

FOR LEASE/ GROUND LEASE

2515-2545 Marvin Road NE
Lacey, Washington 98516



BRITTON PLAZA

Steve Erickson | Brennan McClurg

First Western Properties, Inc. 425.822.5522 | fwp-inc.com |
11621 97th Lane NE, Kirkland, Washington 98034

BRITTON PLAZA is expanding! The busy center, built in 2020, is anchored by Providence Medical Center and enjoys a great mix of restaurants, retail, and services. Three new buildings are in development which will finalize the 13 acre center. The site is well located within the trade area and services dense daytime and larger Lacey population as well. Building G construction underway!

2515-2545 MARVIN ROAD NE:

- Building G: New Construction. Turnover Expected Spring 2025. 10,612 SF
 - \$35-\$50 PSF, NNN
- Pads E & F Available for Ground Lease: Pending
 - Zoning: HPBD - C
- Join: Providence Medical Center, Meconi's, Pizza Hut, Cross Country Mortgage, Pizza Hut, Miso's, Hawks Prairie Vision, "Lil Cube Ramen Restaurant, Britton Nails, The Port, and More!
- Adjacent to Hogum Bay Town Center and 23 Kitchens "Eatertainment" which Combines a World-class Pickleball Facility, Live Entertainment, Food & Backyard Games



MAJOR ANCHOR COMING SOON

Residence INN
BY MARRIOTT

- 115,000 SF
- Total Occupancy: 593 People
- Guest Suites: 136
- In Permitting



Population



Average HH Income



Daytime Population

Regis - 2024

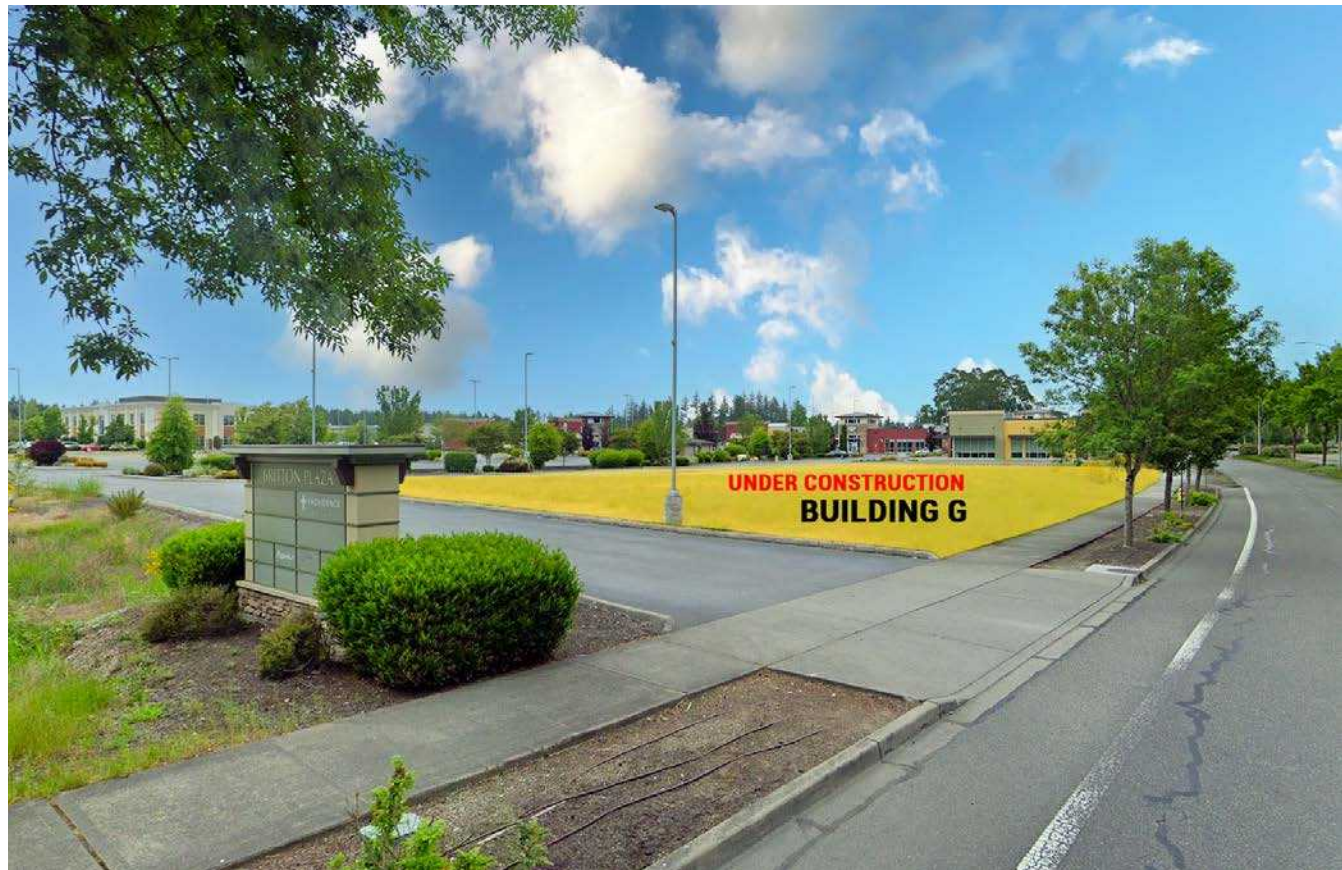
| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 5,883 | \$92,150 | 4,522 |
| Mile 3 | 49,803 | \$121,776 | 13,469 |
| Mile 5 | 105,157 | \$118,880 | 28,577 |

FOR LEASE

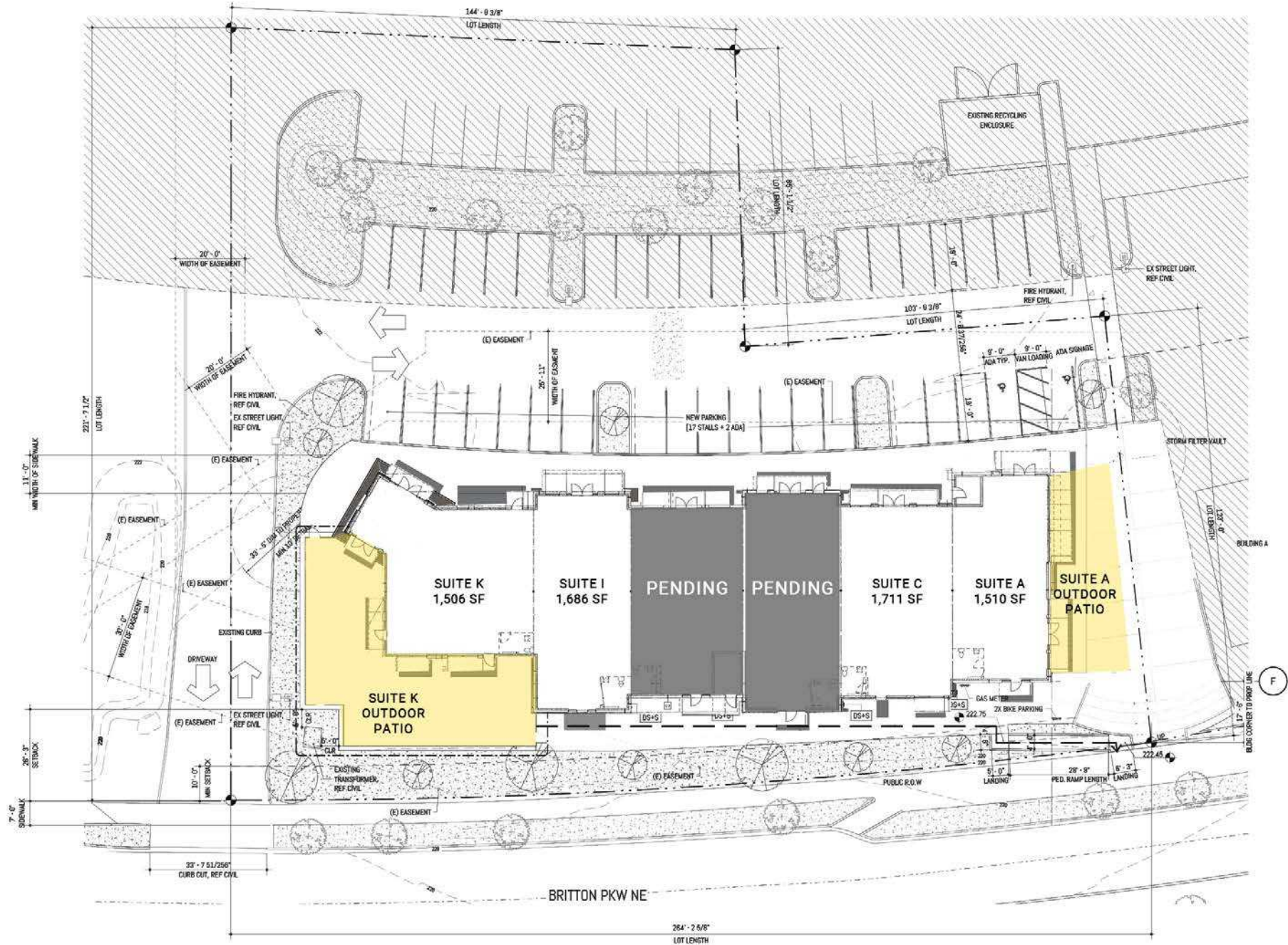


BUILDING G 10,612 SF

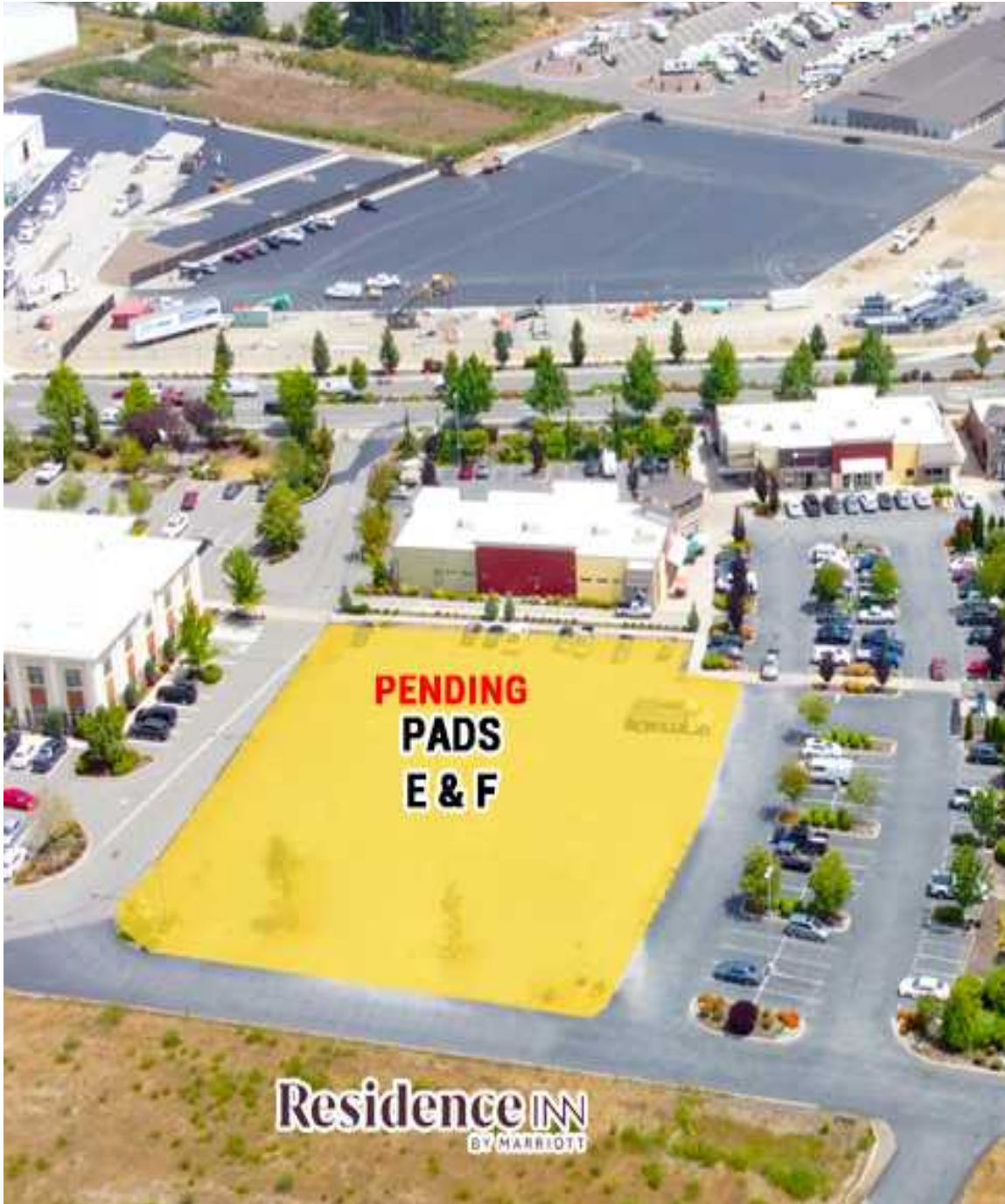
- Faces Britton Parkway NE
- Spaces Can Be Demised to Meet Tenant Needs
- Delivery Spring 2025
- Rate \$35-\$50 PSF, NNN
- Construction Underway!



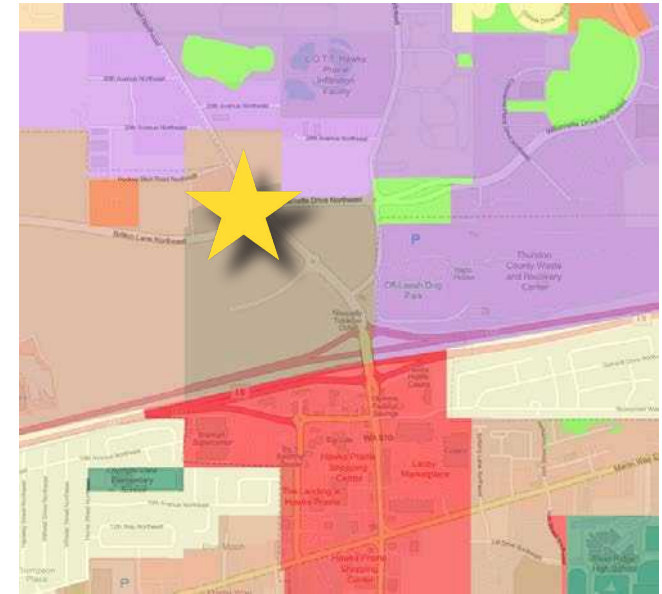
BUILDING G PROPOSED SITE PLAN | CONSTRUCTION UNDERWAY



FOR GROUND LEASE



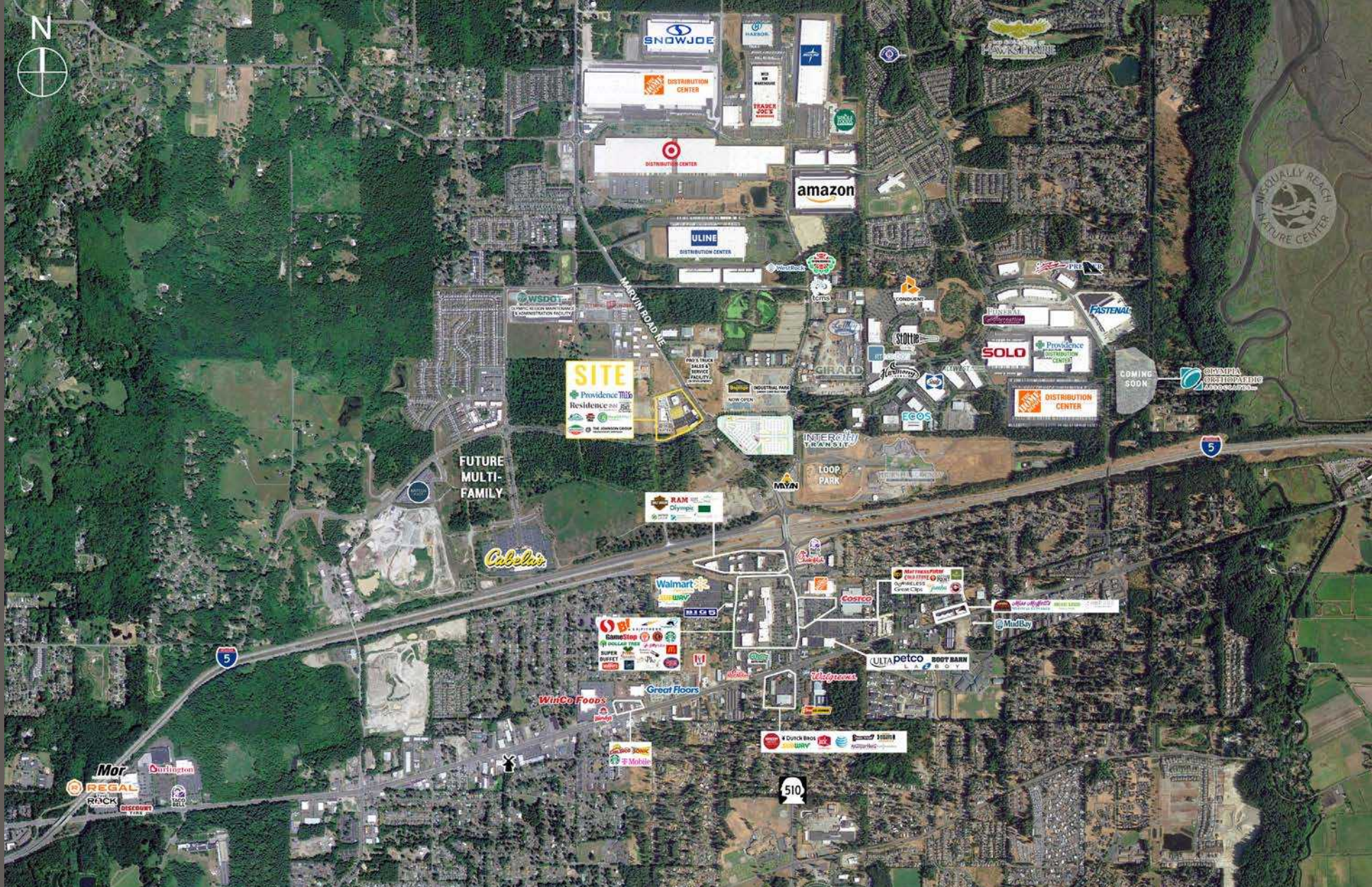
ZONING INFORMATION



Hawks Prairie Business District - C
Click [HERE](#) for More Zoning Information

PADS E & F

- Available for Ground Lease: Pending
- Buildable Area: ± 0.85 Acres
- Zoning HPBD - C
- Drive-Up Window Allowed in Code
- Rear Loading Spaces Allowed in Code
- Contact Broker for Rates and Pad Sizing & Availability



Located in the Heart of
Lacey's Retail Core



Located Minutes
from Interstate 5



17,318 ADT
Marvin Road NE



Highest MHI in
Thurston County

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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