

WEST MAIN COMMONS

RETAIL

*19,550 SF Class A Specialty Retail
Space Available Summer 2024*

1305 WEST MAIN STREET, BATTLE GROUND, WA 98604



WESTMAINCOMMONS.COM

DEVELOPED BY

DEACON
DEVELOPMENT

LEASING BY

km Kidder
Mathews

DISCOVER A NEW ERA OF SHOPPING AND LEISURE IN BATTLE GROUND, WA



9,500 SF
AVAILABLE RETAIL

\$28.00-\$45.00
LEASE RATE PSF, NNN

THREE
RETAIL BUILDINGS

West Main Commons is a unique development that consists of a specialty retail center totaling nearly 20,000 SF and a 225-unit apartment community connected by a public promenade. The retail center is anchored by a 16,000 SF state-of-the-art medical building, making it a one-stop-shop designed to provide tenants and patients an all-inclusive experience that sets it apart from anything else in the area.



ADDRESS	1305 West Main Street Battle Ground, WA 98604
TOTAL RETAIL	19,550 SF
AVAILABLE RETAIL	1,200 - 16,000 SF
YEAR BUILT	2024
NO. OF BUILDINGS	Three
LEASE RATE	\$38.00-45.00 PSF, NNN \$28.00 PSF, NNN ground floor of apartment building
TRIPLE NET	\$6.25
DELIVERY	Winter 2024
PARKING	5.65/1,000 SF ratio (205 spaces)

ONE-OF-A-KIND SPECIALTY CENTER SETTING A NEW STANDARD FOR MODERN RETAIL



UNBEATABLE MAIN STREET LOCATION

Located just off the busy West Main Street, West Main Commons provides excellent visibility and convenience



UNPARALLELED ACCESS

Optimal connectivity and accessibility, situated only one block away from the major intersection of highways 502 and 503



NEW MODERN ARCHITECTURAL CONSTRUCTION

High barrier to entry for new leasing opportunities in a growing and affluent community



MEDICAL OFFICE

Medical building is an elevator served, two story building totaling 16,800 SF



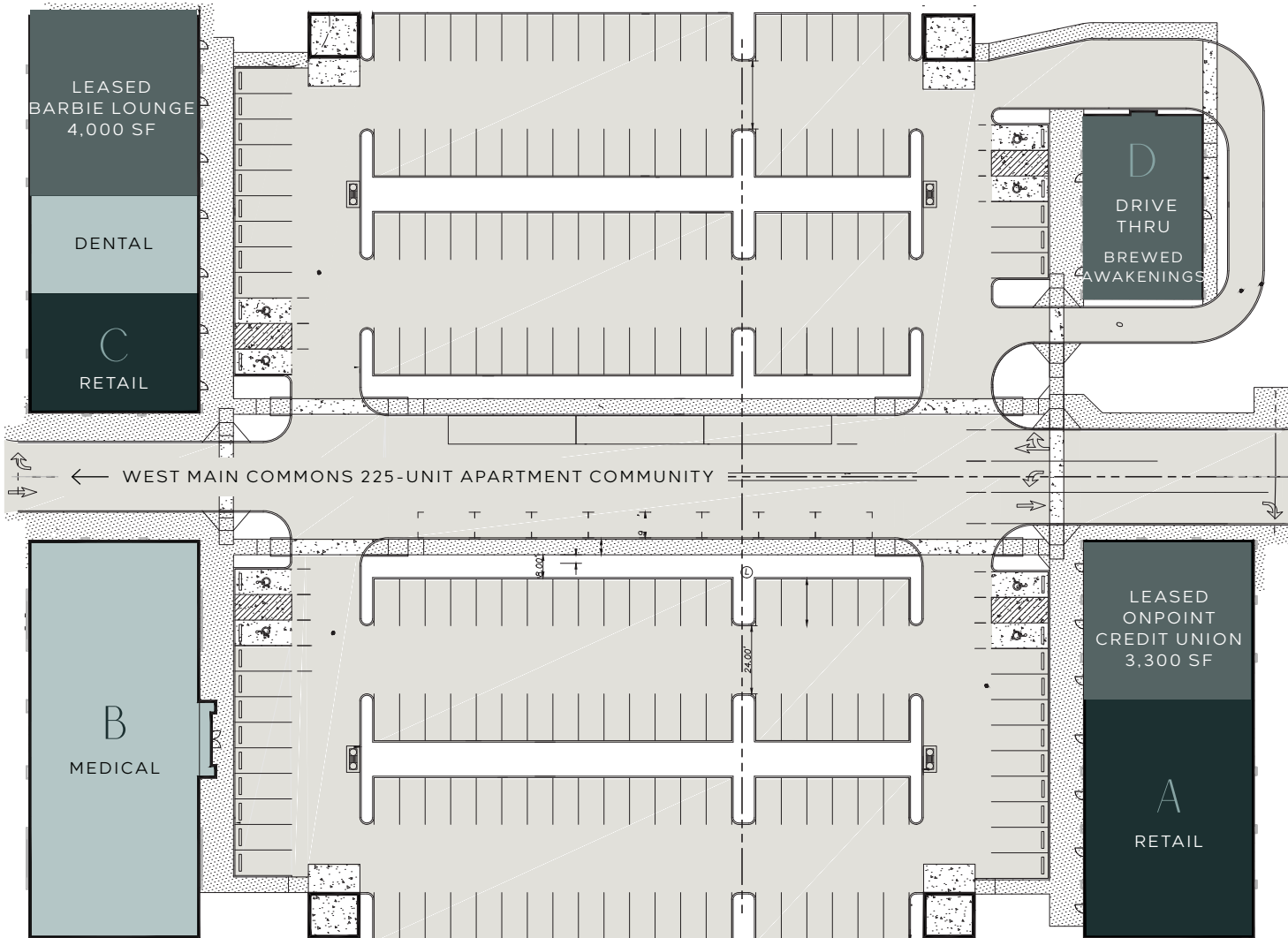
PARKING

Abundant shared parking at 5.65/1,000 SF ratio, with easy access to and from the buildings



SIGNAGE OPPORTUNITIES

Prominent pylon signage opportunities facing West Main Street and at the SW 1st Way entrance



8,400 SF
RETAIL BUILDING A

8,400 SF
RETAIL BUILDING C

205
PARKING SPACES
(5.65/1,000 SF RATIO)

With a diverse selection of shops and services, West Main Commons is the perfect one-stop-shop for all your needs.



West Main Commons sits one block from the major intersection of highways 502 and 503 and is shadow anchored by both Fred Meyer and Safeway, offering unparalleled exposure and convenience.

9.3 MILES
TO SALMON CREEK

16.8 MILES
TO VANCOUVER

24.4 MILES
TO PORTLAND



SALMON CREEK

WEST
MAIN
COMMONS

VANCOUVER

PORTLAND

BATTLE
GROUND

W
M
C
RETAIL



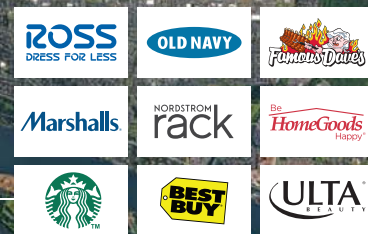
MILLCREEK TOWN CENTER



VANCOUVER PLAZA



CASCADE STATION





BATTLE GROUND



W MAIN ST



SW 20TH AVE

SW 15TH AVE

VANCOUVER CLINIC

WEST MAIN COMMONS

SW 10TH AVE



With an unbeatable location just off the busy West Main Street, West Main Commons boasts excellent visibility and easy access.

MILLCREEK TOWN CENTER



26,392 VPD

SW 10TH AVENUE

24,300 VPD

W MAIN STREET

Data source: Inrix

SW 13TH AVE

502

W MAIN ST

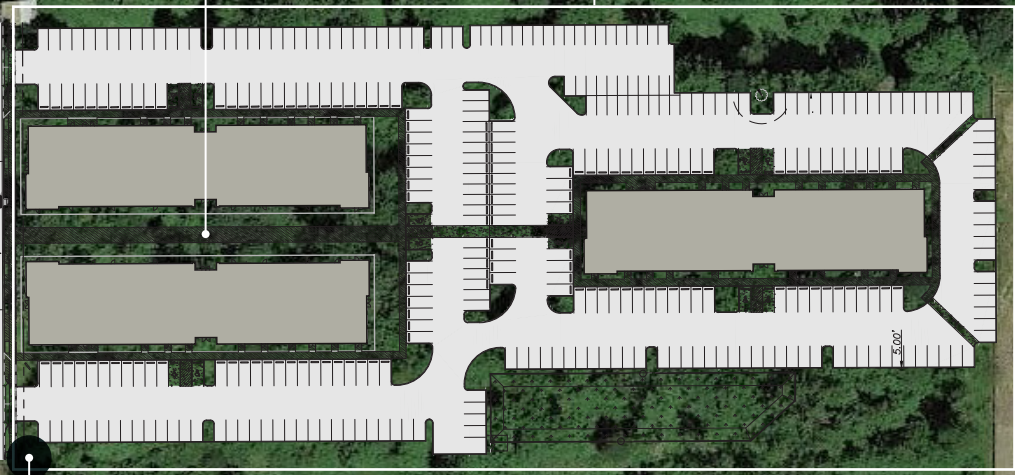
SW 1ST WAY
New public
street extension

BUILDING A
8,400 SF RETAIL

BUILDING B
16,000 SF MEDICAL

 **PUBLIC PROMENADE**
CONNECTING RETAIL & APARTMENTS

WEST MAIN COMMONS APARTMENTS
225 UNITS



BUILDING D
2,750 SF RETAIL




BUILDING C
8,400 SF RETAIL





SW 1ST WAY
Entrance


SW 15TH AVE



 RETAIL

 MEDICAL

 APARTMENTS

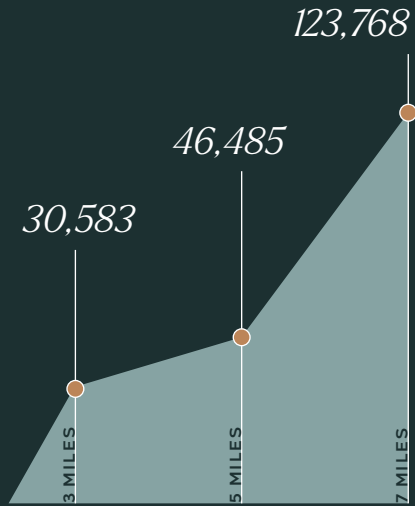
 PROJECT PYLON SIGNAGE



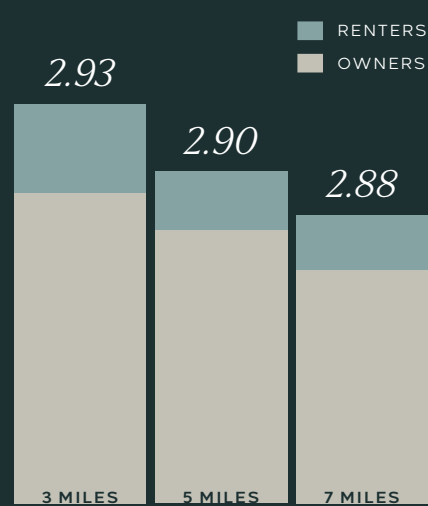
DEMOGRAPHICS



POPULATION



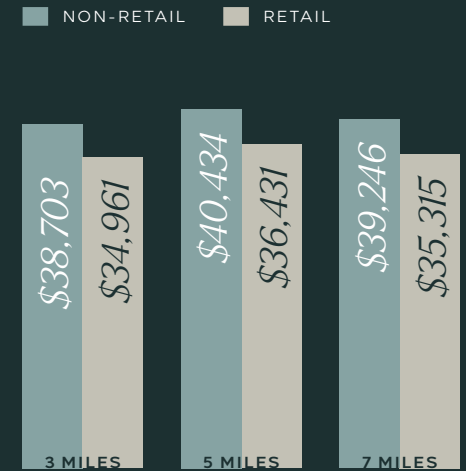
AVERAGE HOUSEHOLD SIZE



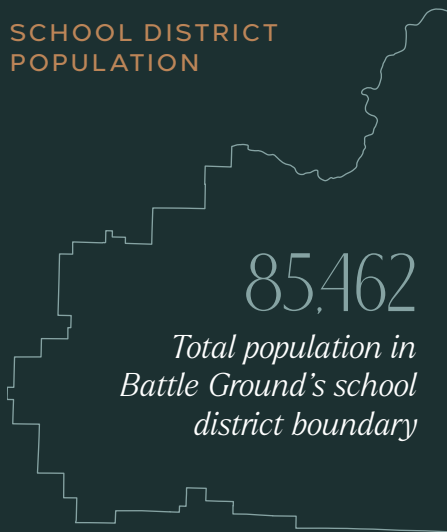
AVERAGE ANNUAL HOUSEHOLD INCOME



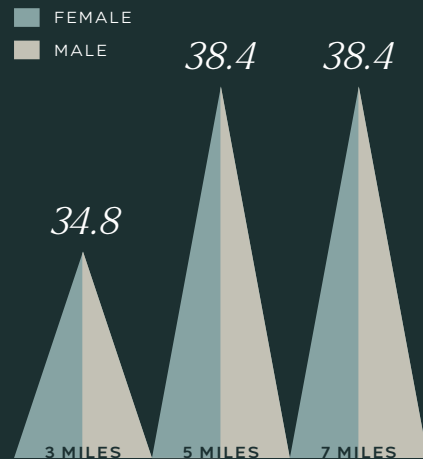
AVERAGE ANNUAL CONSUMER SPENDING



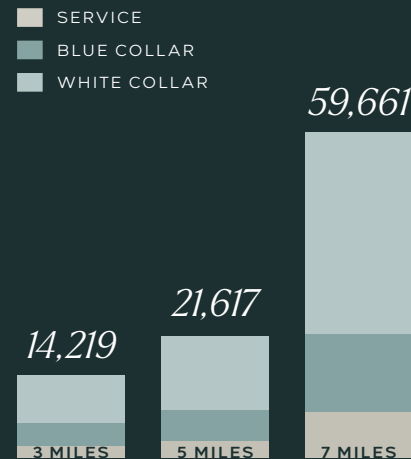
SCHOOL DISTRICT POPULATION



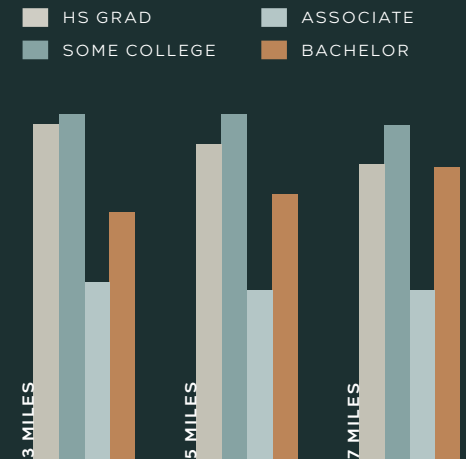
MEDIAN AGE & GENDER



EMPLOYMENT



EDUCATION OVERVIEW 25+



WEST MAIN COMMONS

RETAIL

1305 WEST MAIN STREET, BATTLE GROUND, WA

Retail leasing by

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DEVELOPED BY



EXCLUSIVELY LEASED BY



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