

Crosspointe Plaza – Airway Heights, WA



Location: NEC Hayford Road & Sunset Hwy.

Development Summary (Proposed)

Crosspointe Plaza:	34.53 acres (250,000+/- SF of bldg. area)
Cedar Summit Estates:	29.67 acres (416 apartment units)
Sekani at Crosspointe:	69.48 acres (254 homes planned)
Comm./Lt. Ind.:	9.76 acres (64,500+/- SF of bldg. area)
Mini-storage:	3.77 acres (61,300+/- SF of bldg. area)
Total Development:	147.21 acres

2008 Estimates	3 Mile	5 Mile	10 Mile
Population	6,291	18,772	245,441

2008 Estimated H.H.I.s	3 Mile	5 Mile	10 Mile
Median H.H. Income	\$39,315	\$43,837	\$42,632
Average H.H. Income	\$45,660	\$52,962	\$53,773

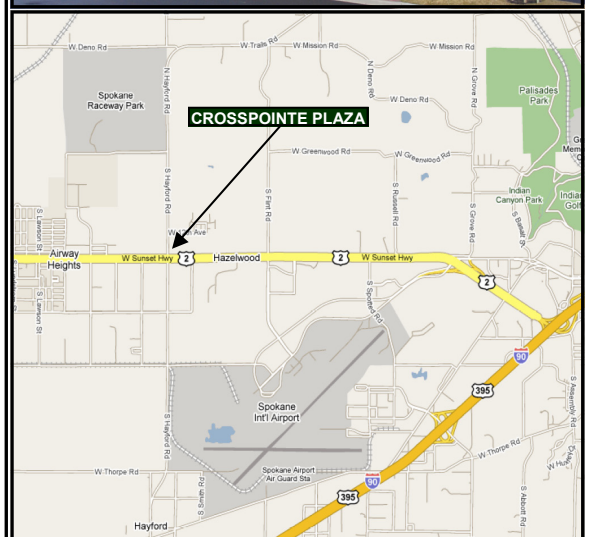
Average Daily Traffic Counts

Sunset Hwy./SR 2 (2004):	East - 23,000	West - 24,000
Hayford Rd. (2001/2002):	North - 8,100	South - 3,900

Severely under-retailed market

High growth market on highly traveled Sunset Hwy./SR 2

Surrounded by existing & new residential neighborhoods



DEVELOPER:

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ARCHITECT:

Russell Page Architects, P.C.
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GENERAL CONTRACTOR:

Vandervert Construction, Inc.
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