

FOR SALE

LAKEWOOD COMMERCIAL FREEWAY SITE

12311 - 12321

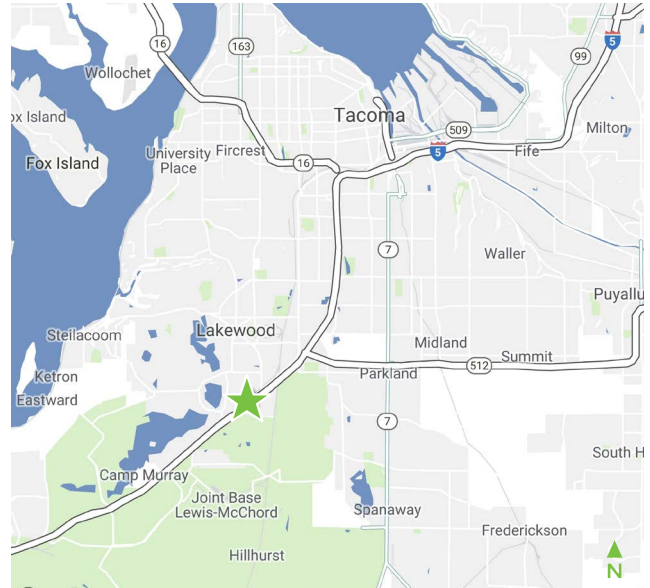
PACIFIC HWY SOUTH

Lakewood, WA 98499



PROPERTY DETAILS

- + ±1.45 acres (±64,000 SF)
- + \$22 PSF
- + Zoning: C1, City of Lakewood
- + Excellent exposure along I-5 & Pacific Hwy South
- + Frontage:
 - 141' on Pacific Hwy
 - 210' on I-5
- + 338' depth
- + Excellent access to I-5
- + Between two major interchanges (Bridgeport Way & Gravelly Lake Dr)
- + Ideal auto, truck, self-storage development site



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CBRE

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PACIFIC HWY S
Lakewood, WA 98499



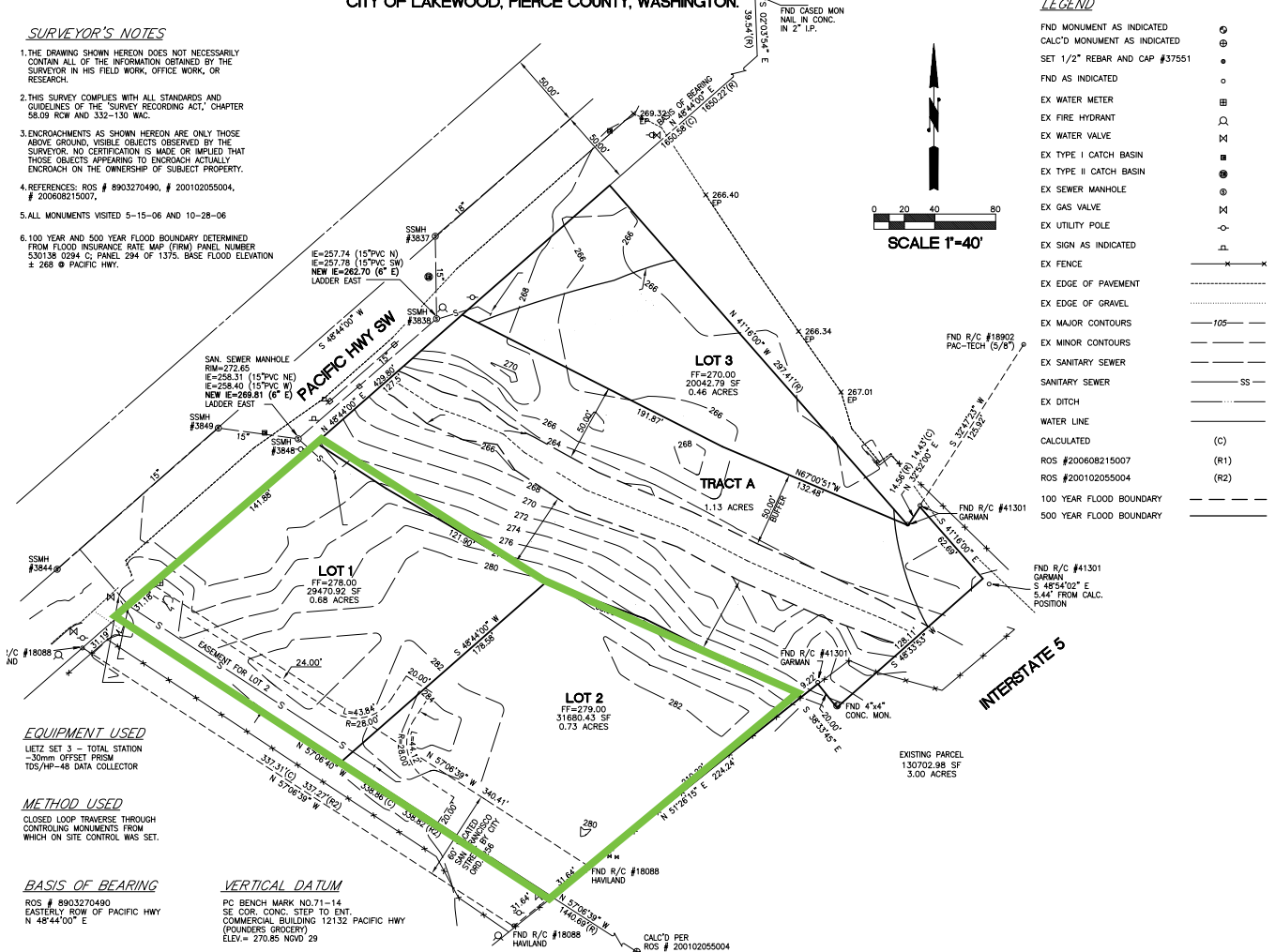
SITE PLAN

ROBERSON SHORT PLAT A PORTION OF THE NE 1/4 OF THE SE 1/4, SEC. 11, TWP. 19 N., RGE. 2 E., W.M. AND A PORTION OF THE NW 1/4 OF THE SE 1/4, SEC. 11, TWP. 19 N., RGE. 2 E., W.M. CITY OF LAKEWOOD, PIERCE COUNTY, WASHINGTON.

SHEET 2 OF 2

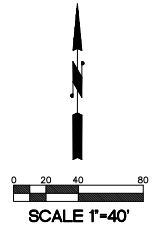
SURVEYOR'S NOTES

1. THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
2. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332-130 WAC.
3. ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR. NO CERTIFICATION IS MADE OR IMPLIED THAT THOSE OBJECTS APPEARING TO ENCROACH ACTUALLY ENCROACH ON THE OWNERSHIP OF SUBJECT PROPERTY.
4. REFERENCES: ROS # 8903270490, # 200102055004, # 200808215007.
5. ALL MONUMENTS VISITED 5-15-06 AND 10-28-06
6. 100 YEAR AND 500 YEAR FLOOD BOUNDARY DETERMINED FROM FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 530138 0294 (C) PANEL 294 OF 1375. BASE FLOOD ELEVATION ± 268 @ PACIFIC HWY.



LEGEND

FND MONUMENT AS INDICATED	⊙
CALC'D MONUMENT AS INDICATED	⊙
SET 1/2" REBAR AND CAP #37551	●
FND AS INDICATED	○
EX WATER METER	⊕
EX FIRE HYDRANT	⊕
EX WATER VALVE	⊕
EX TYPE I CATCH BASIN	⊕
EX TYPE II CATCH BASIN	⊕
EX SEWER MANHOLE	⊕
EX GAS VALVE	⊕
EX UTILITY POLE	⊕
EX SIGN AS INDICATED	⊕
EX FENCE	—X—X—
EX EDGE OF PAVEMENT	-----
EX EDGE OF GRAVEL	-----
EX MAJOR CONTOURS	---105---
EX MINOR CONTOURS	-----
EX SANITARY SEWER	-----
SANITARY SEWER	SS
EX DITCH	-----
WATER LINE	-----
CALCULATED	(C)
ROS #200808215007	(R1)
ROS #200102055004	(R2)
100 YEAR FLOOD BOUNDARY	-----
500 YEAR FLOOD BOUNDARY	-----



EQUIPMENT USED

LEITZ SET 3 - TOTAL STATION
-30mm OFFSET PRISM
TDS/HP-48 DATA COLLECTOR

METHOD USED

CLOSED LOOP TRAVERSE THROUGH CONTROLLING MONUMENTS FROM WHICH ON SITE CONTROL WAS SET.

BASIS OF BEARING

ROS # 8903270490
EASTERLY ROW OF PACIFIC HWY
N 48°44'00" E

VERTICAL DATUM

FC BENCH MARK NO 71-114
SE COR. CONC. STEP TO ENT.
COMMERCIAL BUILDING 12132 PACIFIC HWY
(PONDREUS GROCERY)
ELEV. = 270.85 NAVD 29

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