

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

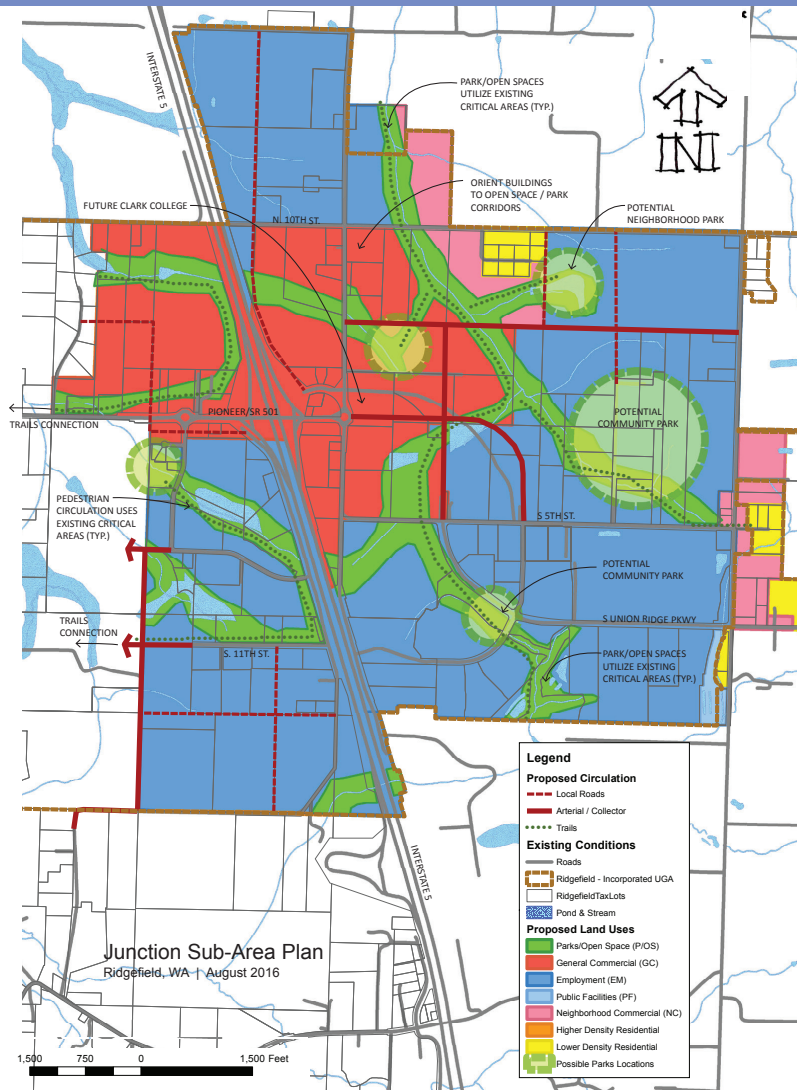
ON THE GROUND
Church & Dwight • Dollar Tree
Burke Industrial Coating • Allied Fittings
Pacific Power Corp. • Corwin Beverage
ICD Performance Coating • Flightpath
Commercial Credit Union • Parr Lumber
United Natural Foods, Inc. (UNFI)
(2017)
Regional HQ, State Dept of Fish & Wildlife



"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

HERE TO HELP

Ridgefield Business Association

ridgefieldbusinessassociation.com



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ci.ridgefield.wa.us



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