

# **FREESTANDING BUILDING** **FOR SALE (ON GROUND LEASE)**

16918 Twin Lakes Road,  
Marysville, WA 98271



# **FREESTANDING BUILDING**

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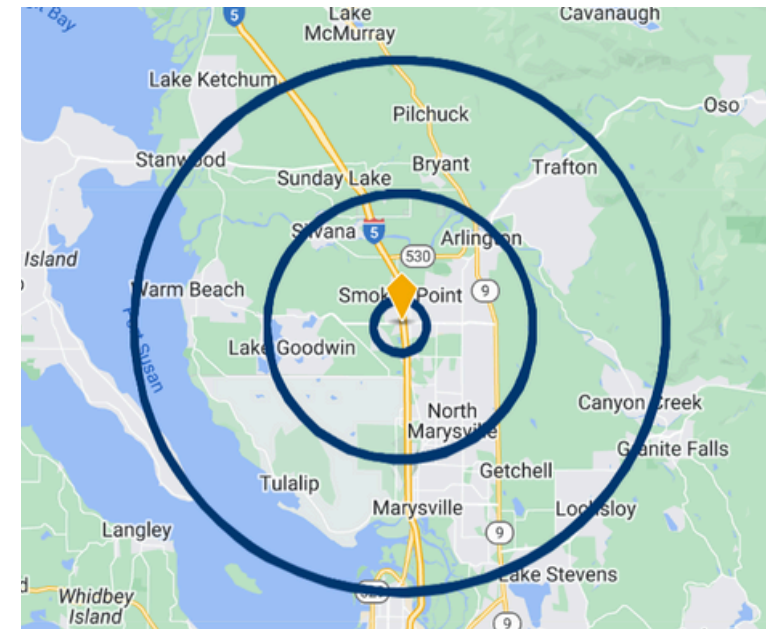
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DEVON  
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# SUMMARY

Rare freestanding building for sale separately (\$700,000) or can be packaged with business (\$650,000) for a total of \$1,350,000. This excellently located building has two outdoor dining areas with heaters. Right in front of Best Buy, next to Target and a few buildings away from Costco. Great investment opportunity.

	1 Mile	5 Mile	10 Mile
Average Household Income	\$81,996	\$105,198	\$106,078
Daytime Employment	5,276	27,795	45,134
Population	9,052	62,301	161,977



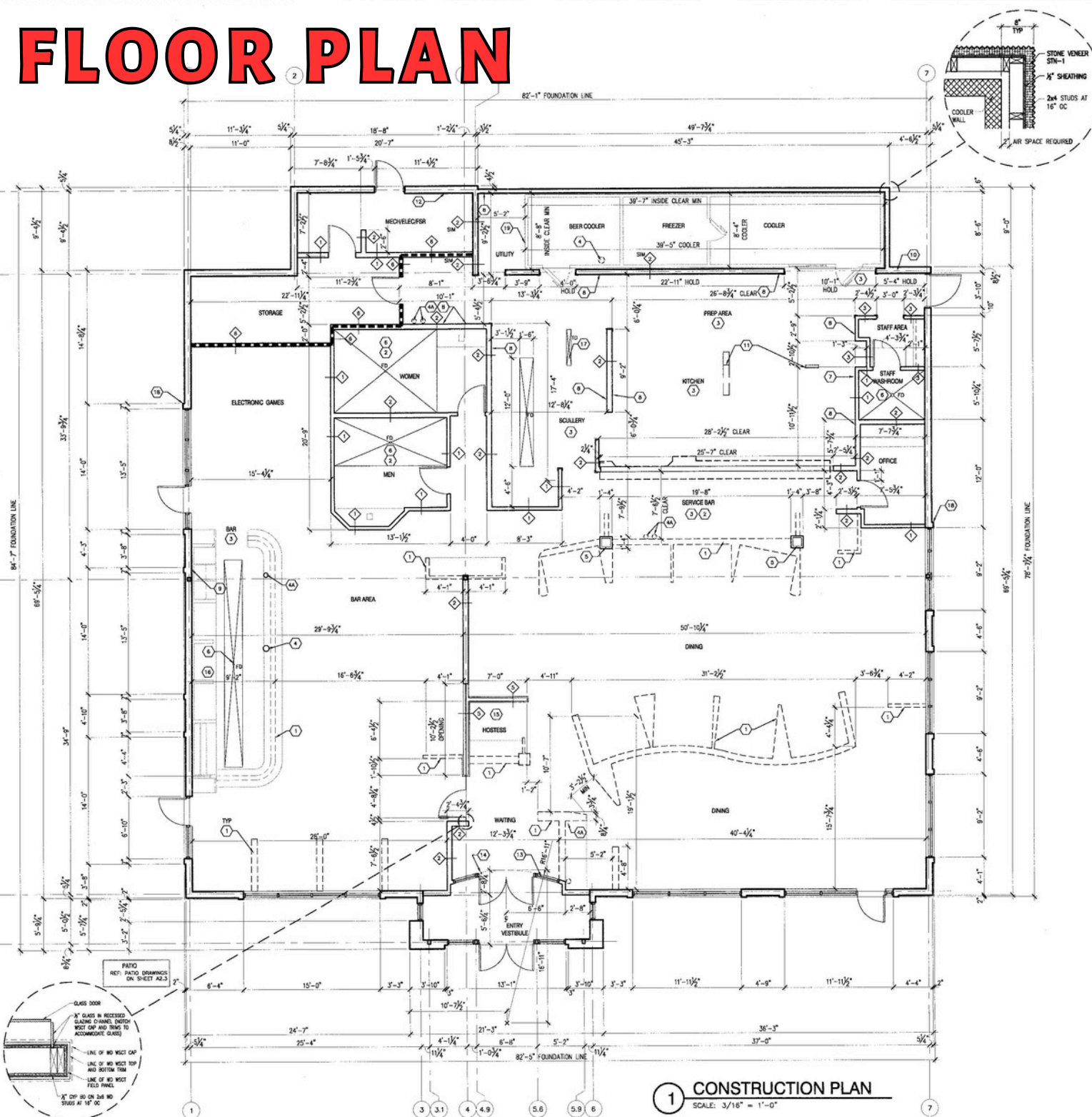
**6356SF freestanding retail for sale for**  
**On long term ground lease.**

## Anchor Tenants in Lakewood Crossing

- Best Buy
- Costco
- Marshalls
- Target

# FLOOR PLAN

E. J. Copeland Architect



1 CONSTRUCTION PLAN  
SCALE: 3/16" = 1'-0"

## KEY NOTES:

- 1 - DASHED WALL PROVIDED BY MILLWORK VENDOR. CONTRACTOR TO COORDINATE
- 2 - PROVIDE 1/2" DENS SHIELD GYPSUM BOARD TO INTERIOR SIDE OF WARDROOM AND SERVICE BAR WALLS THAT ARE TO RECEIVE TILE FINISH. (NOTE: PROVIDE 1/4" DENS SHIELD AT FIRE RATED WALL LOCATIONS. BUILD WALLS UP TO 1/5 OF JOIST WITH RIB NOISE STOP BLANKET INSULATION.
- 3 - DRYWALL IN ALL SERVICE BAR, KITCHEN, SCULLERY, PREP AREAS AND SERVICE AREAS TO 8' 31/2" DENS SHIELD GYPSUM SHEATHING FROM FLOOR TO 48" AFT. STANDARD DRYWALL ABOVE AS PER WALL LEGEND.
- 4 - 8" BEER CONDUIT UP FROM SLAB TO BE LOCATED PER SHEET P-5. DIMENSIONS ARE CRITICAL.
- 4A - 8" SODA CONDUITS UP FROM SLAB TO BE LOCATED PER SHEET P-5. DIMENSIONS ARE CRITICAL.
- 5 - PLYWOOD BOX COLUMN BY MILLWORK VENDOR, STONE VENEER (STN-1) BY GC. RE: INT ELEVATIONS ON AS.1 FOR EXTENTS OF STONE VENEER.
- 6 - FLOOR SLAB TO BE SLOPED DOWN TO FLOOR DRAIN LOW POINT.
- 7 - PROVIDE NON-COMBUSTIBLE 1/2" WOODBOARDING TO FULL HEIGHT TO KITCHEN WALLS BEHIND PIZZA OVEN AND STOVES (IN LIEU OF TYPICAL DRYWALL FINISH) TO COMPLY WITH LOCAL CODE REQUIREMENTS. OWNER'S SS SUPPLIER TO PROVIDE SS PANELS OVER WOODBOARDING. PROVIDE 20GA METAL STUDS AT ALL WOODBOARDING LOCATIONS.
- 8 - PROVIDE SOLID WOOD BLOCKING IN WALL FOR WALL MOUNTED SHELVING AND EQUIPMENT COORD WITH KITCHEN DRAWINGS FOR EXTENTS.
- 9 - ALLOW ONE STUD SPACE FOR MECHANICAL SERVICES CONTRACTOR TO PROVIDE R20 RIGID INSULATION IN OUTSIDE WALL TO SUIT REDUCED DEPTH IN WALL CAVITY.
- 10 - FURR OUT WALL TO ACCOMMODATE ELECTRICAL PANEL - WALL SHALL BE OPEN ABOVE CEILING TO ALLOW AIR FLOW.
- 11 - WALLS BY OWNER'S EQUIPMENT SUPPLIER - N.L.C.
- 12 - FURR OUT 2x6 WALL WITH 2x2 FURRING STRIPS TO ACCOMMODATE PLUMBING REQUIREMENTS.
- 13 - INTERIOR VESTIBULE TO BE SINGLE GLAZING IN NON-THERMALLY BROKEN ANODIZED ALUMINUM FRAME (SEE INTERIOR WALL ELEVATIONS).
- 14 - LINE OF ENTRANCE VESTIBULE BULKHEAD SHOWN FOR REFERENCE PURPOSES ONLY. BULKHEAD CURVED ON RESTAURANT SIDE STRAIGHT AT VESTIBULE SIDE.
- 15 - SEE SK-2 FOR HOSTESS DESK DETAILS AND DIMENSIONS.
- 16 - SEE SK-1 FOR FEATURE BAR DETAILS AND DIMENSIONS.
- 17 - TRENCH DRAW SEE PLUMBING DRAWING.
- 18 - 2" FOUNDATION TRANSITION.
- 19 - FRP APRON DIRECTLY TO COOLER PANEL WALL. PROVIDE WALL TYPE 1 ABOVE COOLER TO 1/5 OF DECK.

## WALL LEGEND

- 1 TYPICAL INTERIOR WALL  
1/2" DRYWALL TO EACH SIDE OF 3 1/2" STUDS AT 16" O.C. TO DECK. REFERENCE INTERIOR ELEVATION AND FINISH SCHEDULE FOR ALL WALL FINISHES.
- 2 1/2" DRYWALL TO EACH SIDE OF 5 1/2" STUDS AT 16" O.C. TO DECK. REFERENCE INTERIOR ELEVATION AND FINISH SCHEDULE FOR ALL WALL FINISHES.
- 3 1/2" DRYWALL TO EACH SIDE OF 3 1/2" STUDS AT 16" O.C. TO 8' ABOVE CEILING. REFERENCE INTERIOR ELEVATION AND FINISH SCHEDULE FOR ALL WALL FINISHES.
- 4 1/2" DRYWALL TO EACH SIDE OF 5 1/2" STUDS AT 16" O.C. TO 8' ABOVE CEILING. REFERENCE INTERIOR ELEVATION AND FINISH SCHEDULE FOR ALL WALL FINISHES. (LOW WALLS AT WALL TYPE 4A).
- 5 LOW DIVIDER WALL  
1/2" DRYWALL TO EACH SIDE OF 5 1/2" STUDS AT 16" O.C. REFER TO INTERIOR ELEVATIONS, SKETCH DETAILS, AND FINISH SCHEDULE FOR ALL WALL FINISHES AND HEIGHTS.
- 6 1 HOUR FIRE RATED WALL  
5/8" TYPE "X" DRYWALL TO EACH SIDE OF 2x4 OR 2x6 WOOD STUDS (AS REQUIRED) TO ACCOMMODATE PLUMBING/MECH/ELEC/LINES AT 16" O.C. REFER TO PLAN FOR LOAD BEARING LOCATIONS TERMINATE AT UNDERSIDE OF DECK.  
REF. UL337 DESIGN FOR ADDITIONAL REQUIREMENTS.

## GENERAL NOTES:

1. WHERE TWO WALL TYPES ARE "JOINED" TO ONE WALL - CONTRACTOR SHALL COORDINATE CONSTRUCTION, FINISHES, AND FIRE-RATINGS AS REQUIRED TO PROVIDE ALL REQUIREMENTS.
2. ALL DIMENSIONS ARE FROM FACE OF DVP 80.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
4. PROVIDE SOLID WOOD BLOCKING IN ALL WALLS AS REQUIRED TO SECURELY FASTEN ALL WOOD TRIMS, MILLWORK, RESTROOM ACCESSORIES, EQUIPMENT, TV'S, AND FIXTURES ETC.
5. PROVIDE 5x8" STUD WALLS AS REQ'D TO ACCOMMODATE MECH AND ELECTRICAL SERVICES.
6. OWNER'S SS SUPPLIER TO PROVIDE STAINLESS STEEL CORNER GUARDS AT ALL OUTSIDE CORNERS AT ALL KITCHEN AND SERVICE AREAS FROM TOP OF FLOOR BASE TO 5'-6" HEIGHT. SLOTTED AND SCREW INTO PLACE. TYPICAL THROUGHOUT (NOT).
7. DASHED ITEMS ARE PROVIDED BY MILLWORK VENDOR CONTRACTOR SHALL COORDINATE ALL DIMENSIONS.
8. CONTRACTOR SHALL COORDINATE ALL PLANS WITH KITCHEN SUPPLIER DRAWING AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING.

# AERIAL

NORTH  
LAKEWOOD

531

531

531

Smokey Point Blvd

Smokey Point Blvd

Gissberg  
Twin Lakes

# PHOTOS





# DEVON GROUP

**MARYSVILLE**, a vibrant city situated in the northern part of the state, is strategically positioned with convenient access to major highways and close proximity to urban centers. Marysville boasts a diverse and growing population with a mix of families, young professionals, and retirees. The city is known for its strong community feel, excellent schools, and a variety of recreational opportunities. Marysville has a robust local economy supported by a blend of established businesses and new enterprises. The area is experiencing steady growth in both residential and commercial sectors. With ongoing development projects and a focus on improving local amenities, Marysville is positioned for continued growth and prosperity. This presents an excellent opportunity for real estate investors seeking to capitalize on a dynamic and thriving market.

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