

# 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)

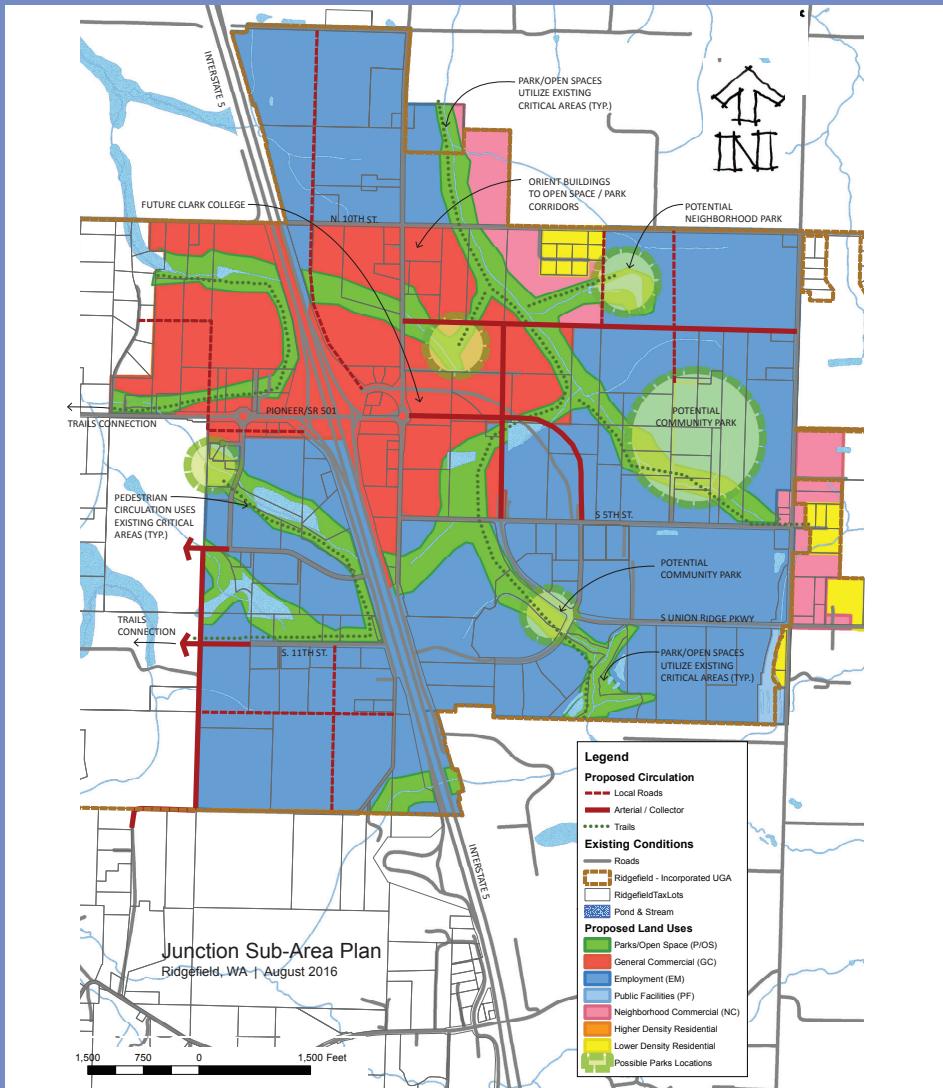
Regional HQ, State Dept of Fish & Wildlife



*“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

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



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