

# LEASE

## ROCHESTER COMMERCIAL LAND

19843 Old Hwy 99 SW Rochester, WA 98579



### OFFERING SUMMARY

Lease Rate:	\$0.15 SF/month
Lease Type:	Triple Net (NNN)
Available Acreage:	0.5 - 12.83 Acres

### PROPERTY OVERVIEW

First time hitting the market in a very long time, this is your opportunity to secure a long term ground lease for one of the fastest-growing retail areas along the I-5 corridor between Portland & Seattle. "Arterial Commercial" zoning allows for a wide variety of uses. Ground Leasing is a great way to bring much needed commercial space to market quickly and affordably! Join McDonalds, DQ, Jack in the Box, Starbucks, Shell, AM/PM at the exit to the Great Wolf Lodge. 69,000 VPD on I-5 and 24,000 VPD on Old Hwy 99. Landlord is willing to lease between 0.5 acres and 12.83 acres.

### PROPERTY HIGHLIGHTS

- I-5 frontage
- Located in an Opportunity Zone
- Cleared, graded with all utilities available
- Roundabout at access point to property
- Highly visible freeway services location
- Landlord is willing to lease between 0.5 acres and 12.83 acres

**Cameron Wilson, CCIM**  
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**Bob Fredrickson, CCIM**  
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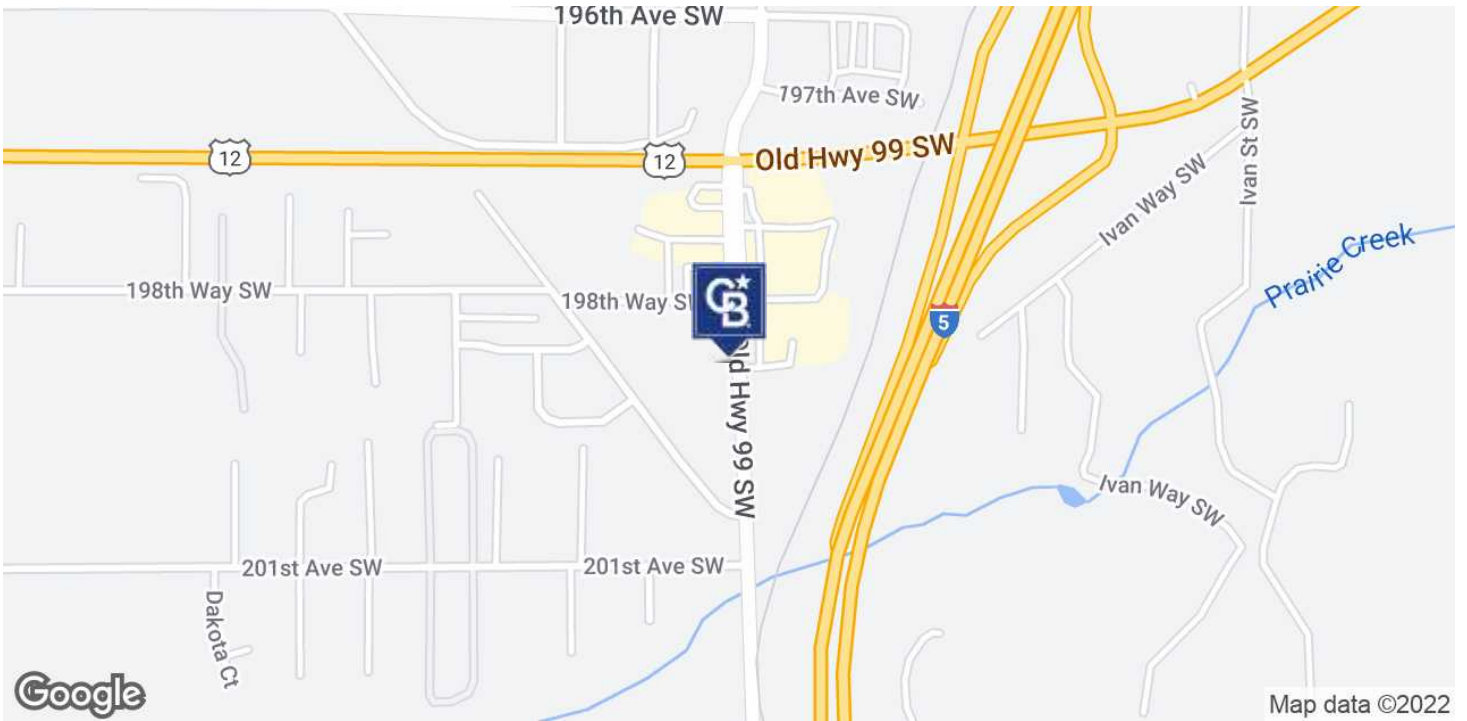


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