

FAIRGROUNDS

COMMERCIAL LAND

200 Block NE 179th
Street
Ridgefield, WA 98642

**Subject
Property**

179th Street



Craig Johnson

CCIM

NW Equities Investment Real Estate Services,
Inc.

(360) 281-3130

License: W 8191 O 990100171

craig.johnson@nweire.com



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Fairgrounds

Commercial Land

200 Block NE 179th Street
Ridgefield, WA 98642

**Subject
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179th Street



**FAIRGROUNDS
COMMERCIAL LAND**



PROPERTY INFORMATION

Purchase Price
\$990,000.00

Property Address
200 Block NE 179th Street
Ridgefield, WA 98642

Land Size
93,247.00 Sq. Ft.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .



**Subject
Property**

179th Street



PROPERTY OVERVIEW

Strategically located just North of the Clark County Fairgrounds and Cascade Amphitheater, this 2.12-acre GC-zoned site benefits from built-in traffic generation from two of Clark County's premier event venues. Situated 0.3 miles west of I-5 at Exit 9 in Ridgefield, WA, with I-205 just 2 miles south.

Permitted uses include retail, fast food with drive-through, office, and mixed-use. The site offers 200 feet of frontage on NE 179th Street, public water and sewer, and no sensitive lands identified. Traffic counts of 3,600 CPD on NE 179th and 110,000 CPD on I-5.

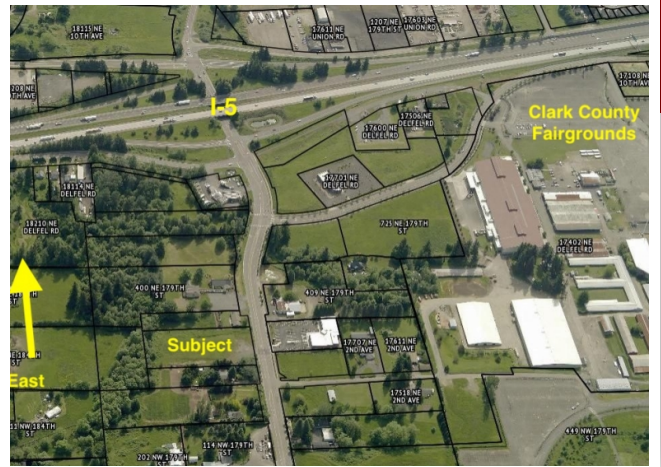
Offered at \$990,000 (\$10.62/sq ft)

FAIRGROUNDS

COMMERCIAL LAND

200 Block NE 179th Street
Ridgefield, WA 98642

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



FAIRGROUNDS COMMERCIAL LAND

NORTHWEST EQUITIES INVESTMENT REAL ESTATE SERVICES, INC.

Executive Summary

Fairgrounds Commercial Land — Ridgefield, WA 98642

Property Details

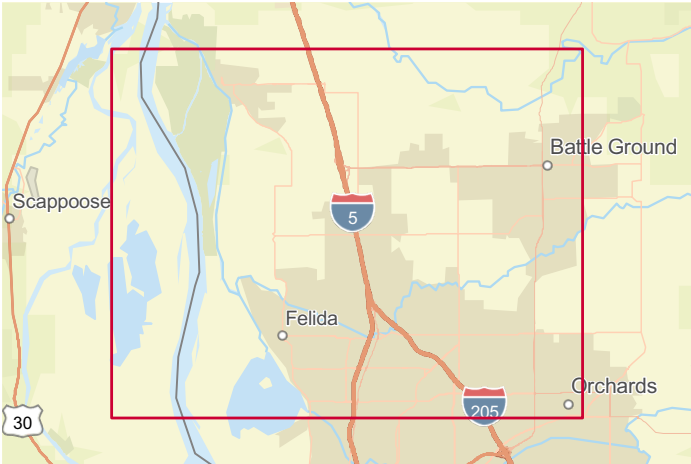
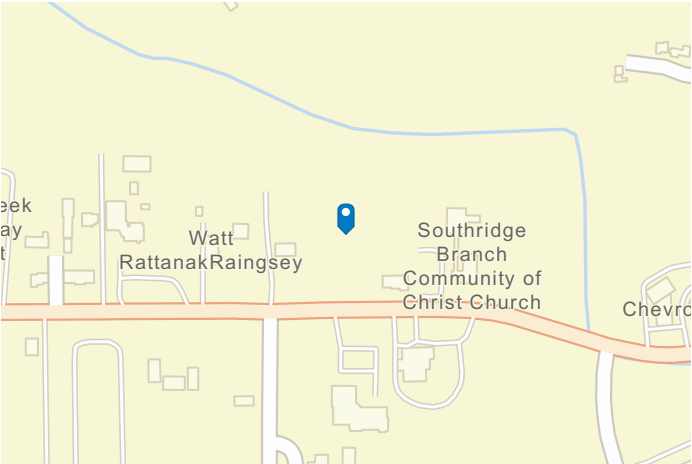
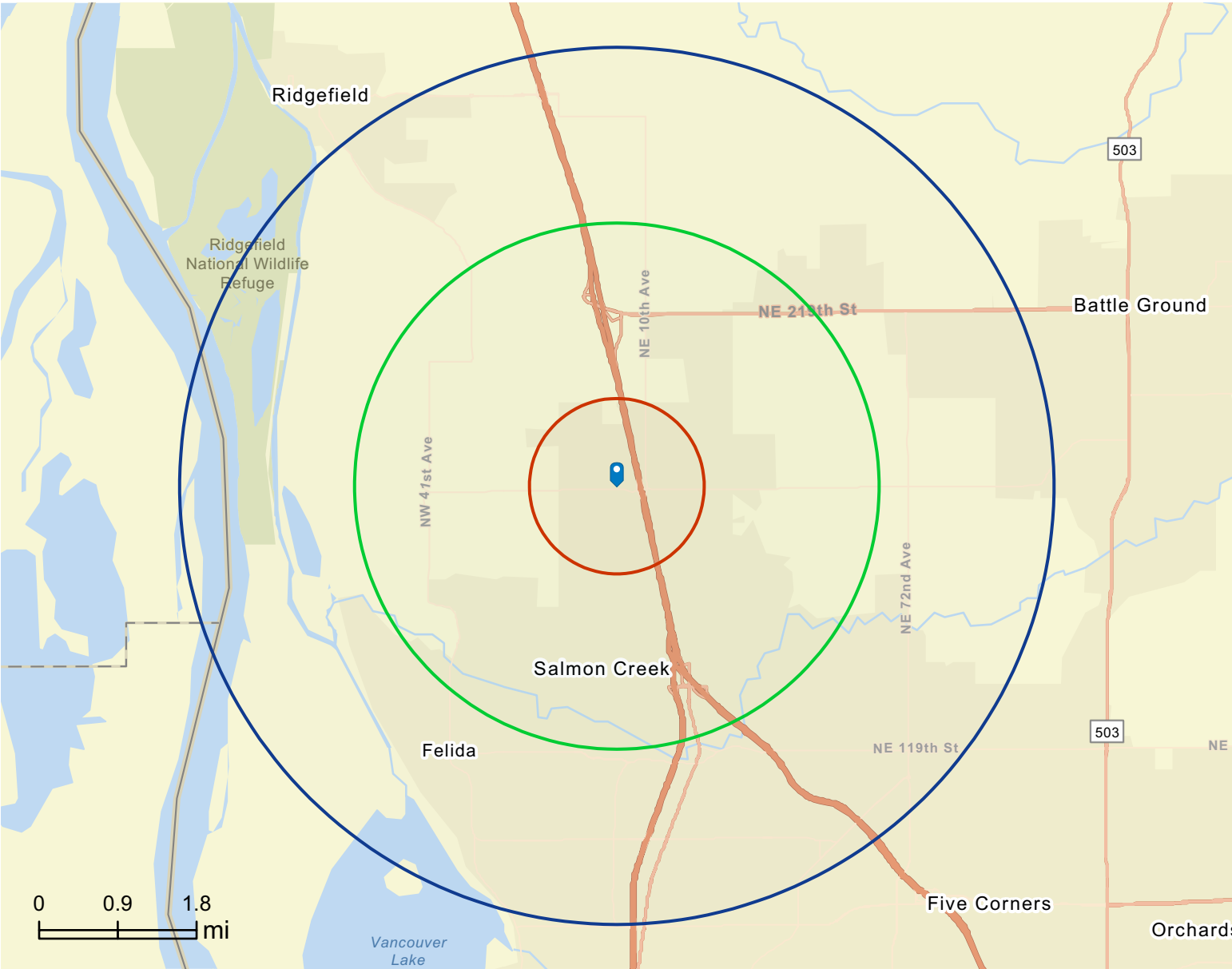
Attribute	Description
Property Type	Commercial Land
Address / Location	Fairgrounds Commercial Land, Ridgefield, WA 98642. Located approximately 0.3 miles west of I-5 at Exit 9, approximately 9 miles north of the Oregon/Washington border. This property is shadow anchored by the Clark County Fairgrounds and the Cascade Amphitheater, both located just south of the property.
Zoning	GC — General Commercial. Permitted uses include retail, fast food with drive-through, office, limited distribution, and mixed-use (ground floor retail with apartments above).
Lot Size	Approximately 2.12 acres (93,247 sq ft) per county records.
Topography	There is a fair amount of slope along the eastern property boundary and some slope toward the northern end of the property.
Frontage	Approximately 200 feet on NE 179th Street.
Access	From NE 179th Street.
Utilities	Public water and sewer.
Property Taxes	2026 Property Taxes are \$6,739.00 per year. Tax Parcel Number 116520000.
Visibility	Good visibility from NE 179th Street.
Traffic Counts	NE 179th Street: approximately 3,600 cars/day (both directions). I-5: approximately 110,000 cars/day (both directions).
Freeway Access	I-5 (Exit 9) approximately 0.3 miles east. I-205 access approximately 2 miles to the south.
Price	\$990,000 or \$10.62 per square foot.
Terms	All cash at closing. Seller may consider seller financing on a short-term basis for a qualified buyer.

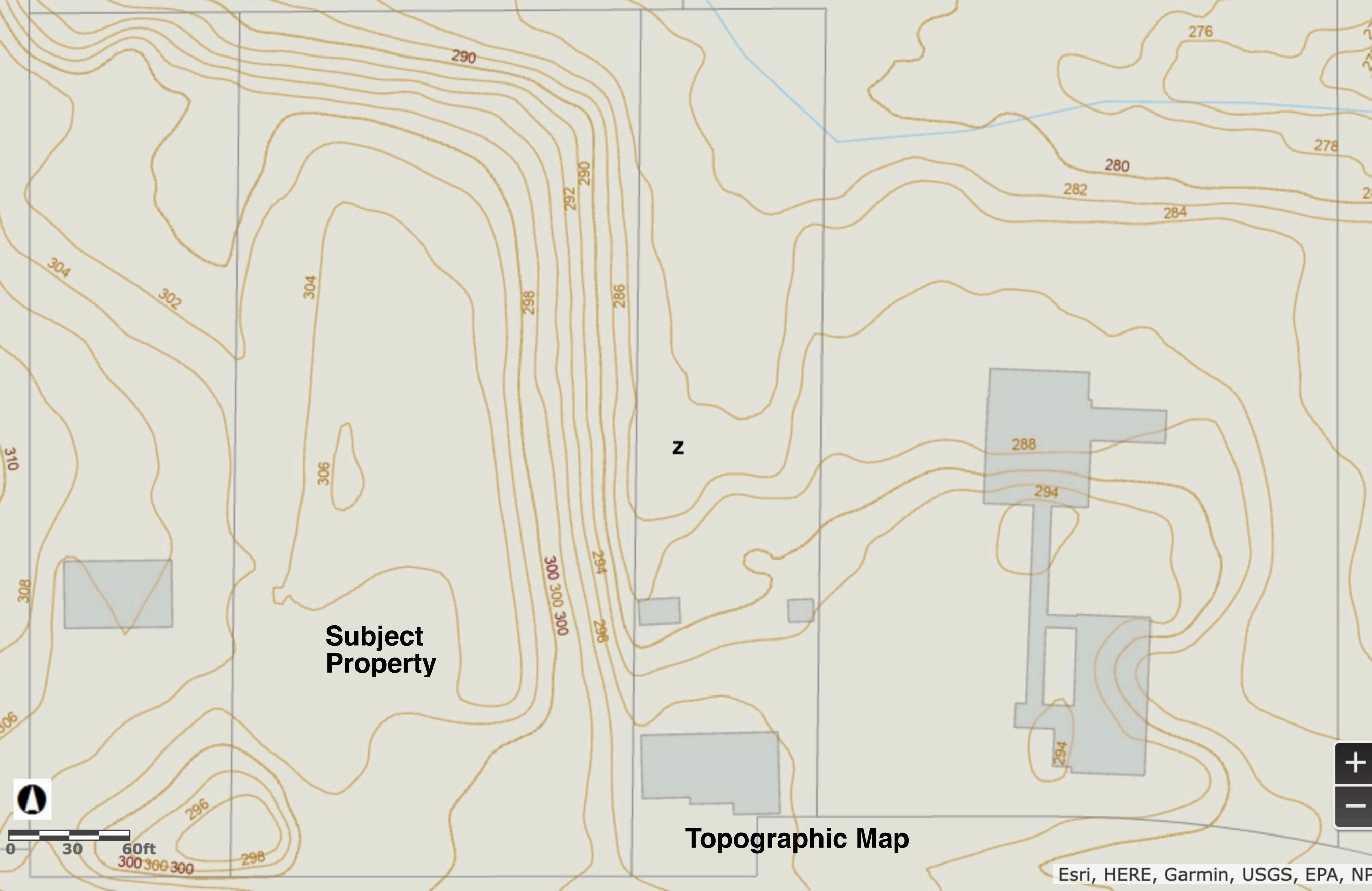
Site Map

178-248 NE 179th St
178-248 NE 179th St, Ridgefield, Washington, 98642
Rings: 1, 3, 5 mile radii



Prepared by Esri
Latitude: 45.75128
Longitude: -122.66849





**Subject
Property**

Z

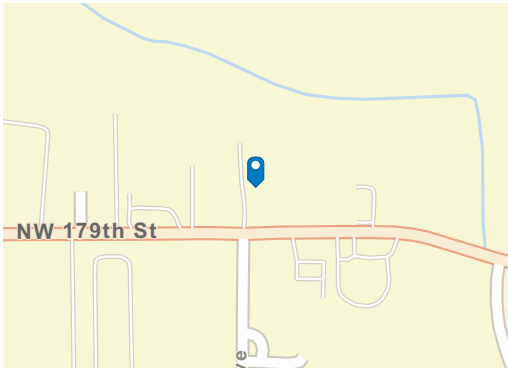
Topographic Map

Traffic Count Map - Close Up

200 NE 179th St, Ridgefield, Washington, 98642

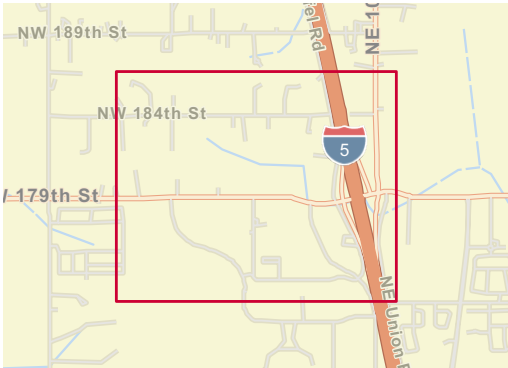


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

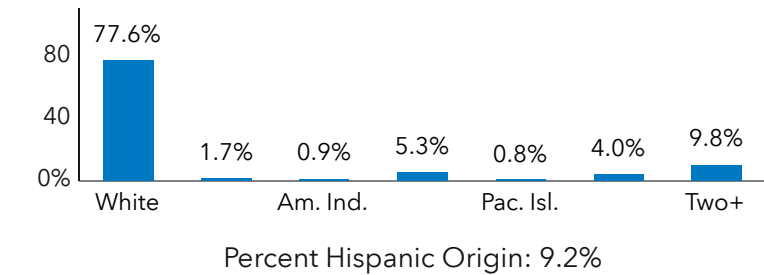
Graphic Profile

200 NE 179th St, Ridgefield, Washington, 98642

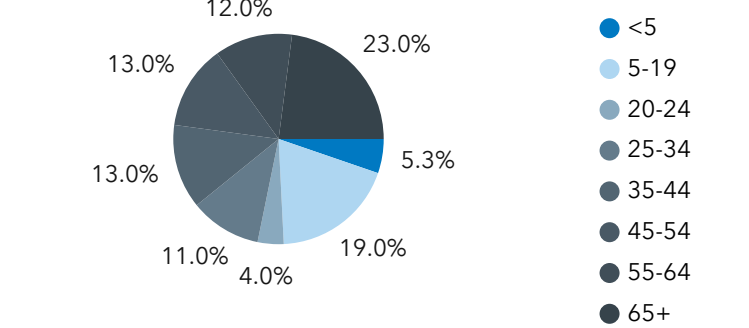


Ring: 1 mile radius

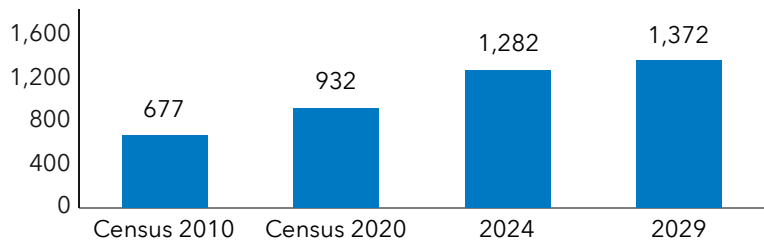
Population by Race



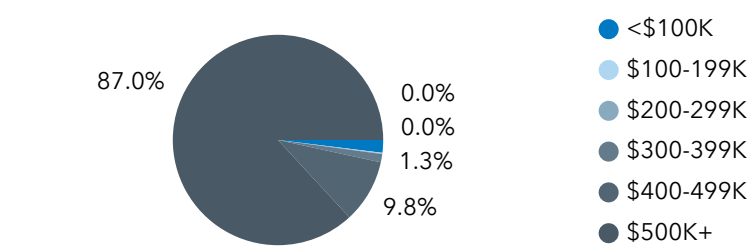
Population by Age



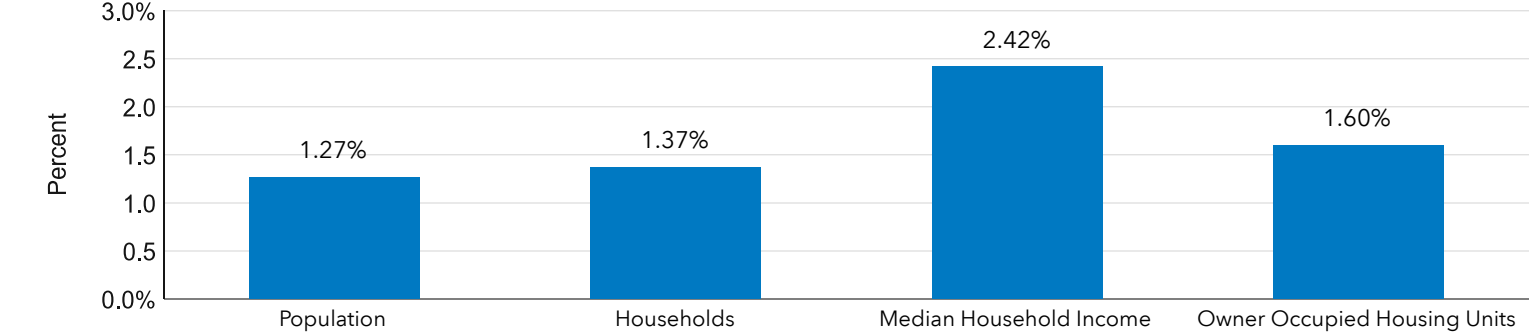
Households



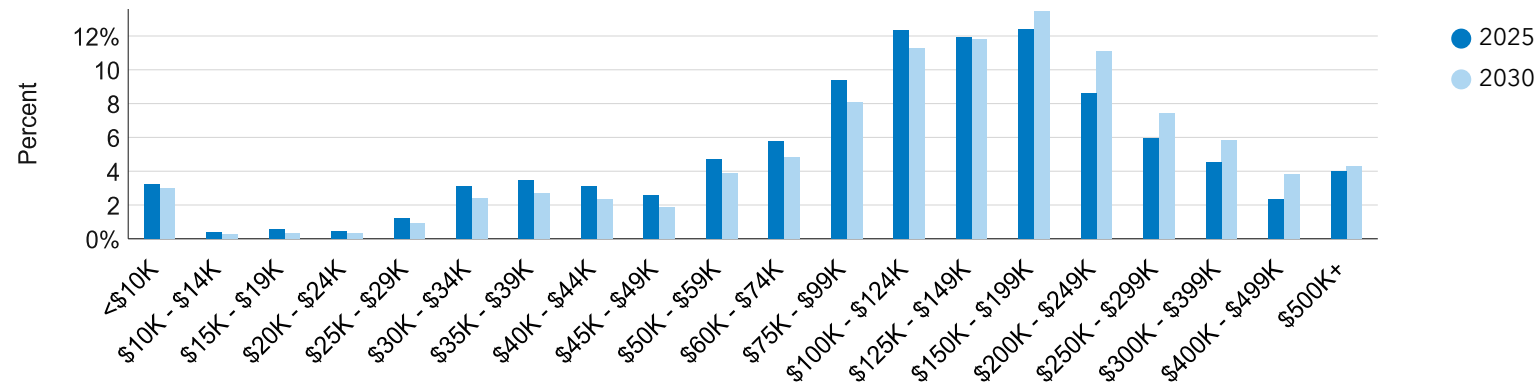
Home Value



2024-2029 Annual Growth Rate



Household Income



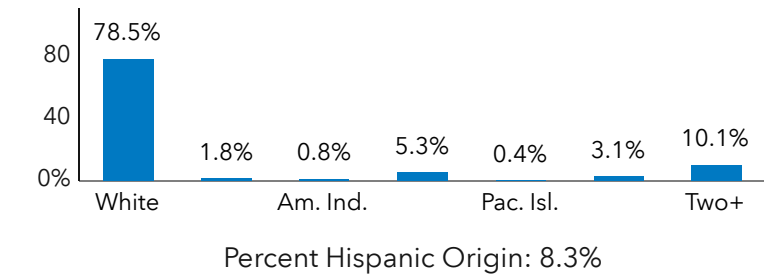
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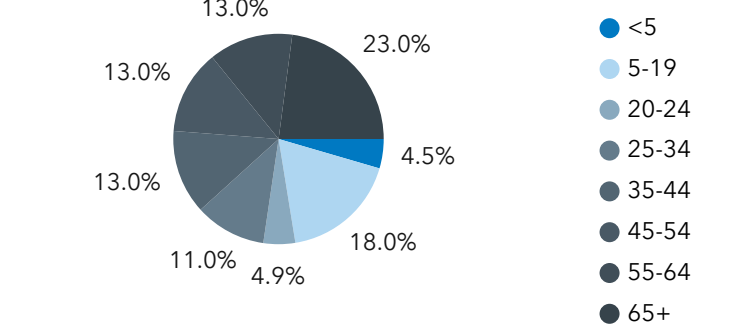


Ring: 3 mile radius

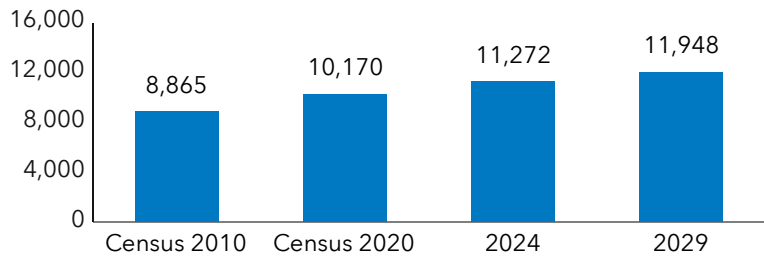
Population by Race



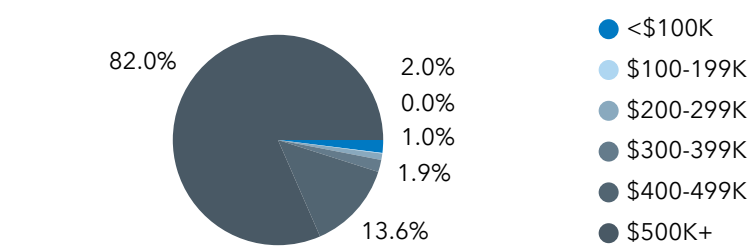
Population by Age



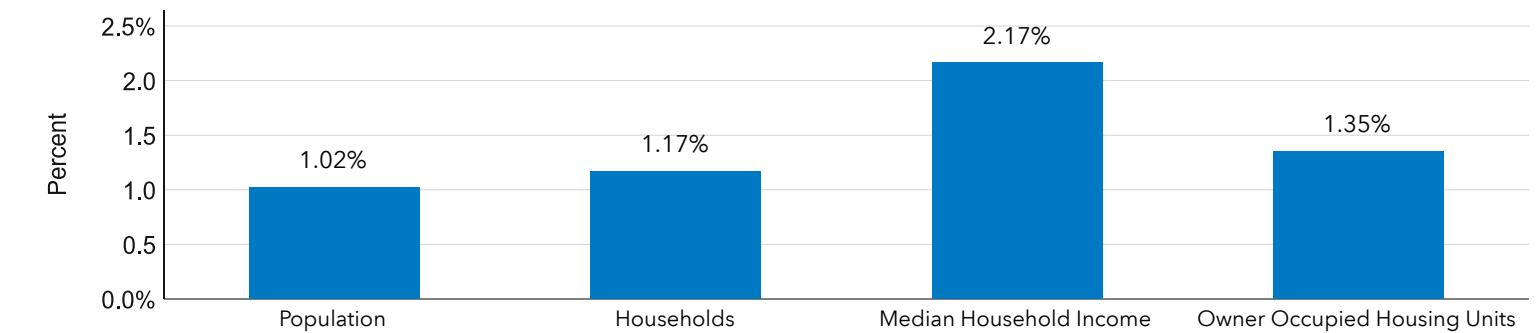
Households



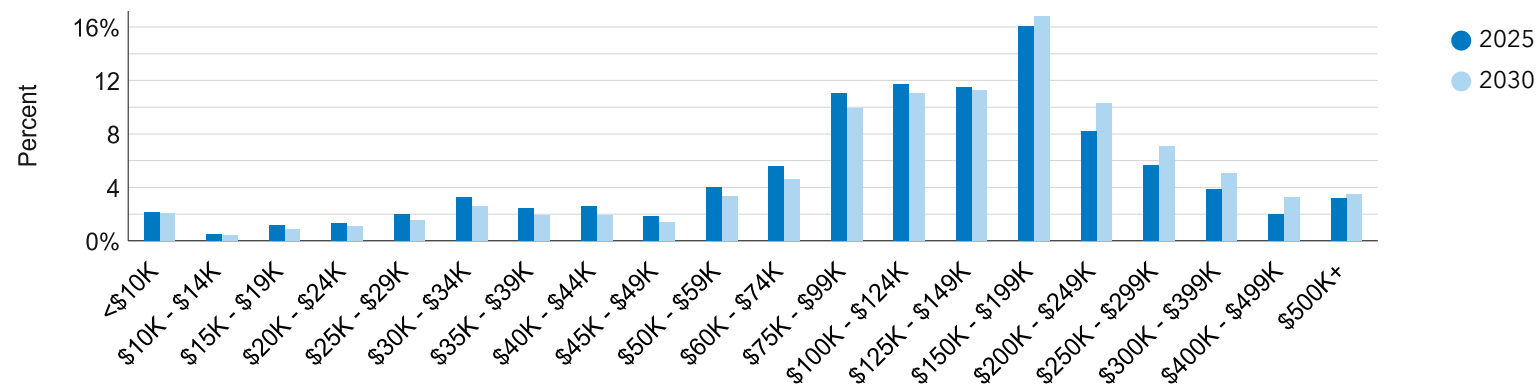
Home Value



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Household Income



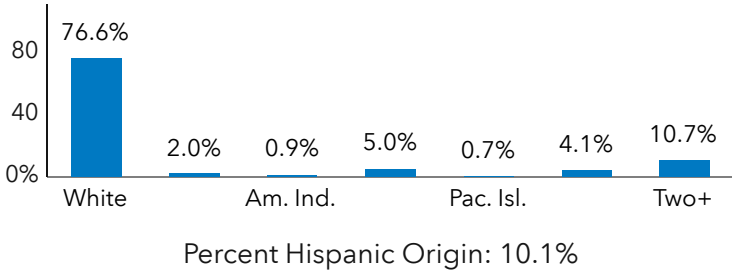
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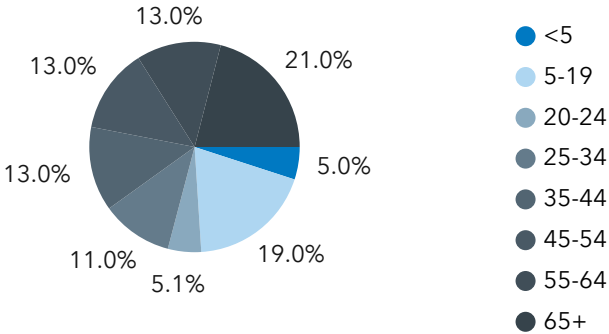


Ring: 5 mile radius

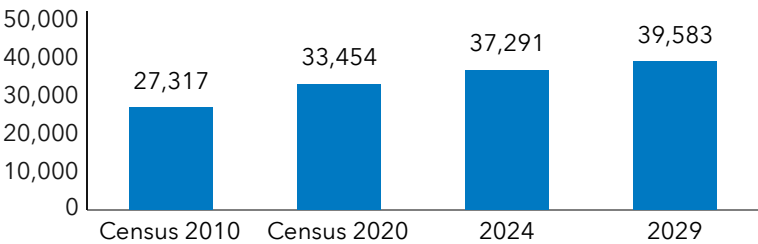
Population by Race



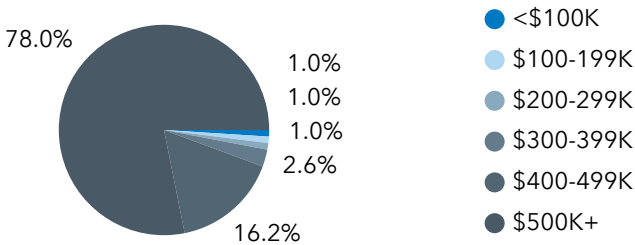
Population by Age



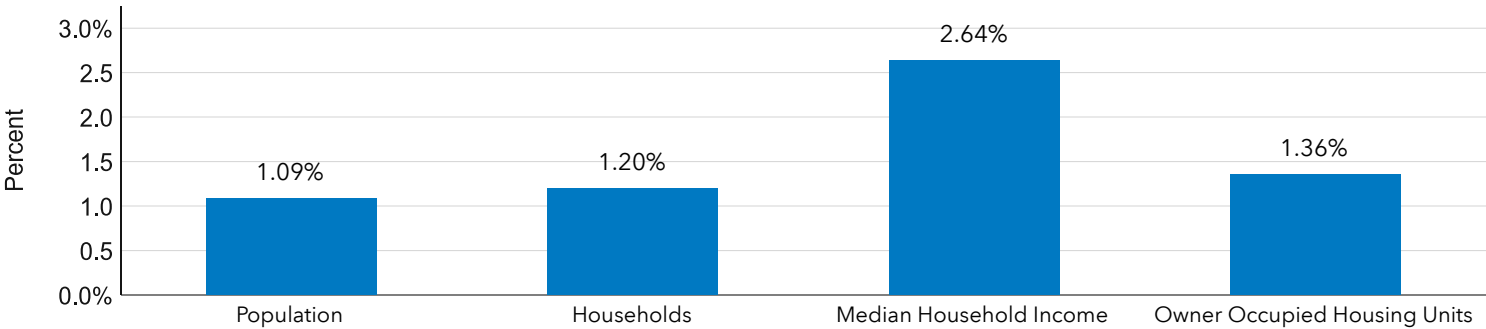
Households



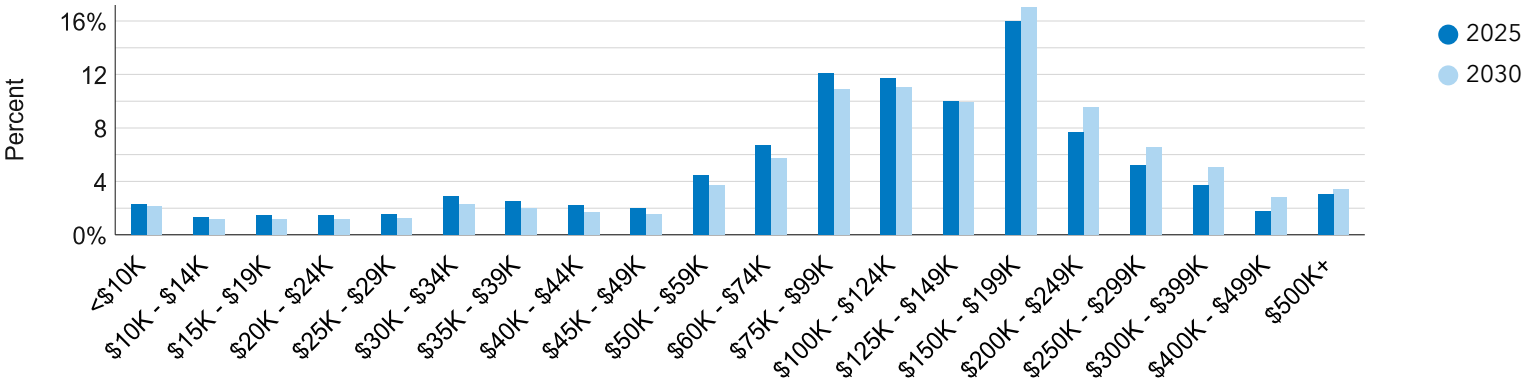
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.



Craig Johnson, CCIM

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Email: craig.johnson@nweire.com

License: W 8191 O 990100171



CONTACT



(360) 281-3130



craig.johnson@nweire.com



3806 SE 179th Ave
Vancouver, WA, 98683, United States