

SOUTHBAY VILLAGE

Marvin Rd. NE. & Hawks Prairie Road NE. Lacey WA 98516

Pad Sites,
Ground Leases,
Build-to-Suit



Property Overview

SouthBay Village is a proposed Neighborhood Retail/Office development site located at the intersection of Hawks Prairie RD. NE and Marvin RD. NE in the Hawks Prairie residential district North of Interstate 5 in Lacey WA. At exit 111. This project will provide services to the existing 7,686 households north of Interstate 5 that do not have any convenient neighborhood retail and office services. In addition there are over 2,300 approved single family lots under construction.

2011 Average Daily Traffic Count – 11,991 VPD

The project is approved for 6 buildings including a Gas Station, Coffee, Mixed use Retail, and a Grocery Anchor

Contact Information :

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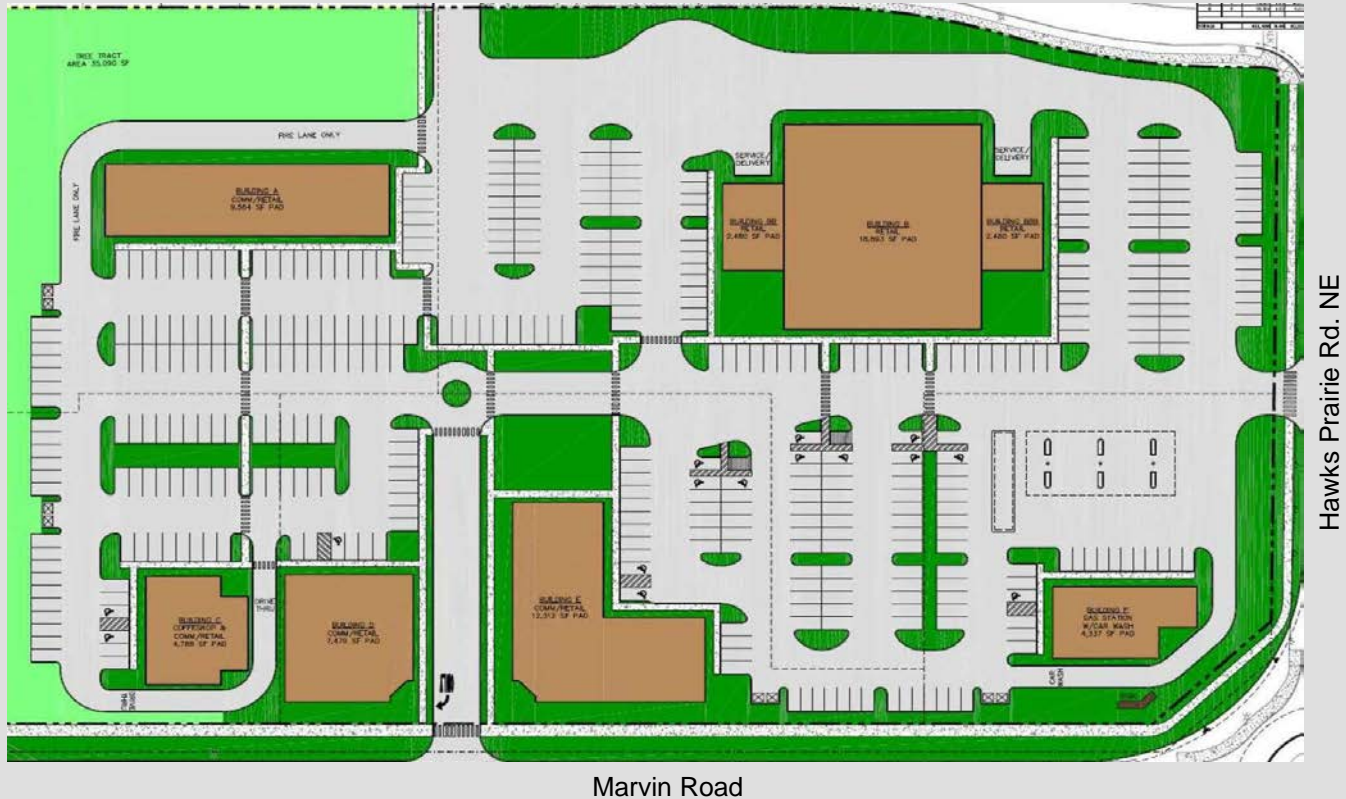
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Property Overview

Pad sites available for sale or lease from 23,700 sf. On up to 9.86 acres.
Space for lease starting from \$24 per square foot
Pad lease prices start at \$2.50 per foot

The property consists of one parcel 9.86 acres in size. Zoning is Community Commercial District. Currently the site is vacant. The approved Site Plan is for a mix of commercial/ retail uses including office, gas station, convenience. All utilities are available/

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Demographics in this photo:

Population 2010:	18,878	3.89% annual growth rate
Housing Units:	7,686	4.19% annual growth rate
2012 Average HH Income:	\$91,045	
2017 Average HH Income	\$101,050	

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At present there are no convenient neighborhood services between the residential neighborhoods and Interstate 5. SouthBay Village is ideally located to capture a rapidly expanding residential and employment market.

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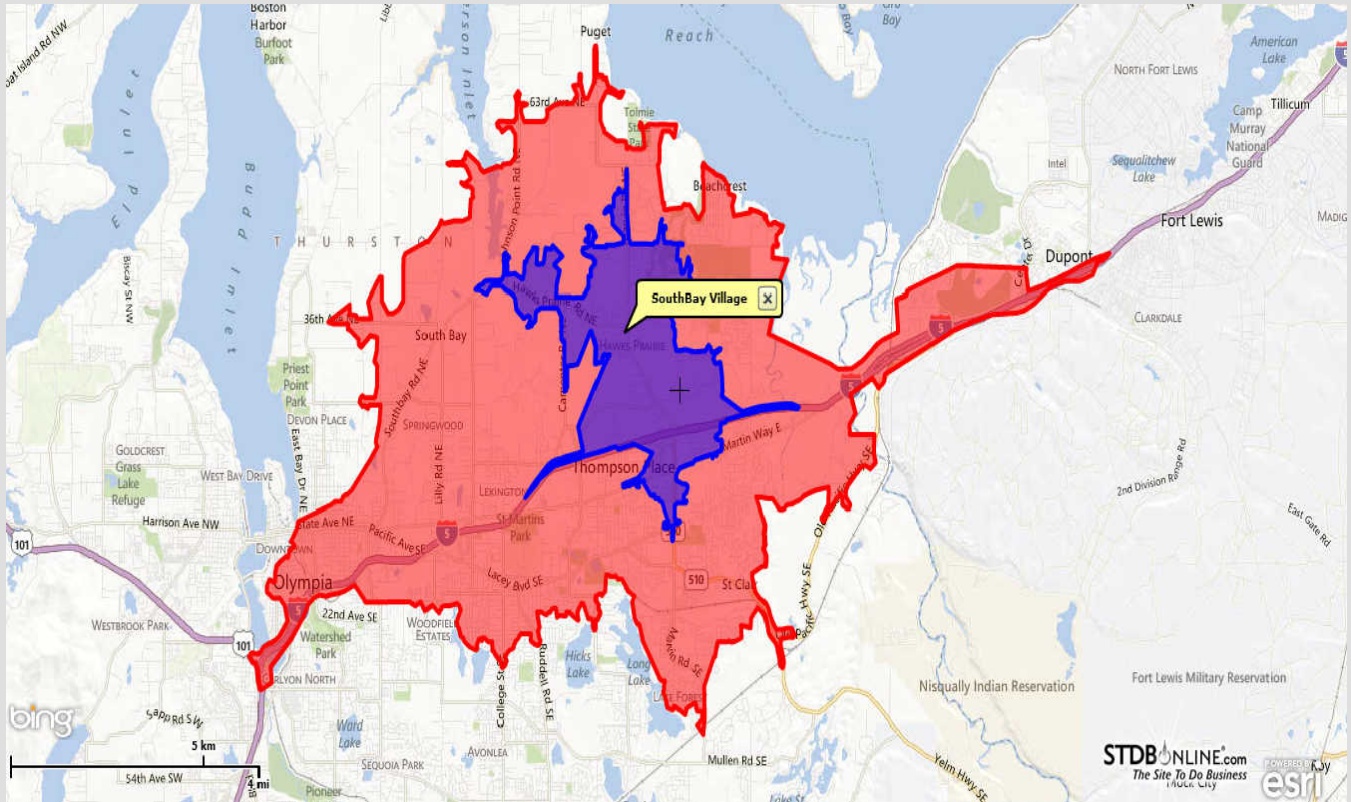
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10 minute drive time population - 42,979
10 minute drive time households - 16,894
5 Minute Average HH Income - \$91,045
10 Minute Average HH Income - \$68,157

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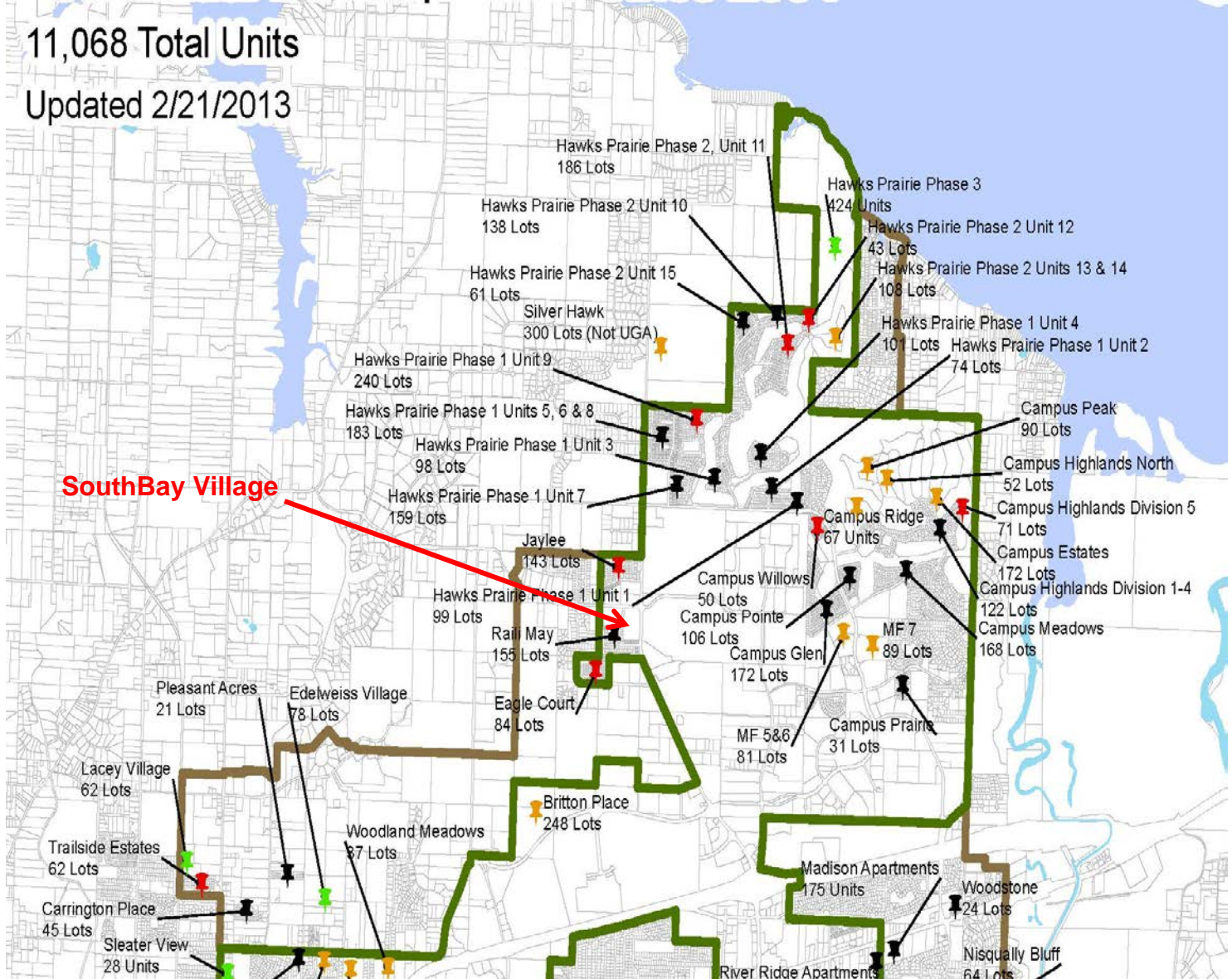
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Lacey and Urban Growth Area Residential Developments Since 2004

11,068 Total Units

Updated 2/21/2013



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SouthBay Village is surrounded by existing residential development and within the fastest growing Neighborhood in Thurston County.

SouthBay Village is also conveniently located next to several employment centers within the Hawks Prairie community

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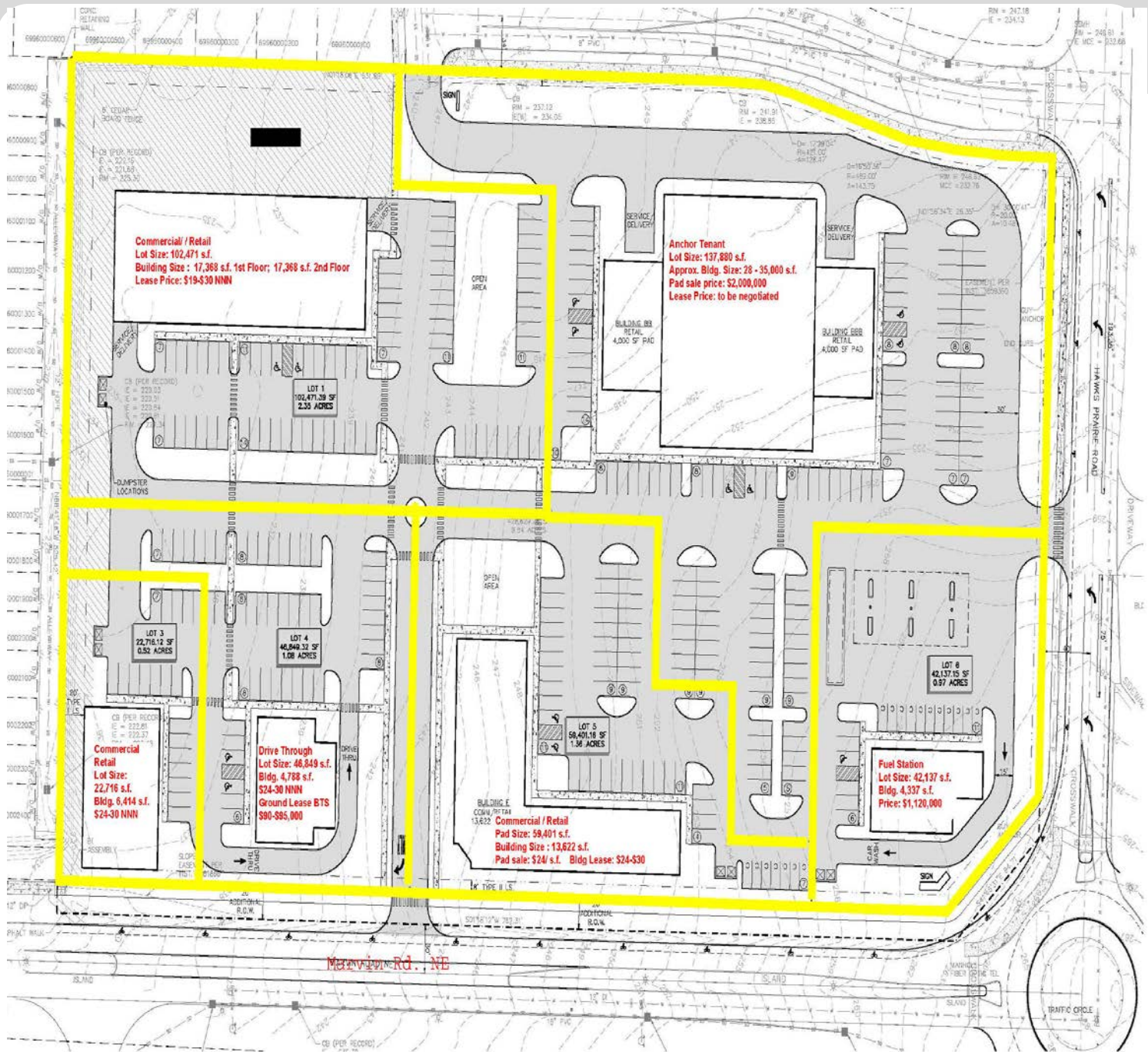
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HAWKS PRAIRIE

SouthBay Village is located in the Hawks Prairie trade area on the north side of I-5 in Lacey WA. This trade area is the fastest growing residential area in Thurston County. In the last several years the retail development has occurred primarily on the south side of I-5. This has left the north side of I-5 un-serviced by retail options. The area has the highest household income in Thurston County and is the focus of rapid residential expansion. In addition all southbound traffic from DuPont and JBLM regularly exit I-5 at this point. The city of Lacey has the area focused for its new urban retail and employment center. The Hawks Prairie population grew by over 75% in the last decade. There are enough approved single family lots to maintain this growth rate for the foreseeable future. In addition there are thousands of acres of available land for additional growth.

THE CITY OF LACEY

Lacey is in Thurston County Washington. Lacey is the preferred leasing area for the State of Washington offices and provides a large core of Government employment to the city. Lacey has established itself today as one of the Puget Sound's most livable and vibrantly economic communities.

Nearly 20% of the city consists of Parks and open space. Its great characteristics are access to Interstate 5, Joint Base Lewis McChord, the close proximity to many lakes, forests, the Nisqually Wildlife Basin and Puget Sound. There are 5 freshwater lakes, four outstanding golf courses, a Regional Sports Complex, miles of paved bicycle paths, and the 3,700 acre Nisqually Wildlife Refuge which is less than 2 miles from Britton Plaza . Recreational opportunities are virtually unlimited.

Lacey now flourishes with warehousing and distribution centers, and a large retirement community in Hawks Prairie. Lacey residents enjoy the highest median household income of any city in Thurston County. Lacey has lead Thurston County in Retail Sales Growth since 2004 with taxable sales growing from \$620,867,000 in 2004 to well over \$1,093,218,000 today. Retail trade volume is driven by a combination of supply and demand factors, including local residential growth and the ability of local businesses to attract purchasers from beyond Thurston County.

In 2011 Lacey had 70% of the housing starts in Thurston County. It is on pace to exceed this in 2013

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