

SOUTHBAY VILLAGE

Marvin Rd NE & Hawks Prairie Rd NE,
Lacey WA 98516



COLDWELL
BANKER
COMMERCIAL
DANFORTH

\$18 per Square Foot for finished, ready to build lots.



- Zoning: CCD Community Commercial District
- **Approved for Mixed use development residential/retail**
- Lot 4 approved for drive through
- Water, sewer and storm in place
- Access from Marvin Road and Hawks Prairie Blvd
- Large daytime employment in area – over 5,800 employees
- Intersection of primary roads serving Hawks Prairie
- 1.4 miles to I-5
- Limited retail and professional services exist in this rapidly expanding trade area



Kim Adams, CCIM
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33313 1st Way South
Federal Way, WA 98003

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Conceptual Site Design



MIXED USE RESIDENTIAL / RETAIL & OFFICE PAD OPPORTUNITIES AVAILABLE

The Property

- 5 pads available all or part – for sale, ground leases or build to suit
- Southbay Village is primarily a mixed use development with office and retail space with residential allowed above ground floor
- Drive-through opportunities
- Great location for neighborhood services, grocery, medical or dental
- Lots are ready with all underground in place including sewer, water and storm

Location

- Located at the intersection of Marvin Road NE & Hawks Prairie Road NE
- I-5 Exit 111 for Marvin Road
- Fastest growing area of Thurston County
- Olympia/Lacey subarea
- 20 minutes to Tacoma
- 15 minutes to Joint Base Lewis-McChord

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Pipeline Residential projects in for permits, permitted and under development

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Cost of Living	
Thurston County	112.1
Pierce County	119.7
King County	151.7
National Average	100



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