

FOR LEASE

HAWKS PRAIRIE CENTER

8205 Martin Way E, Lacey, WA 98516



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Executive Summary



PROPERTY SUMMARY

Available SF: 1,100 - 2,646 SF

Lease Rate: \$21.00 SF/yr (NNN)

Lot Size: 5.26 Acres

Building Size: 60,124 SF

Year Built: 1987

Zoning: GC, General Commercial

Market: Lacey

Sub Market: Hawks Prairie

Cross Streets: Marvin Road

PROPERTY OVERVIEW

Grocery anchored neighborhood center located on the corner of Martin Way and Marvin Rd in Hawks Prairie

PROPERTY HIGHLIGHTS

- Strong national tenant lineup; Grocery Outlet, Jack In The Box, Dutch Brothers Coffee, JP Morgan Chase Bank, Subway, H & R Block, Hairmasters, Allstate, etc.
- 30,000 + daily traffic counts
- Located one block south of I5 diamond interchange
- Great parking
- Easy in and out access
- Excellent visibility
- Tenant improvements available for qualified tenants

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Available Spaces

Lease Rate:	\$21.00 SF/YR (NNN)	Total Space	5,276 SF
Lease Type:	NNN	Lease Term:	Negotiable

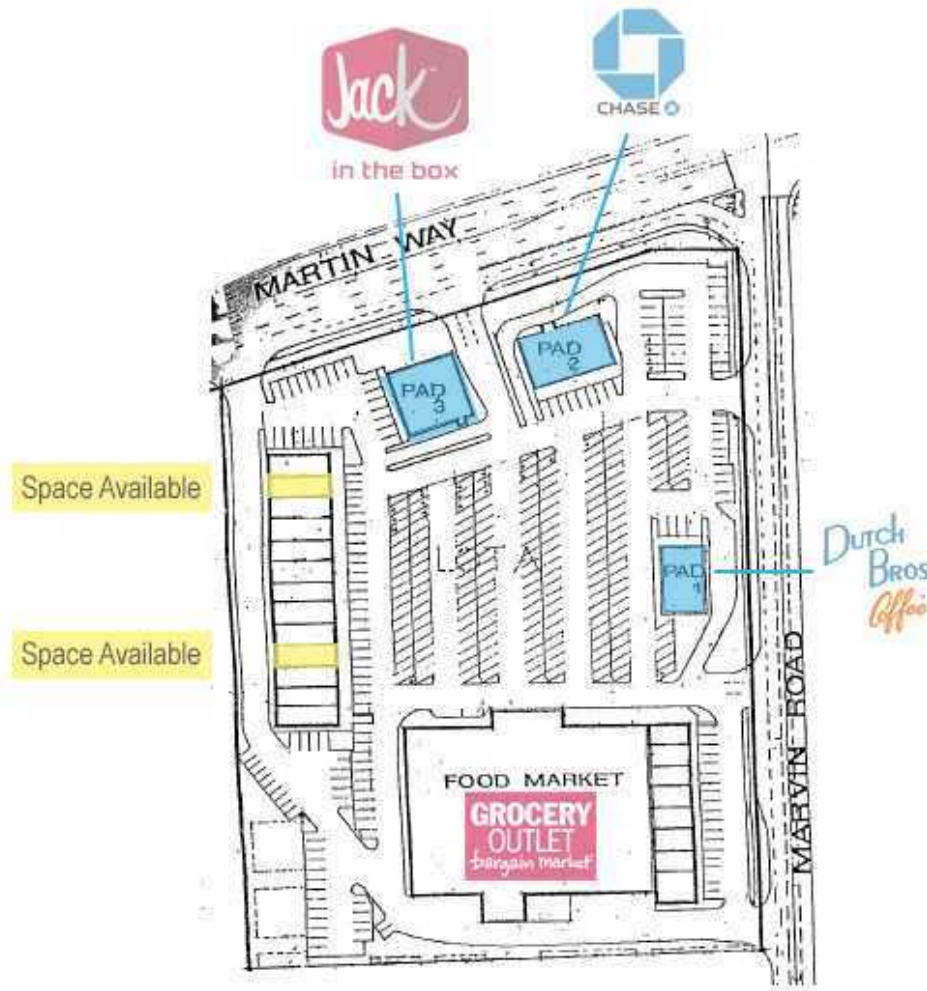
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Hawks Prairie Shopping Center	Strip Center	\$21.00 SF/YR	NNN	1,530 SF	Negotiable	Old College Cleaners space. T.I. available. Located between Happy Teriyaki and Palm Beach Vapes. Space is 1,530 sf, includes one bathroom.
Hawks Prairie Shopping Center	Strip Center	\$21.00 SF/YR	NNN	2,646 SF	Negotiable	Former liquor store next to At&T. Great visibility and foot traffic. T.I. available for qualified Tenant.
Hawks Prairie Shopping Center	Strip Center	\$21.00 SF/YR	NNN	1,100 SF	Negotiable	Old Edward Jones office space. 1 private office, reception, bathroom, and large open work area.

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Site Map



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Additional Photos

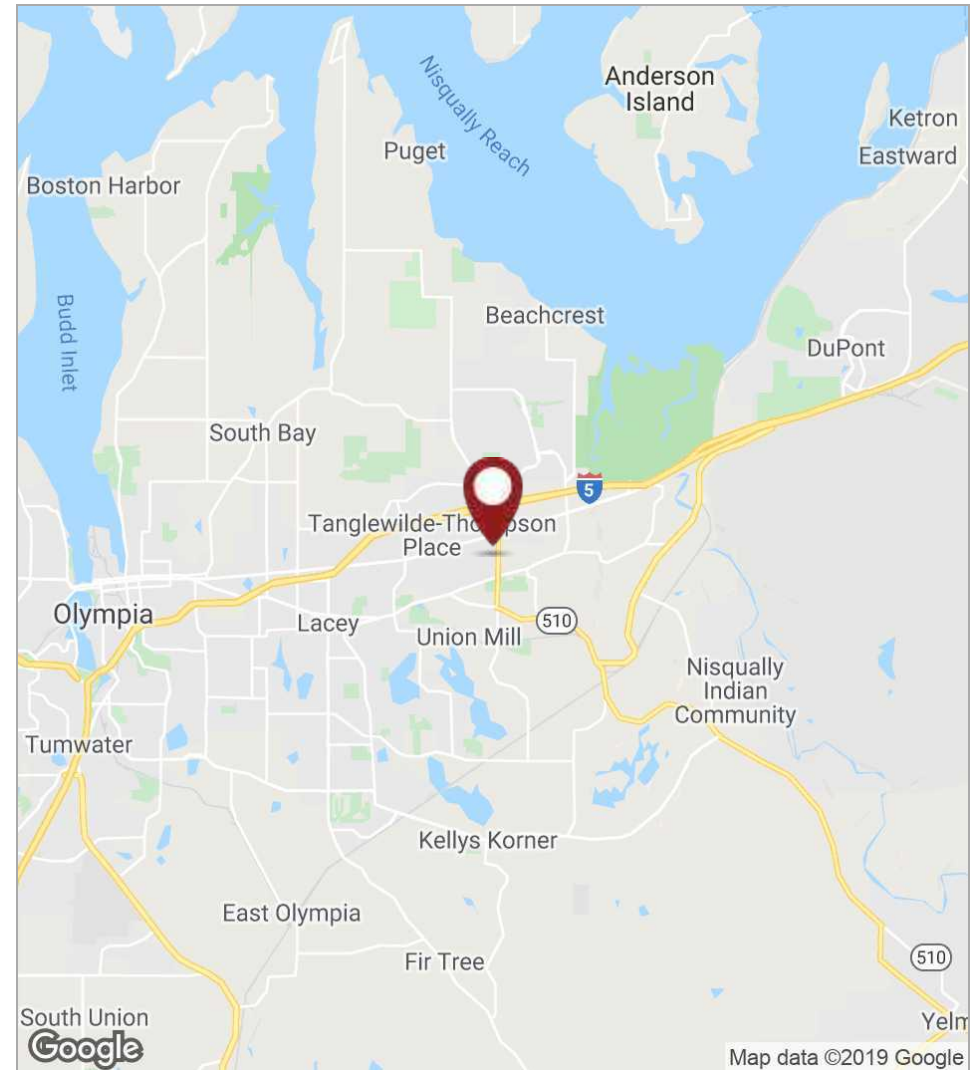
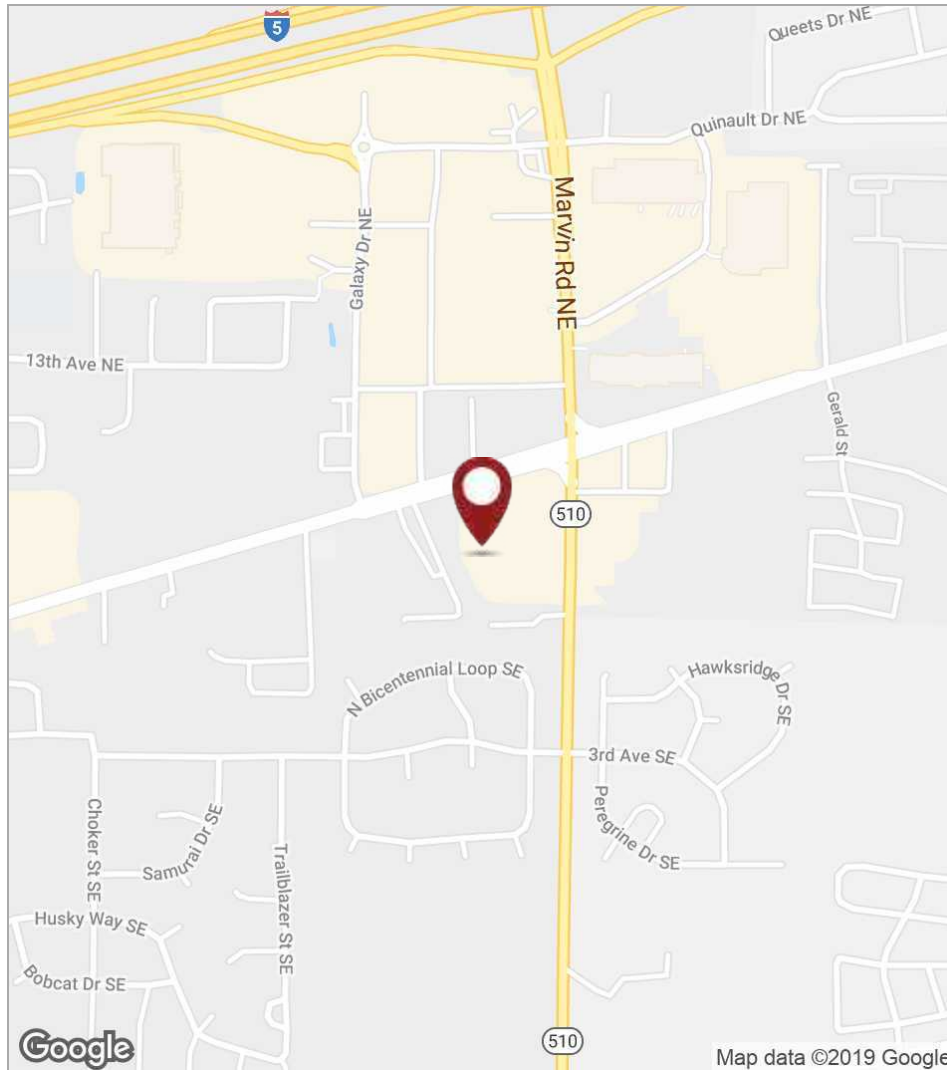


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Location Maps

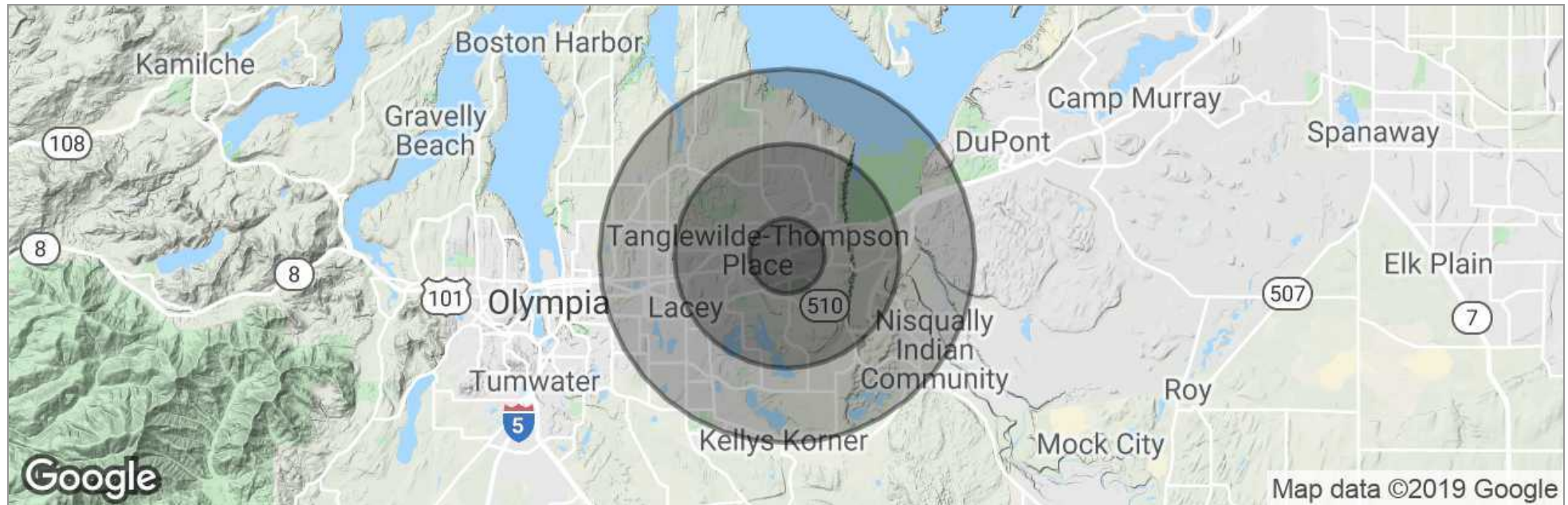


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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	8,251	42,011	99,217
Population Density	2,626	1,486	1,263
Median Age	32.5	36.4	37.1
Median Age (Male)	33.7	37.2	36.9
Median Age (Female)	31.0	35.6	37.5
Total Households	3,395	16,881	39,885
# of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$64,216	\$73,843	\$72,739
Average House Value	\$308,412	\$296,962	\$283,078

* Demographic data derived from 2010 US Census

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Retailer Map



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