



**COLDWELL
BANKER
COMMERCIAL**
DANFORTH

FOR SALE

BRITTON PLAZA

3 available finished pads. Prices vary call for details.

25xx Marvin Rd NE
Lacey, WA 98516

AVAILABLE SPACE

Lot 4 = .91 acres Lot 5 = 1.91 acres Lot 6 = 1.32 acres

FEATURES

- Three finished sites ready to build on
- Site improvements consist of, rough grading, dry utilities, water, sewer, storm drainage, perimeter sidewalks, curb and gutter
- Offsite improvements are completed
- Over 40,000 VPD on Marvin Road north of I-5

AREA

Located on the North side of Interstate 5 at Exit 111 in Hawks Prairie.



CONTACT

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**COLDWELL BANKER COMMERCIAL
DANFORTH**
33313 1st Way S, Federal Way, WA 98003
253.874.3200



BRITTON PLAZA

25xx Marvin Rd NE, Lacey, WA 98516

SALE



PROPERTY DESCRIPTION

Britton Plaza is a developing retail and office project in Hawks Prairie. The project is anchored by an existing 28,500 square foot Providence Medical Center. Additional tenants include Restaurants, Pharmacy, Financial Services, Dental, Eye Care. Positioned at the primary crossroads of the fastest growing area in Thurston County. Over 5,500 daytime employment serviced by this location. Thousands of new homes occupied and under construction create a large trade area population that drive through this crossroads. Several new and proposed commercial projects in the trade area are predicted to bring an additional 1,000 jobs.

Lacey has been named in Money's "100 Best Places To Live In America" and is one of only two Washington cities to make the list.

LOCATION DESCRIPTION

Located on the North side of Interstate 5 at Exit 111 in Hawks Prairie.

SITE DESCRIPTION

9 building retail and office project at the intersection of Britton Parkway and Marvin Road.

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LOCATION INFORMATION

Building Name	Britton Plaza
Street Address	25xx Marvin Rd NE, Lacey, WA 98516
City, State, Zip	Lacey, WA 98516
County	Thurston
Market	Lacey
Sub-Market	Hawks Prairie
Cross-Streets	Marvin Road & Britton Parkway
Signal Intersection	Roundabout
Nearest Highway	Interstate 5 Exit 111 (Marvin Rd.) is two blocks south

PROPERTY INFORMATION

Number Of Lots Available	3
Lot 4 - 39,684 SF	Approved for 7,300 sf Bldg Great for Office or Service \$20 psf
Lot 5 - 83,273 SF	Approved for 18,170 sf Bldg Great for Grocery, Retail, Office or Hotel \$20 psf
Lot 6 - 57,418 SF	Approved for 6,750 sf Bldg Great for Sit down restaurant, Retail Britton Parkway frontage \$23 psf



PROPERTY HIGHLIGHTS

- Three finished sites ready to build on.
- Site improvements consist of rough grading, dry utilities, water, sewer, storm drainage, perimeter sidewalks, curb and gutter.
- Offsite improvements are completed.
- Purchaser responsible for tying into utility stubs, transformer & pad, conduit to their building, paving and landscaping of their site

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BRITTON PLAZA

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SALE

2009
Population north of I-5 10,000+ residents



2019
Population north of I-5 21,000+ residents



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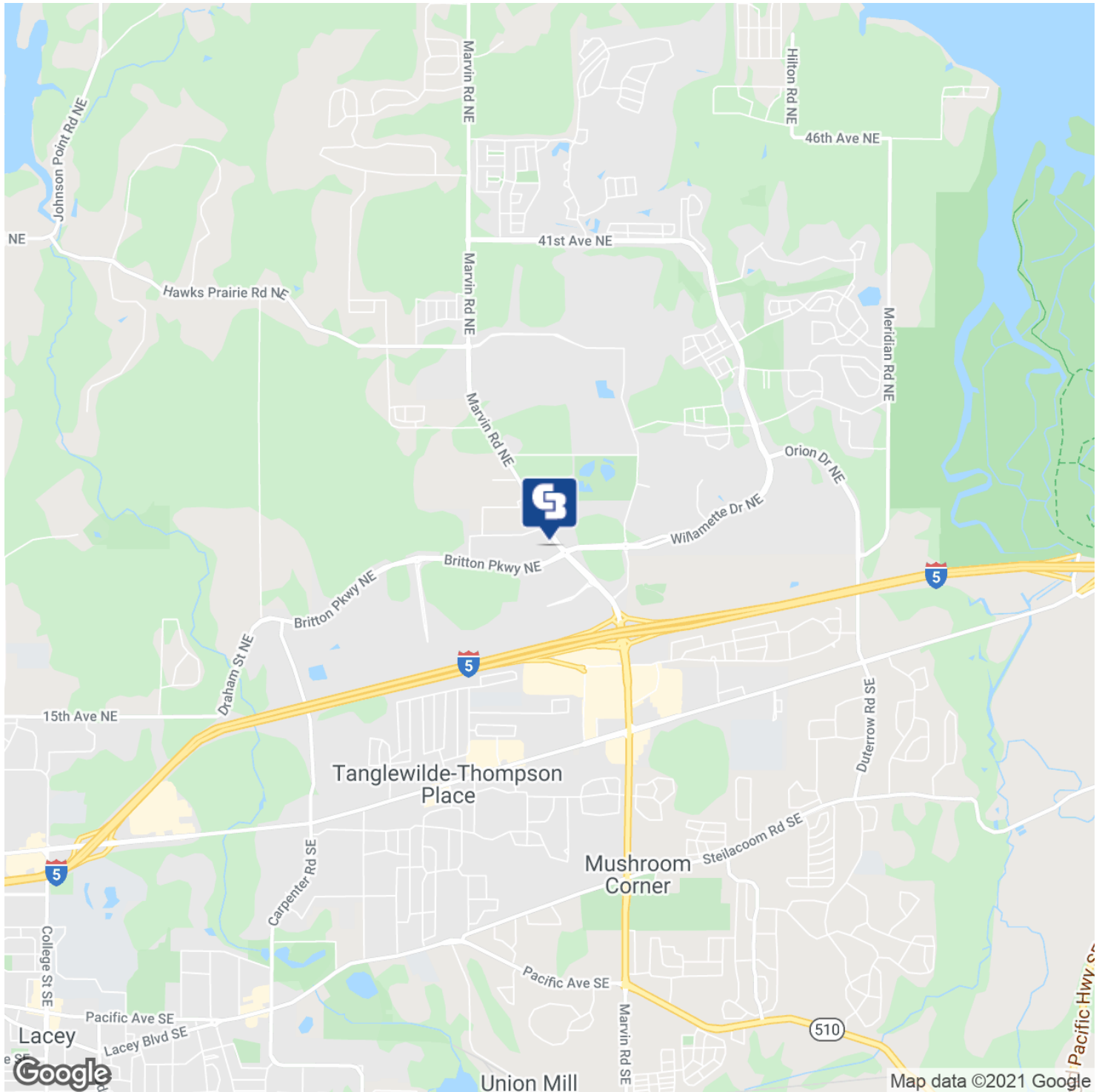
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