



# HOQUIAM GROUND LEASE

2609 SIMPSON AVENUE

HOQUIAM, WA 98550

PACIFIC ASSET ADVISORS, INC.

*\*CONCEPTUAL RENDERING*

## LISTING DETAILS

RENTABLE SF

RATE

0.58 AC

CALL FOR  
RATE

ADDRESS: 2609 Simpson Avenue  
Hoquiam, WA 98550

PAD SITE SF: 0.58 AC

### DETAILS:

- Ground Lease or BTS
- Drive Thru Allowed
- All Utilities are Located on Site
- Preliminary Site Plan for 2,300 SF Building
- Located in the Retail Core of Hoquiam on HWY 101 Near McDonald's and Directly Next Door to a Newly Constructed Domino's
- No Traffic Impact Fees

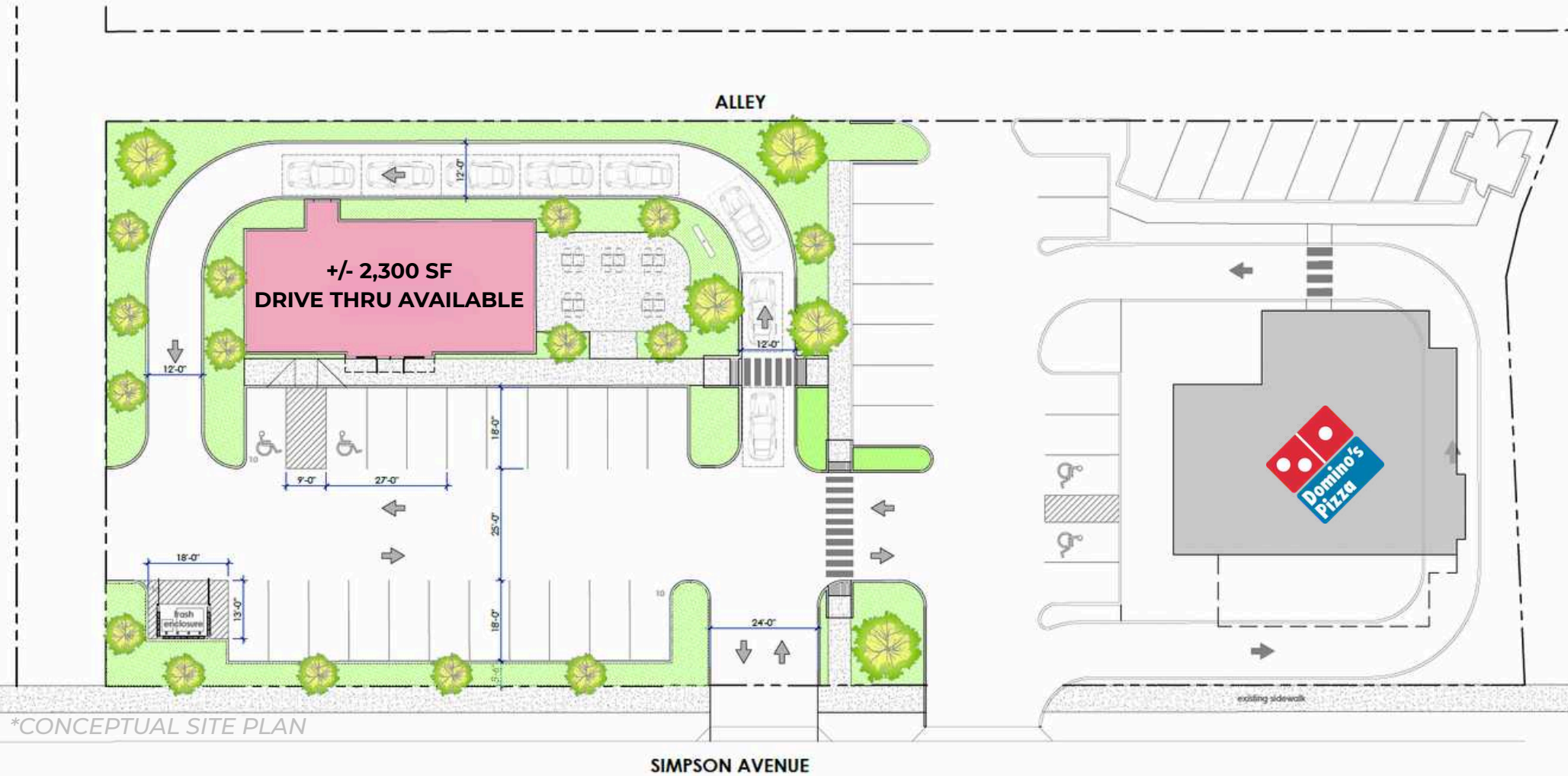
	1 MILE	3 MILES	5 MILES
MEDIAN INCOME:	\$57,688	\$57,439	\$59,328
TOTAL POPULATION:	3,970	21,311	29,168
DAYTIME POPULATION:	4,044	18,602	24,480

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# CONCEPTUAL SITE PLAN



# SITE PLAN

## ZONING INFORMATION



LOT SIZE	±0.58 ACRES
BUILDING SIZE	± 2,122 SF
ZONING	C-1 GENERAL COMMERCIAL DRIVE-THROUGH FACILITY IS A PERMITTED USE
ACCESS	FULL ACCESS FROM SIMPSON AVE & RIGHT-IN RIGHT-OUT FROM ASPHALT ALLEYWAY TO NORTH AND WEST.
ACCESS AISLE	25' TWO-WAY 90° PARKING, 20' ONE-WAY 60° PARKING
PARKING STALL DIMENSIONS	90° - 9' x 18' - STANDARD CAR 60° - 9' x 18' - STANDARD CAR
DRIVE THRU STACKING	6 SPACES MINIMUM/LANE, MINIMUM LENGTH OF ONE STACKING SPACE: 18' PROVIDED: 9 SPACES
REQUIRED BUILDING SETBACKS	FROM PUBLIC RIGHT OF WAY: 0' SIDE: 0' STREET SIDE: 0' REAR: 0'
REQUIRED PARKING SETBACKS	FROM PUBLIC RIGHT OF WAY: 5' INTERIOR SIDE: 0' STREET SIDE: 5' REAR: 0'
REQUIRED ACCESSORY STRUCTURE SETBACKS	FROM PUBLIC RIGHT OF WAY: 5' INTERIOR SIDE: 0' STREET SIDE: 5' REAR: 0'
REQUIRED PARKING	DRIVE IN RESTAURANTS: 1 SPACE / 125 SF = 17 SPACES
PROVIDED PARKING	24 SPACES (INCLUDING 2 ADA STALLS)
SIGNAGE	MAX. AREA: 24 SF SETBACK: 5 FT FROM PROPERTY LINE MAX. HEIGHT: 5 FT TYPE RESTRICTION: FREESTANDING SIGNS ARE ONLY PERMITTED WHEN MONUMENT SIGNS ARE NOT EFFECTIVE
LANDSCAPE	IF THE PROPERTY ABUTS A RESIDENTIALLY ZONED PARCEL, THE PROPERTY MUST BE SCREENED BY A WALL, FENCE, OR COMPACT HEDGING OF 6' OR GREATER. WITH GREATER THAN 5 STALLS, LANDSCAPING MUST BE FIVE (5) PERCENT OF THE TOTAL PARKING AREA. STREET TREE REQUIREMENTS.





# AERIAL



Chehalis River





# CONTACT



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**PACIFIC ASSET ADVISORS, INC.**  
THE PREMIER CHOICE OF THE PACIFIC NORTHWEST

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