



FOR SALE

Junction 102 Retail Pad
SR 410 & 192nd Avenue, Bonney Lake, WA 98391

Josh Parnell | Justin Holmes

First Western Properties, Tacoma - Inc. | 253.472.0404
6402 Tacoma Mall Blvd., Tacoma, WA 98409 | fwp-inc.com

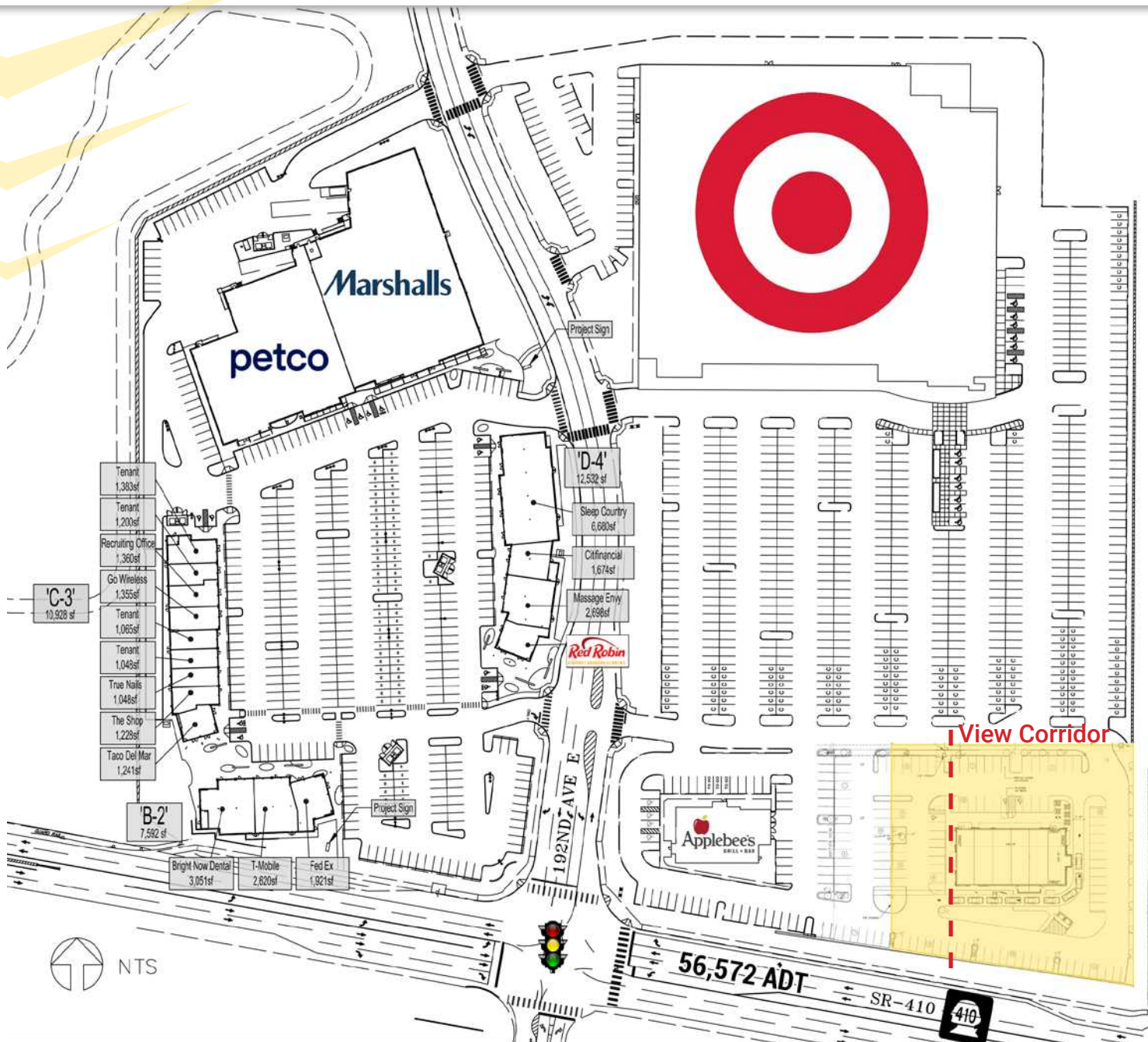
INVESTMENT SUMMARY

Junction 192 Retail Pad
SR 410 & 192nd Avenue, Bonney Lake

PRICE: \$2,150,000

LAND AREA 2 Acre Pad
LAND AREA PRICE PSF \$22.96/SF
POTENTIAL BLDG SIZE 7,200 SF

- Subject to Target OEA and view corridor
- Located at Busy Lighted Intersection in Bonney Lake Retail Core
- Highly Visible frontage on SR 410 with more than 56,500 CPD
- Adjacent to Target and Applebee's
- Across the Street from Walmart Supercenter
- High Income Area with 6,000 Planned Homes in Tehelah Development
- Site plan is conceptual only

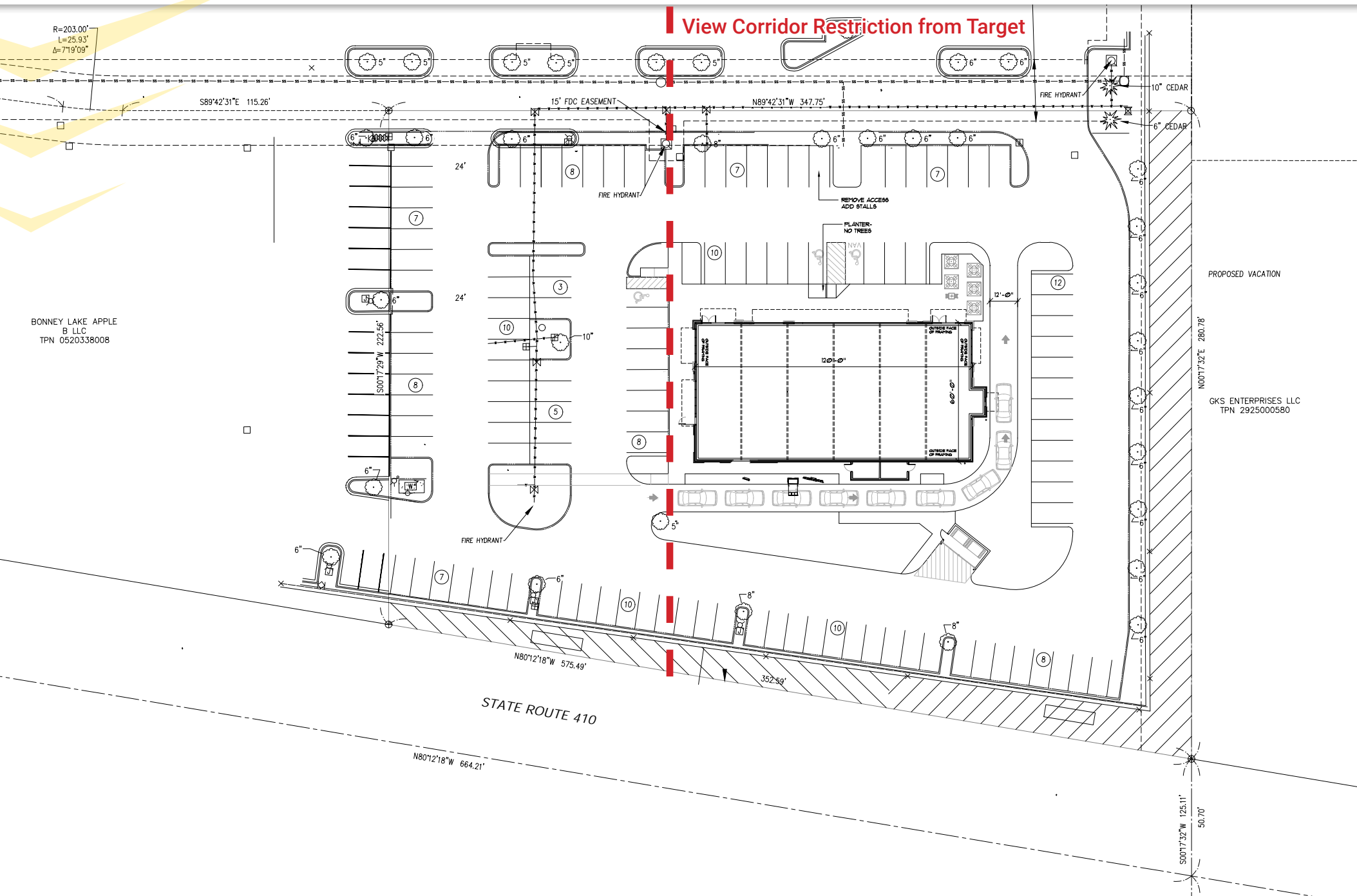


56,572 ADT

SR-410 410

CONCEPTUAL SITE PLAN

Junction 192 Retail Pad
SR 410 & 192nd Avenue, Bonney Lake



R=203.00'
L=25.93'
Δ=71°09'

View Corridor Restriction from Target

BONNEY LAKE APPLE
B LLC
TPN 0520338008

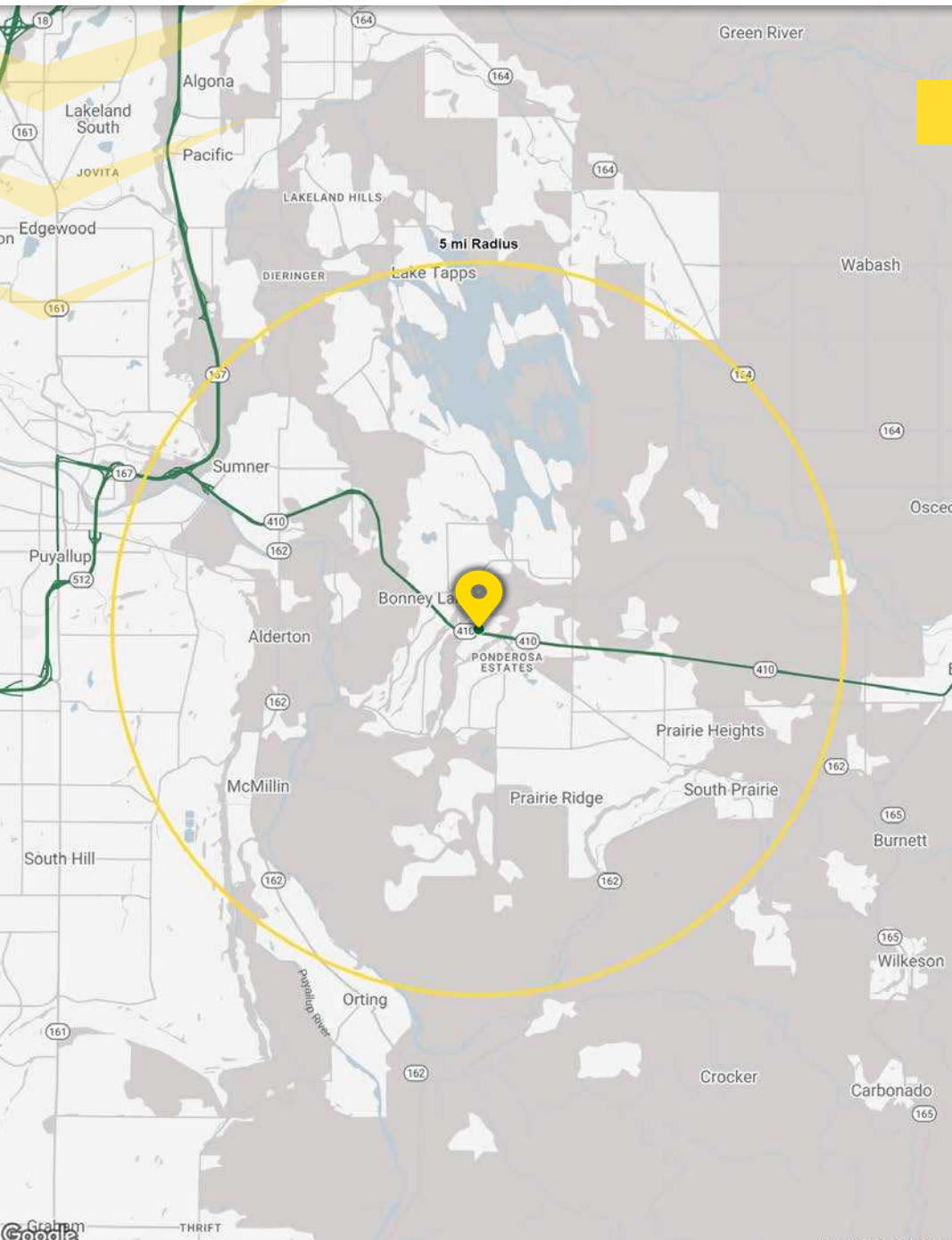
PROPOSED VACATION

GKS ENTERPRISES LLC
TPN 2925000580

STATE ROUTE 410

DEMOGRAPHICS

Junction 192 Retail Pad
SR 410 & 192nd Avenue, Bonney Lake



5 Mile Radius



POPULATION
104,972



DAYTIME POPULATION
19,859



HOUSEHOLDS
37,079



TOTAL NON-RETAIL ANNUAL
CONSUMER EXPENDITURE
\$1.71B



AVERAGE
HOUSEHOLD INCOME
\$156,697

MARKET AERIAL

Junction 192 Retail Pad
SR 410 & 192nd Avenue, Bonney Lake



FAMOUS
petco
Marshall's
verizon
MATTRESS FIRM
LARA
FedEx Office

SUBJECT PROPERTY

KELLEY FARM

Walmart
SUPERCUTS
GameStop
jiffylube
SUBWAY

LOWE'S

7-ELEVEN

COSTCO
WHOLESALE

KOHL'S
DEPT. STORE

Habitat
MOD
Crumbl
cookies

MIDAS

PIZZA
SUBWAY

Sport Clips
Edward Jones
indigo
HEALTH

Fred Meyer
DOLLAR TREE
REGAL
DORRYS
SALLY BEAUTY
Babalonic's
GROUND
PHO

metro
Ben Franklin
Crafts & Frames
PETRO
UPS
Great Clips
New Prizes

ELEMENTARY
443 STUDENTS



48,611 ADT

56,572 ADT

CITY SUMMARY

BONNEY LAKE, WA

Junction 192 Retail Pad
SR 410 & 192nd Avenue, Bonney Lake



BONNEY LAKE, WA is a residential suburban community located near the shores of 4.5-square-mile Lake Tapps. The city of slightly more than 17,000 residents also encompasses Lake Bonney and Lake Debra. Excellent schools, a local library, desirable residential neighborhoods, exceptional local government services and excellent recreational opportunities make Bonney Lake a prime location for residents and businesses alike.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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