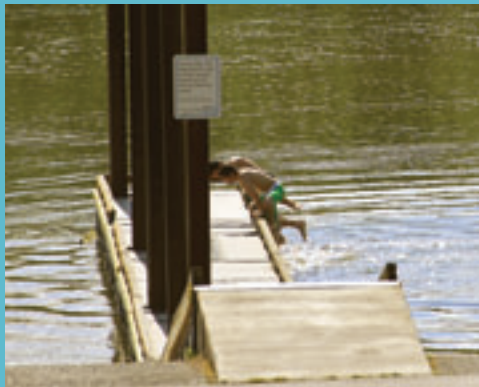
In Ridgefield, people take nature, play and community connection as seriously as they take business. They participate in a host of local events and engage in the town's many cultural opportunities. And when the morning sun emerges through the shimmering fog lifting off the water's edge, they revel in 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](http://Ci.Ridgefield.wa.us)



111 W. Division Street  
Ridgefield, WA 98642  
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[Portridgefield.org](http://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

## 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](http://ci.ridgefield.wa.us/cd/page/downtownwaterfront)

## HERE TO HELP

Ridgefield Main Street Association  
[ridgefieldbusinessassociation.com](http://ridgefieldbusinessassociation.com)

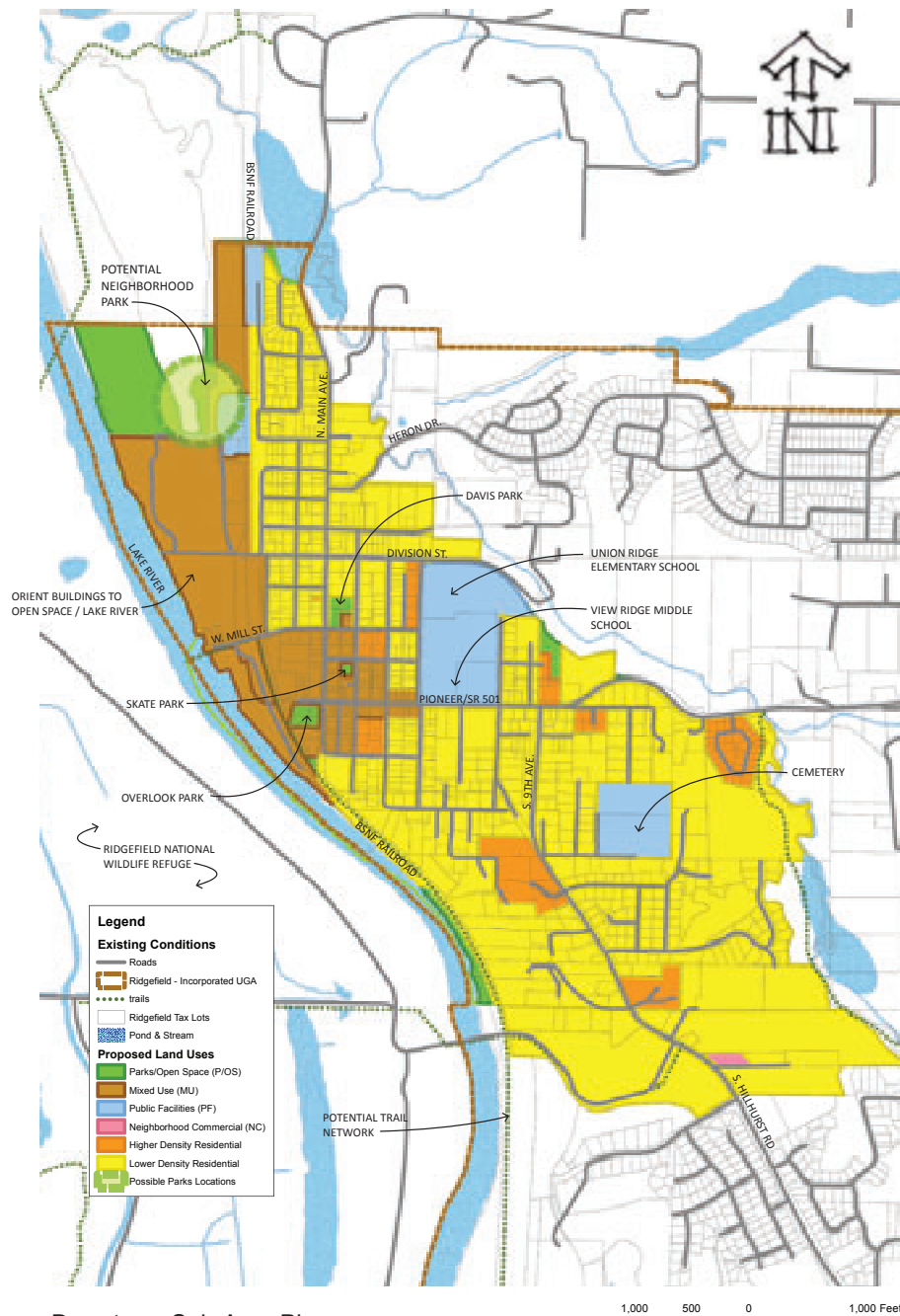
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Downtown Sub-Area Plan  
Ridgefield, WA | August 2016

# 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

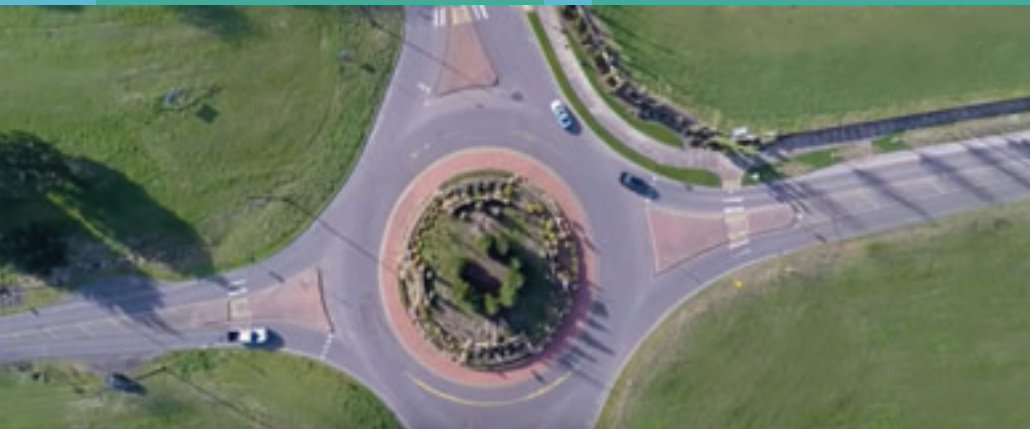
ANTICIPATED **1,200** ADDITIONAL  
**NEW HOMES**  
**3,600 NEW PEOPLE IN RIDGEFIELD**  
WITHIN 5 YEARS

**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

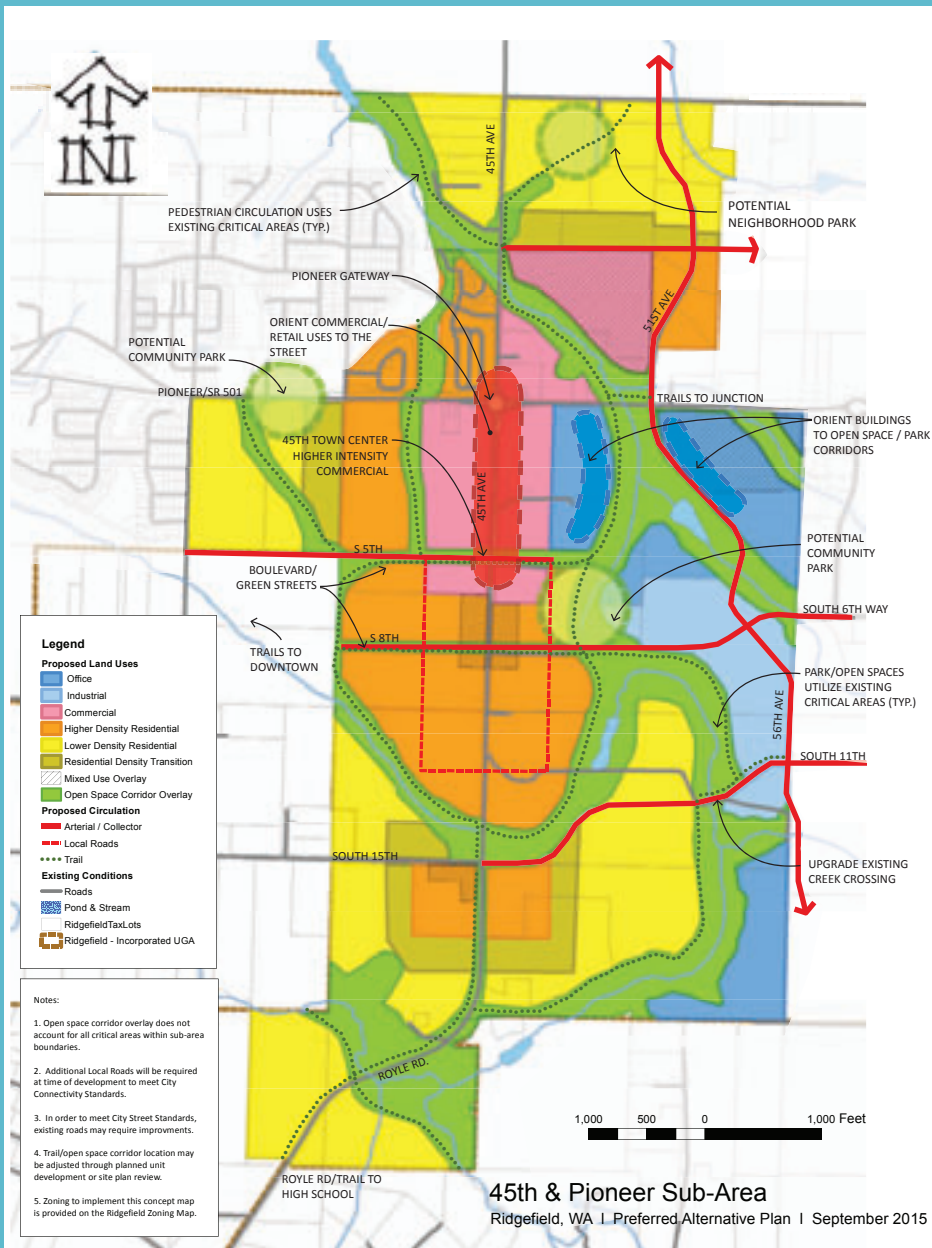
**COWLITZ CASINO** NEARLY **17,000**  
**NEW WEEKDAY TRIPS**  
OVER **19,000** **NEW WEEKEND TRIPS:**  
**45TH & PIONEER** WILL SERVE SOME OF  
THIS INCREASED TRAFFIC



*"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

Ridgefield Business Association

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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

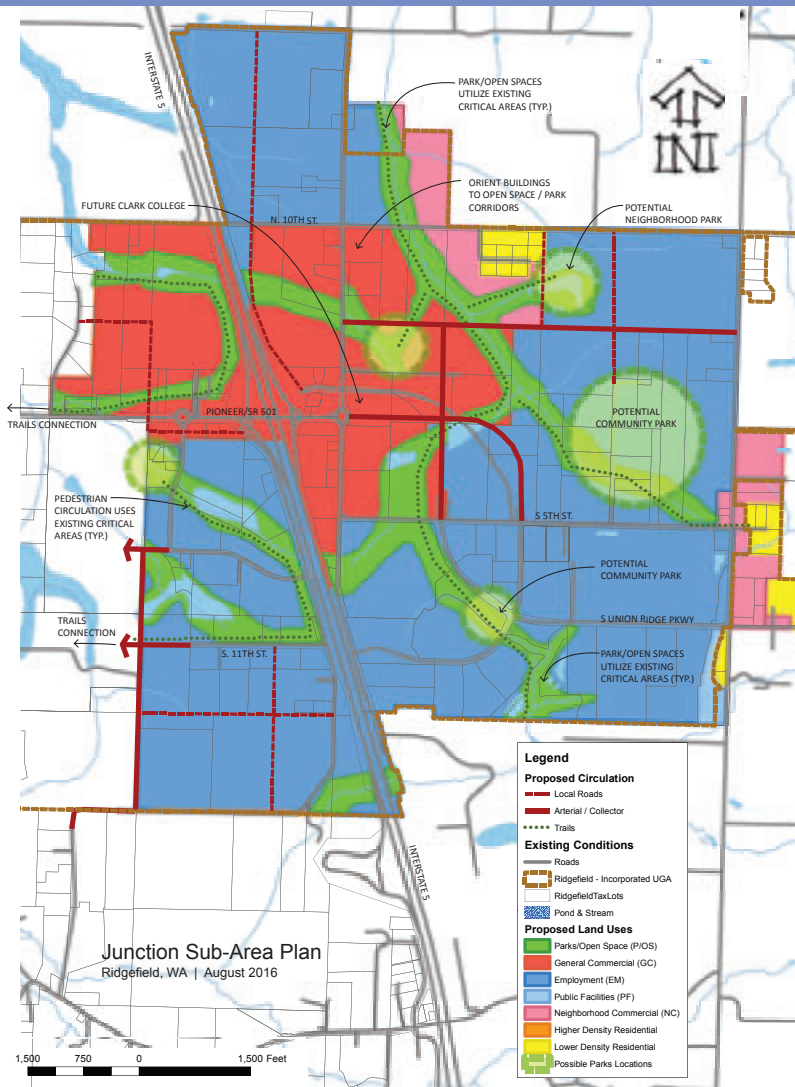
Church & Dwight • Dollar Tree  
Burke Industrial Coating • Allied Fittings  
Pacific Power Corp. • Corwin Beverage  
ICD Performance Coating • Flightpath  
Commercial Credit Union • Parr Lumber  
United Natural Foods, Inc. (UNFI)  
(2017)  
Regional HQ, State Dept of Fish & Wildlife



*"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](http://ci.ridgefield.wa.us/cd/page/ridgefield-junction)

HERE TO HELP

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