

BUILD TO SUIT/GROUND LEASE | 1020 N STRATFORD RD MOSES LAKE, WA 98837

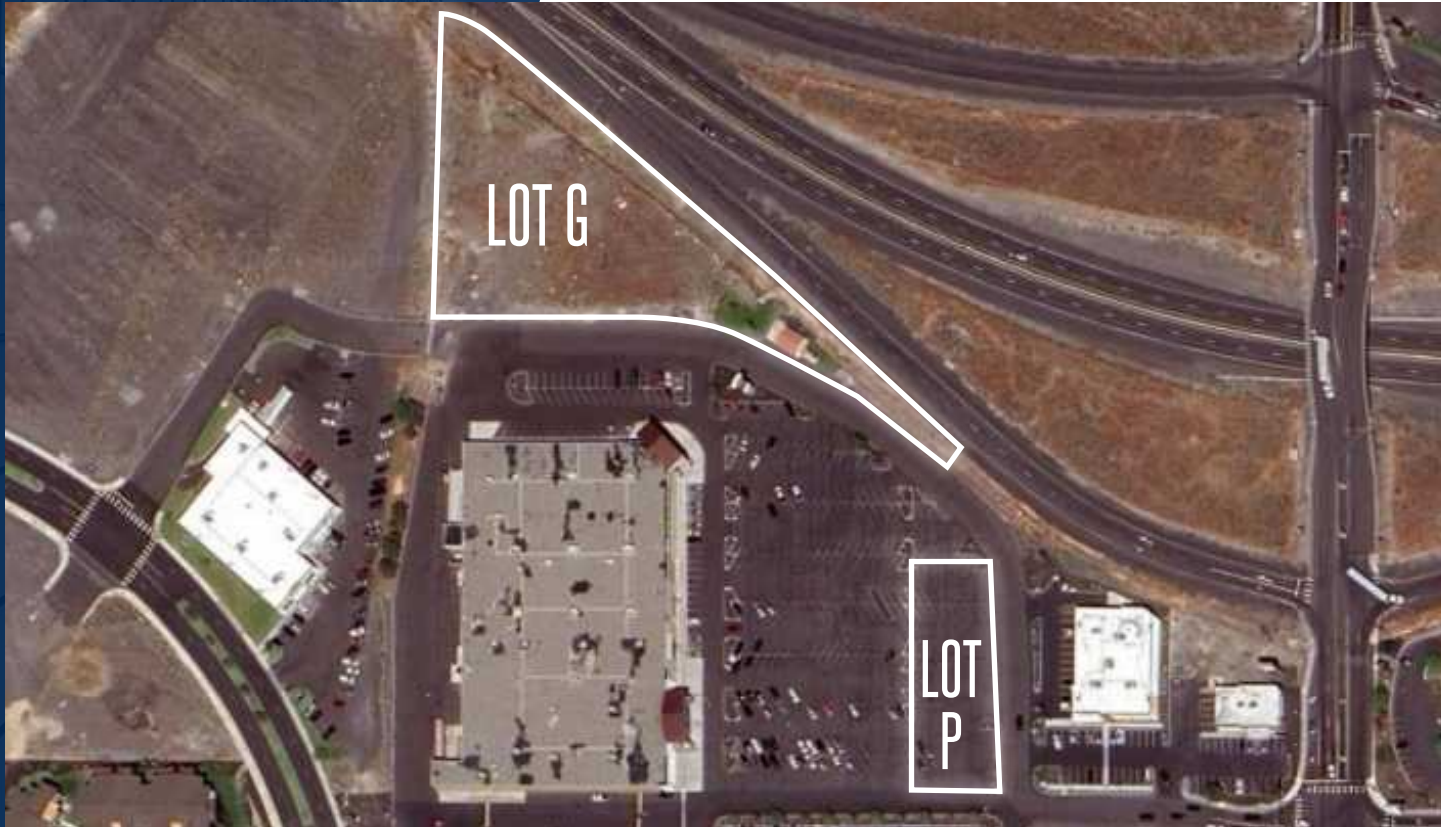
Marcus & Millichap



Mike Horner // 360.620.5575 // Seattle, WA

1020 N Stratford Rd, Lot G & P

SUMMARY



.45 ACRES
19,533 SF

Lot Size P

2.38 ACRES

Lot Size G

23,130± ADT

North Stratford Road at Hwy 17

Traffic Counts

Marcus & Millichap

C-2

Zoning

TBD

Rent Lot G & P

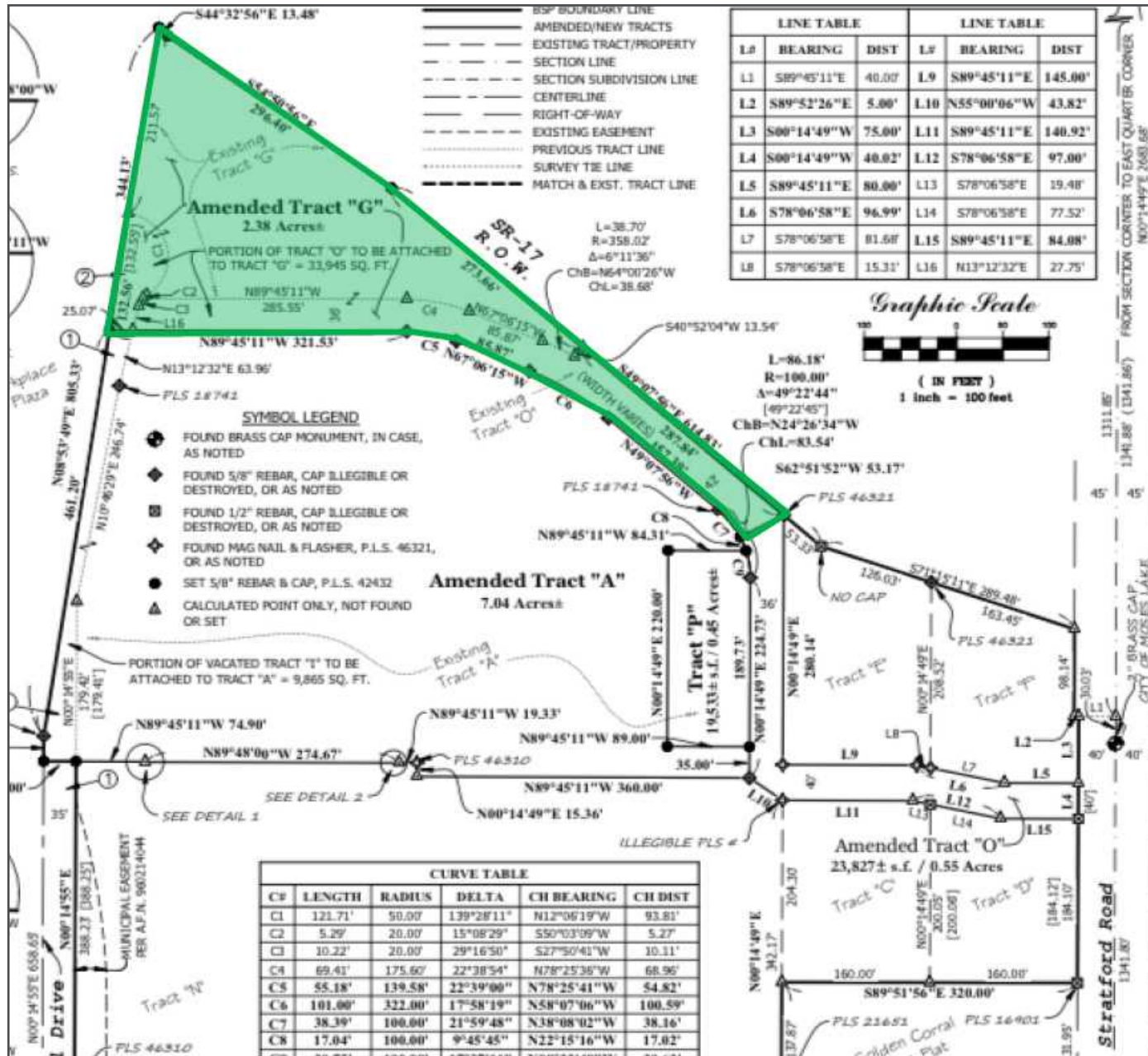
NNN/\$3.36 PSF

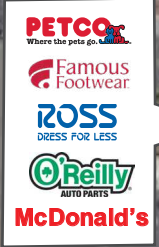
Lease Type

SITE OVERVIEW



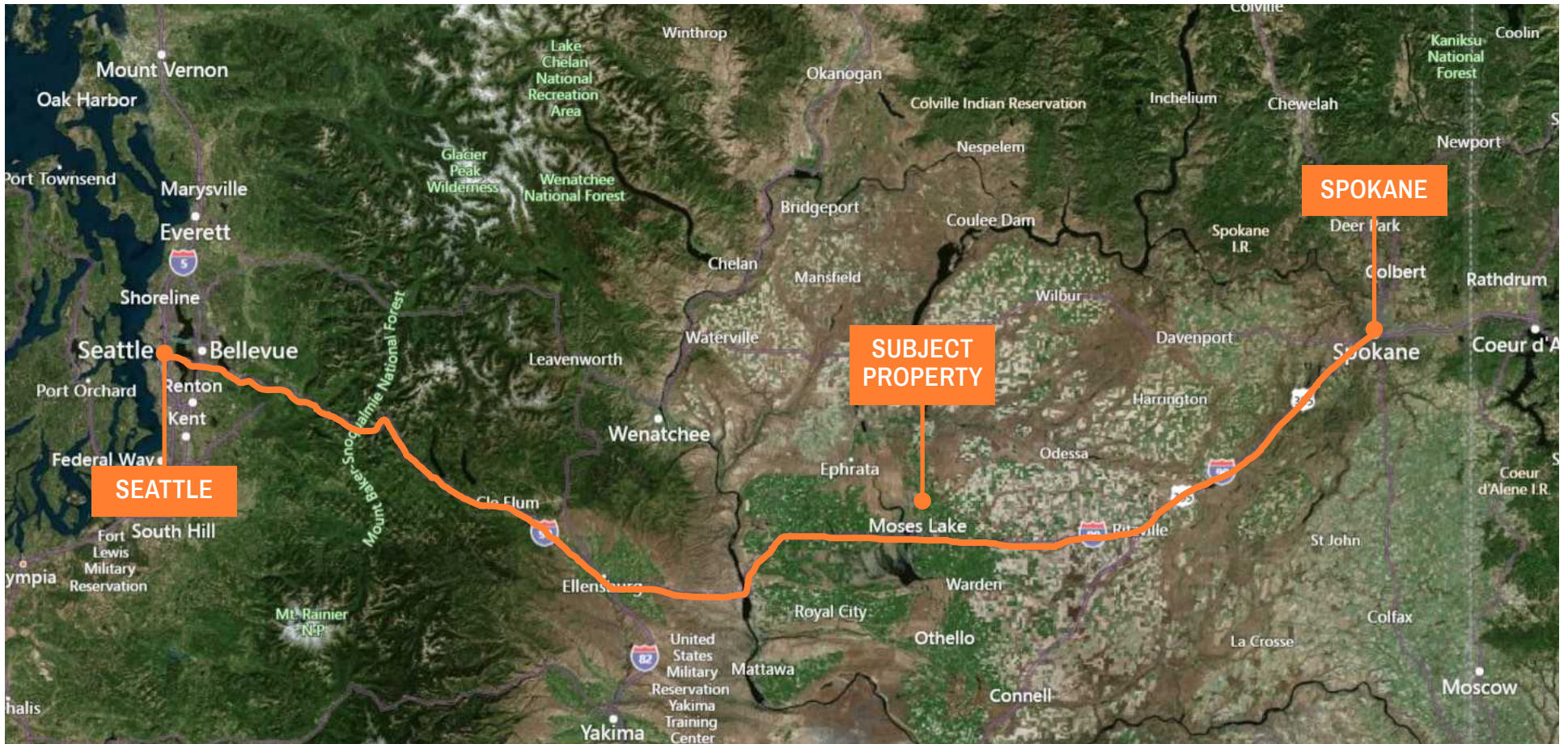
PARCEL MAP LOT G





RETAILER MAP

Lot G & P is in close proximity with many national retailers and restaurant chains





Moses Lake

LOCAL DEMOGRAPHICS

POPULATIONS	1 Mile	5 Miles	10 Miles
Est. 2022 Population			
Total Population	5,848	41,623	45,553
2027 Projection			
Total Population	6,254	44,473	48,675

HOUSEHOLDS	1 Mile	5 Miles	10 Miles
Est. 2022 Households			
Total Households	2,184	14,891	16,207
2027 Projections			
Total Households	2,340	15,969	17,381
2022 Avg. Household Income			
Total Household Income	\$63,929	\$80,673	\$87,262
2027 Projected Avg. Household Income			
Total Household Income	\$71,480	\$97,712	\$99,000

EDUCATIONAL ATTAINMENT	1 Mile	5 Miles	10 Miles
Est. 2022 Education			
Total Population Age 25+	3,575	25,971	28,547
Grade K - 8	8.6%	4.7%	4.6%
Grade 9 - 12	10.5%	8.8%	8.5%
High School Graduate	32.5%	28.9%	29.0%
Associates Degree	10.3%	12.0%	12.1%
Bachelor's Degree	8.2%	13.0%	13.0%
Graduate Degree	4.7%	6.1%	6.0%
Some College, No Degree	21.5%	24.9%	25.0%
No Schooling Completed	3.7%	1.7%	1.7%

Projected 2027 Education			
Total Population Age 25+	3,849	27,882	30,648
Grade K - 8	8.6%	4.7%	4.6%
Grade 9 - 12	10.4%	8.8%	8.5%
High School Graduate	32.2%	28.8%	29.0%
Associates Degree	10.4%	12.1%	12.2%
Bachelor's Degree	8.5%	13.1%	13.1%
Graduate Degree	4.8%	6.2%	6.1%
Some College, No Degree	21.4%	24.6%	24.8%
No Schooling Completed	3.7%	1.7%	1.7%

HOUSEHOLD INCOME	1 Mile	5 Miles	10 Miles
Est. 2022 Income			
Income \$ 0 - \$9,999	5.3%	4.2%	4.1%
Income \$ 10,000 - \$14,999	4.3%	3.7%	3.6%
Income \$ 15,000 - \$24,999	10.3%	9.8%	9.4%
Income \$ 25,000 - \$34,999	12.0%	8.3%	8.1%
Income \$ 35,000 - \$49,999	19.2%	12.3%	12.2%
Income \$ 50,000 - \$74,999	17.6%	18.7%	18.7%
Income \$ 75,000 - \$99,999	14.7%	16.2%	16.2%
Income \$100,000 - \$124,999	9.6%	10.6%	11.1%
Income \$125,000 - \$149,999	3.0%	5.6%	6.0%
Income \$150,000 +	3.9%	10.6%	10.8%

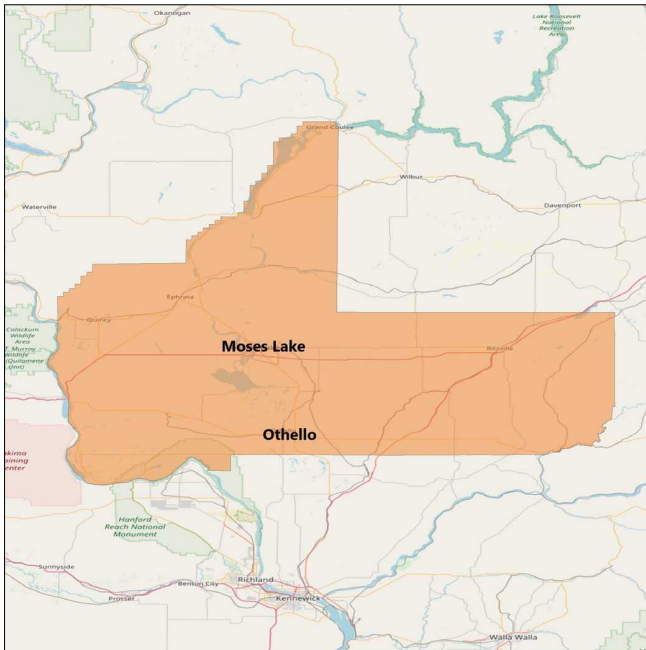
Projected 2027 Income			
Income \$ 0 - \$9,999	4.2%	3.3%	3.2%
Income \$ 10,000 - \$14,999	4.0%	3.3%	3.2%
Income \$ 15,000 - \$24,999	9.1%	8.4%	8.1%
Income \$ 25,000 - \$34,999	10.8%	7.5%	7.3%
Income \$ 35,000 - \$49,999	17.7%	11.0%	10.8%
Income \$ 50,000 - \$74,999	16.1%	16.2%	16.1%
Income \$ 75,000 - \$99,999	16.7%	17.8%	17.7%
Income \$100,000 - \$124,999	12.0%	12.7%	13.2%
Income \$125,000 - \$149,999	4.5%	7.0%	7.4%
Income \$150,000 +	5.0%	12.7%	13.0%

EMPLOYED CIVILIAN POPULATION	1 Mile	5 Miles	10 Miles
Est. 2022 Employed Population			
Total	2,844	20,073	22,113
% White Collar	40.2%	49.3%	49.7%
% Blue Collar	59.8%	50.7%	50.3%
Projected 2027 Employed			
Total	2,979	21,217	23,396
% White Collar	40.4%	49.4%	49.8%
% Blue Collar	59.6%	50.6%	50.2%

COUNTY OVERVIEW

MOSES LAKE-OTHELLO

Washington’s Moses Lake-Othello metro is situated between Spokane to the north-east, the Tri-Cities to the south and Yakima to the southwest, and it consists of Grant and Adams counties. Interstate 90 and U.S. Route 2 traverse the region, providing convenient access to Seattle, which is 180 miles west of Moses Lake. Most areas of the state are accessible within a day’s drive from the metro. The low cost of electricity, seismic stability and availability of land are attracting technology, avionics, data-processing and storage companies. Additional economic drivers are agriculture, recreation, the Port of Moses Lake and Big Bend Community College.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody’s Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



RECREATION AND TOURISM

The area’s many bodies of water, favorable climate and unique geographic features underpin a large outdoor recreation and tourism sector.



AGRICULTURE

Plenty of sunshine and irrigation support a large agricultural sector that produces wheat, corn, potatoes and apples. Raising livestock is also prevalent.



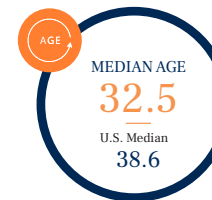
GRANT COUNTY INTERNATIONAL AIRPORT

As part of the Port of Moses Lake, the airport is one of the largest airfields in the nation with five runways, one of which is 13,500 feet long. The airport is a testing and training facility for military and commercial users, including Boeing.

ECONOMY

- Unique features, including the Columbia River, Grand Coulee Dam, Potholes Reservoir and the Columbia National Wildlife Refuge, provide outdoor recreation opportunities. Tourism is further enhanced by the area’s golf courses, state parks, resorts and RV parks.
- Agricultural production has led to the growth of a large food-processing segment, providing manufacturing and transportation employment.
- The Port of Moses Lake covers 5,700 acres to the north of the city that was once Larson Air Force Base and is a foreign trade zone. In addition to the airport, the port contains more than 60 businesses, including tech companies that employ more than 3,500 workers.

DEMOGRAPHICS



EXCLUSIVELY REPRESENTED BY

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