

**LEASE**  
**Gardner Center**

**1808 SW 9TH AVE**

Battle Ground, WA 98604

**PRESENTED BY:**

**R. TOM SMITH, ABR, GRI, EMS,  
RECS**

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WA #23500

**Proactive  
PHYSICAL THERAPY**

**Allstate**

**CHIROPRACTIC**

PROPERTY SUMMARY



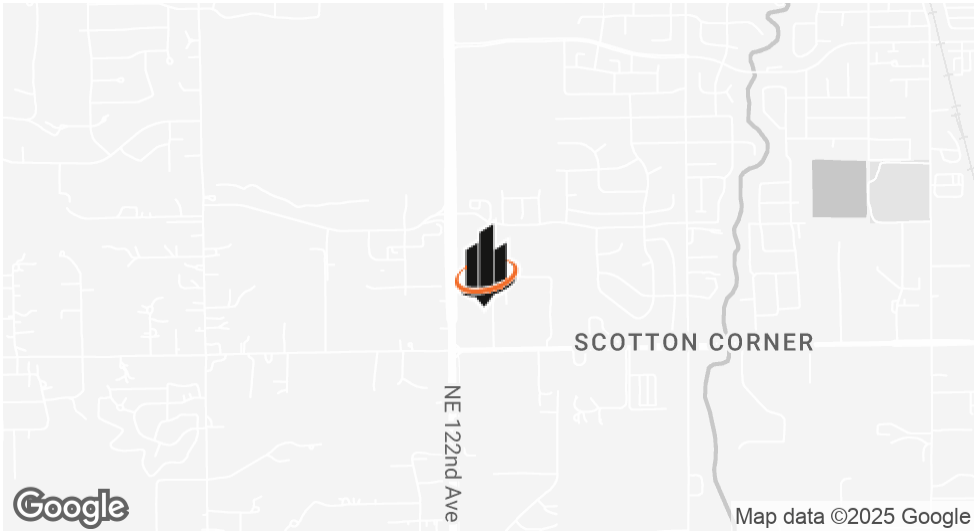
OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/yr (NNN)
NUMBER OF UNITS:	3
AVAILABLE SF:	1,240 SF
BUILDING SIZE:	5,310 SF

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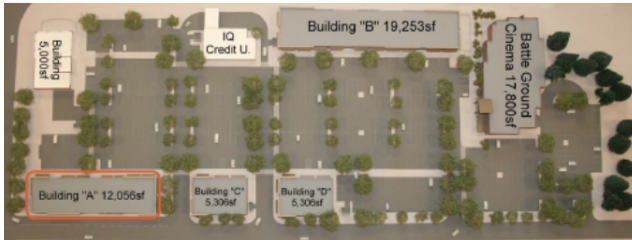
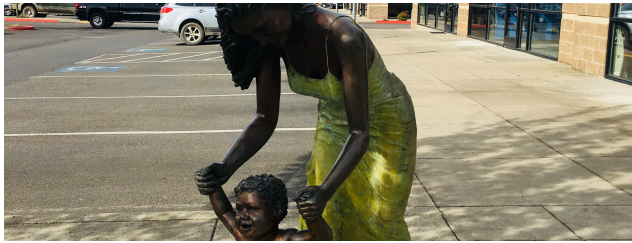
PROPERTY DESCRIPTION

One inline suite became available in Building "C" of the Gardner Center. The Gardner Center comprises over 51,000 SF of prime retail space in one of Battle Ground's premier neighborhood retail destinations. The property features an 8-plex cinema and includes casual family dining, fast food, specialty retail, personal services, medical services, bank, etc. Battle Ground's population has grown by 78.52% (2010-2015) in a 3-mile radius of the site and future residential development is expected to be strong.

PROPERTY HIGHLIGHTS

- Suite Available Soon for Occupancy (February 1, 2025)
- Second Generation Space, former Insurance Agency office
- Vibrant Center with over 51,000 SF of Retail and Service Retail Tenants
- Just off of SR 507 and 100th

## ADDITIONAL PHOTOS



**R. TOM SMITH, ABR, GRI, EMS, RECS**

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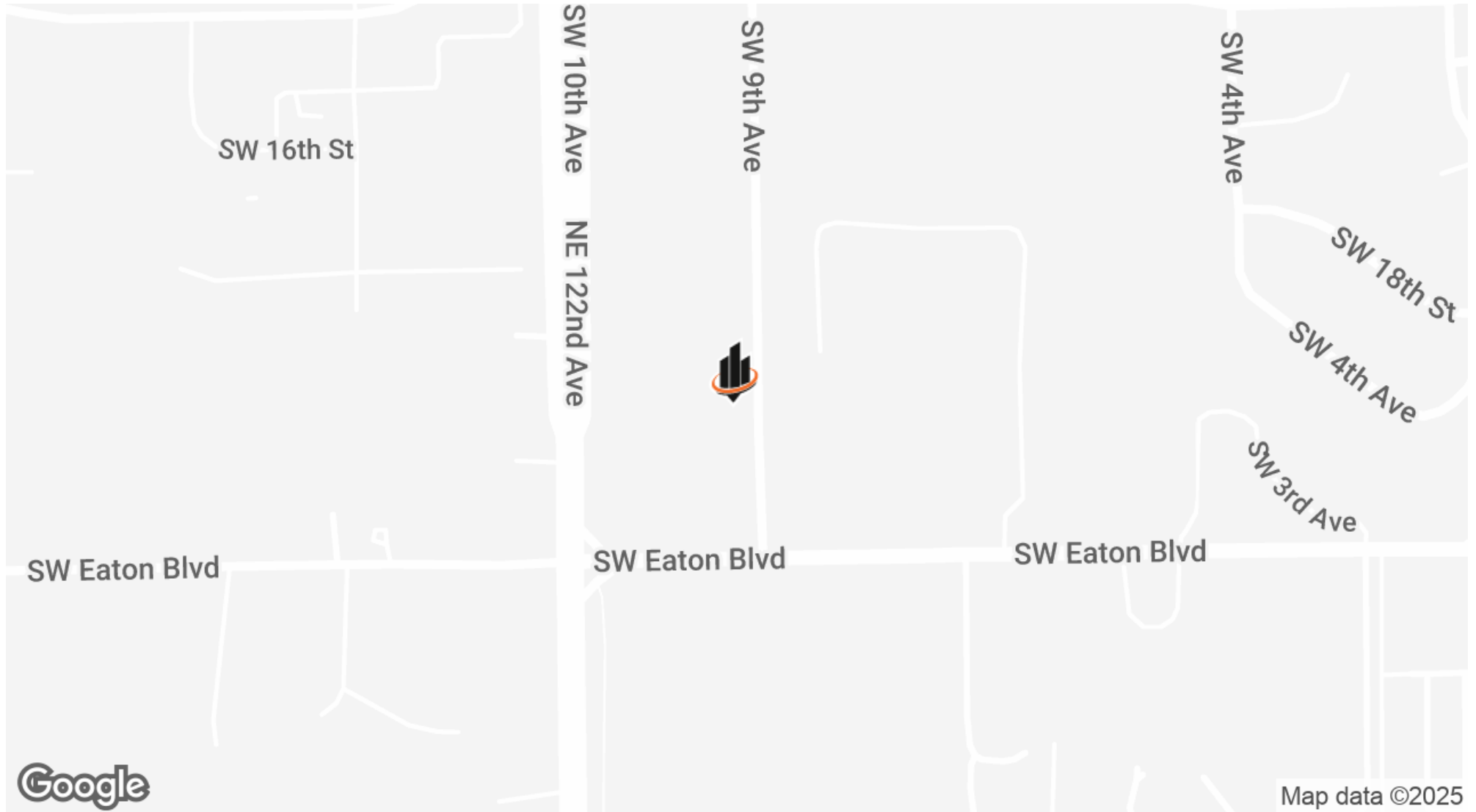
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**SVN | IMBRIE REALTY** 3

## LOCATION MAP



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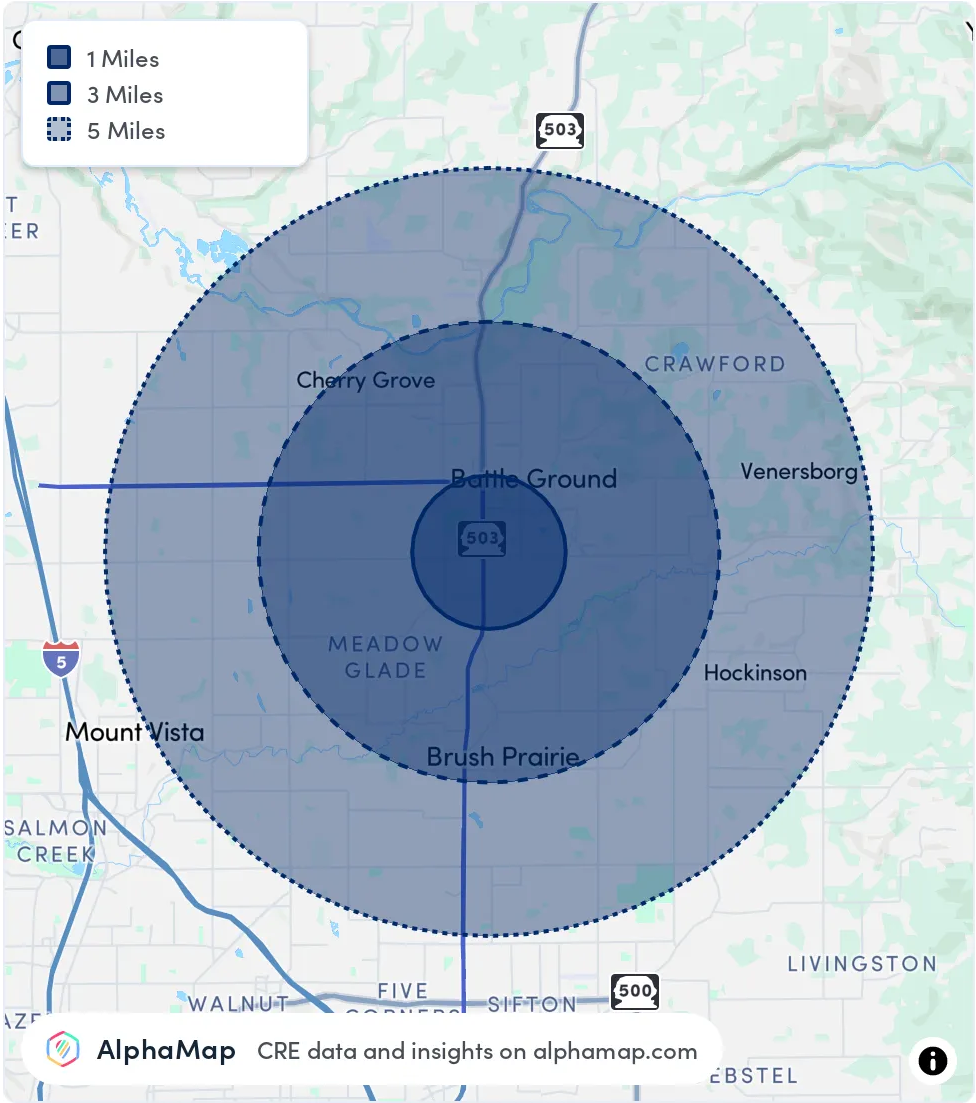
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,558	30,959	65,516
AVERAGE AGE	38	39	40
AVERAGE AGE (MALE)	36	38	39
AVERAGE AGE (FEMALE)	40	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,675	10,507	22,449
PERSONS PER HH	2.8	2.9	2.9
AVERAGE HH INCOME	\$114,989	\$121,182	\$128,010
AVERAGE HOUSE VALUE	\$496,756	\$586,258	\$627,103
PER CAPITA INCOME	\$41,067	\$41,786	\$44,141



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