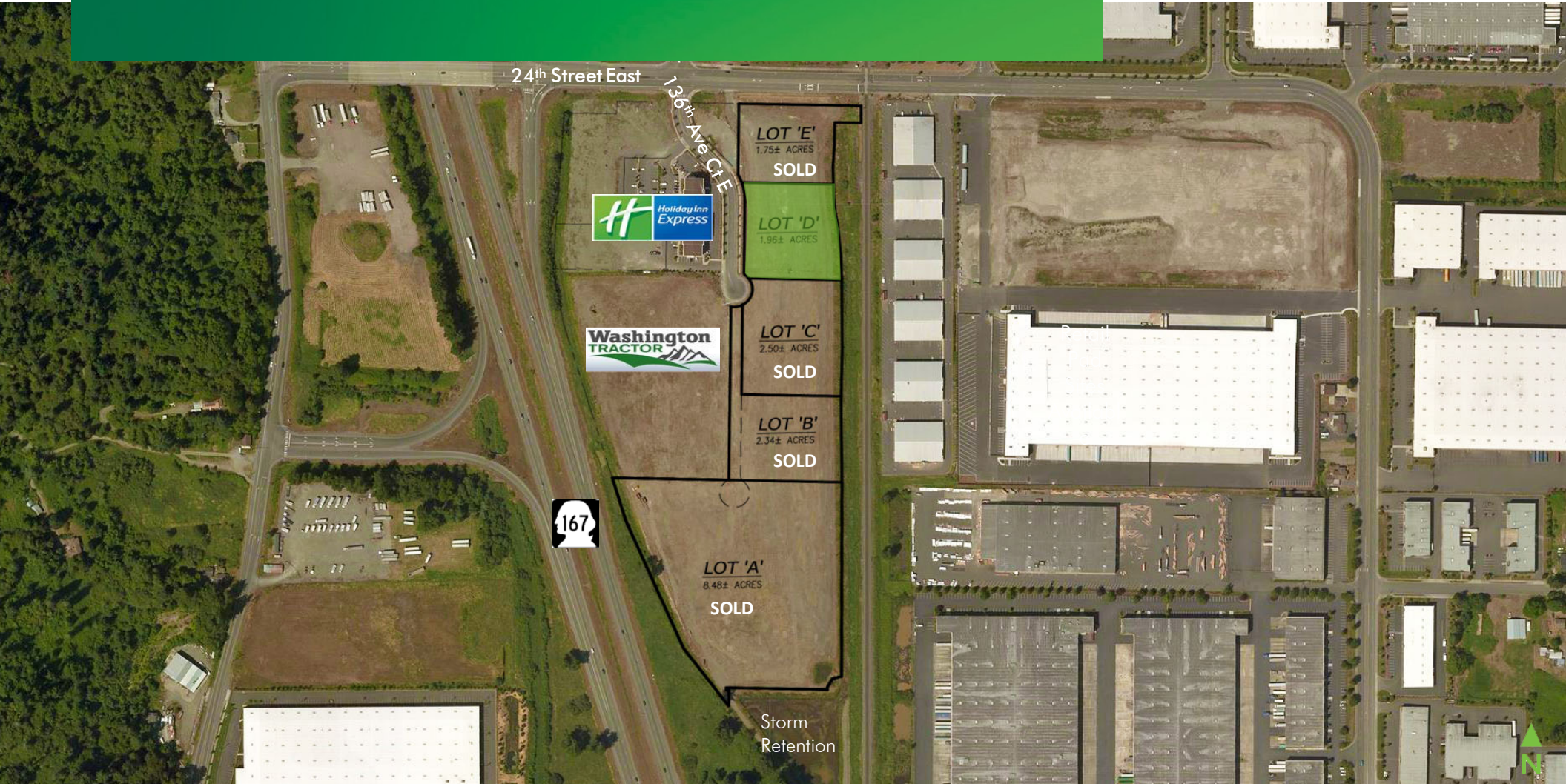


COMMERCIAL PAD SITE

SUMNER, WA





PROPERTY DESCRIPTION

- + Lot D: ±1.96 acres
- + Zoning - Interchange Commercial, City of Sumner
- + Natural Gas – Puget Sound Energy
- + Electric – Puget Sound Energy
- + Water – City of Sumner
- + Sewer – City of Sumner



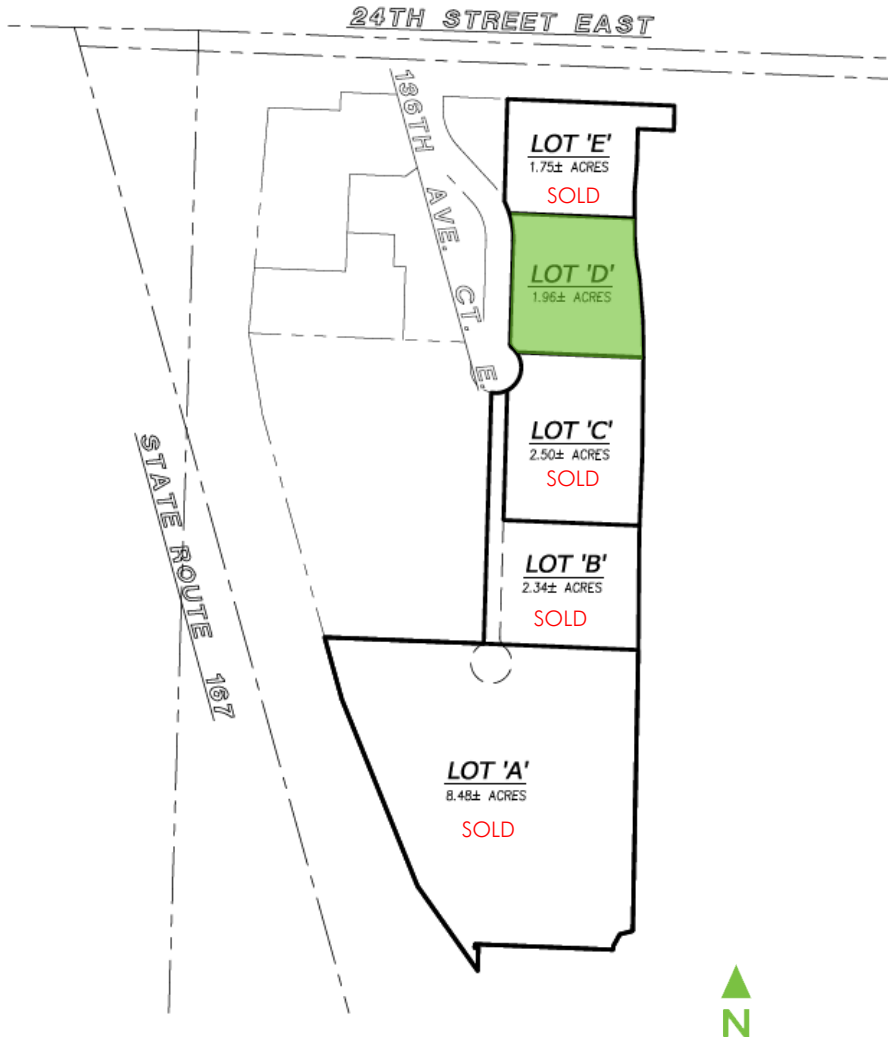
PROPERTY FEATURES

- + Level site, graded, filled and SEPA approved
- + Close to Highways 512, 410, and Interstate 5
- + Located at 24th Street East and Highway 167 interchange
- + Great visibility - freeway frontage
- + Storm retention will be maintained by City of Sumner
- + Existing 12" city water main along all parcels
- + 92,000 VPD on 24th Street East and Hwy 167
- + New signal light at 24th St E and 136th Ave E
- + Daytime Population:
 - 1 mile: 4,359
 - 3 miles: 55,874
 - 5 miles: 165,339





PARCEL MAP



Lot	Size Acres ±	Price SF	Status
E	±1.75	\$16.00	SOLD
D	±1.96	\$16.00	Available
C	±2.50	\$14.00	SOLD
B	±2.34	\$14.00	SOLD
A	±8.48	\$15.00	SOLD





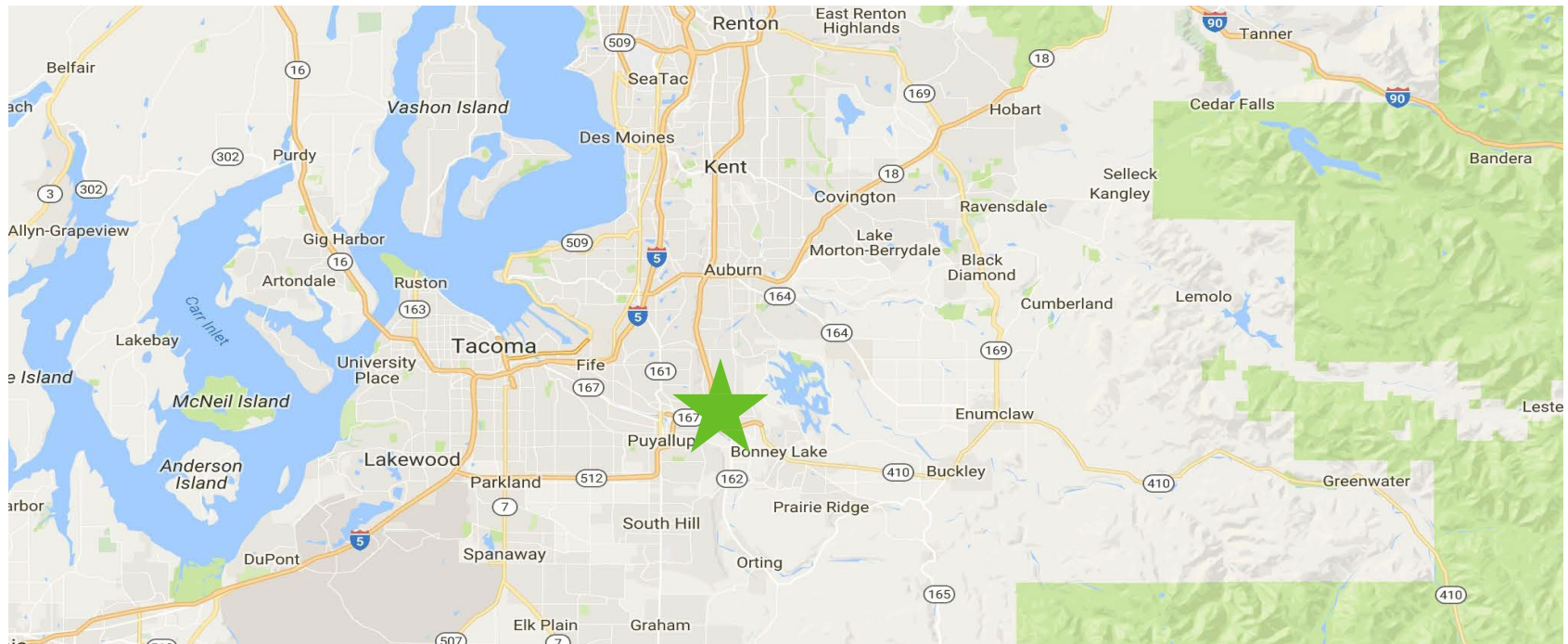
AREA INFORMATION

2019 ESTIMATED DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	1,092	60,073	159,910
Average HH Income	\$103,067	\$98,632	\$95,319
Daytime Population	4,359	55,874	165,339

2019 ESTIMATED TRAFFIC COUNTS

Road	Vehicles Per Day
24 th Street East & Hwy 167	92,000



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CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior

written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and

information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.
Rb 01.03.20



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