

# FOR LEASE/ GROUND LEASE

2515-2545 Marvin Road NE  
Lacey, Washington 98516



 Providence

UNDER  
CONSTRUCTION  
BUILDING  
G

PADS  
E & F

IN PERMITTING  
**Residence INN**  
BY MARRIOTT  
136 SUITES



## 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
  - 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

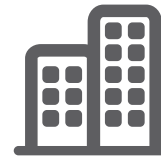
- 115,000 SF
- Total Occupancy: 593 People
- Guest Suites: 136
- In Permitting



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

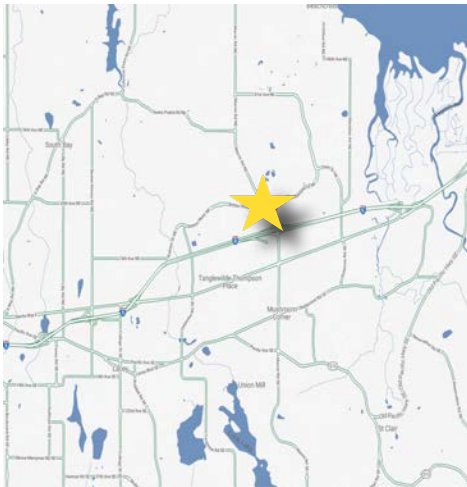
FOR LEASE



81 EXTERIOR ELEVATION - NORTH  
SCALE: 1/8" = 1'-0" @ FULL SCALE

## 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!





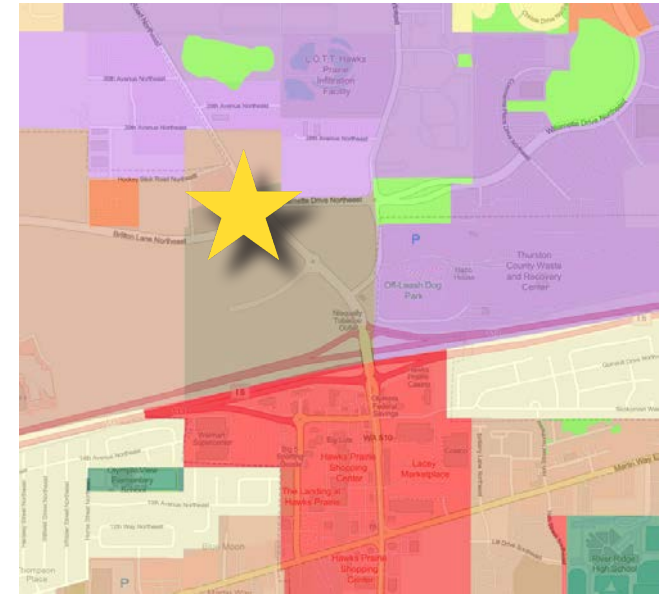




# FOR GROUND LEASE



# ZONING INFORMATION

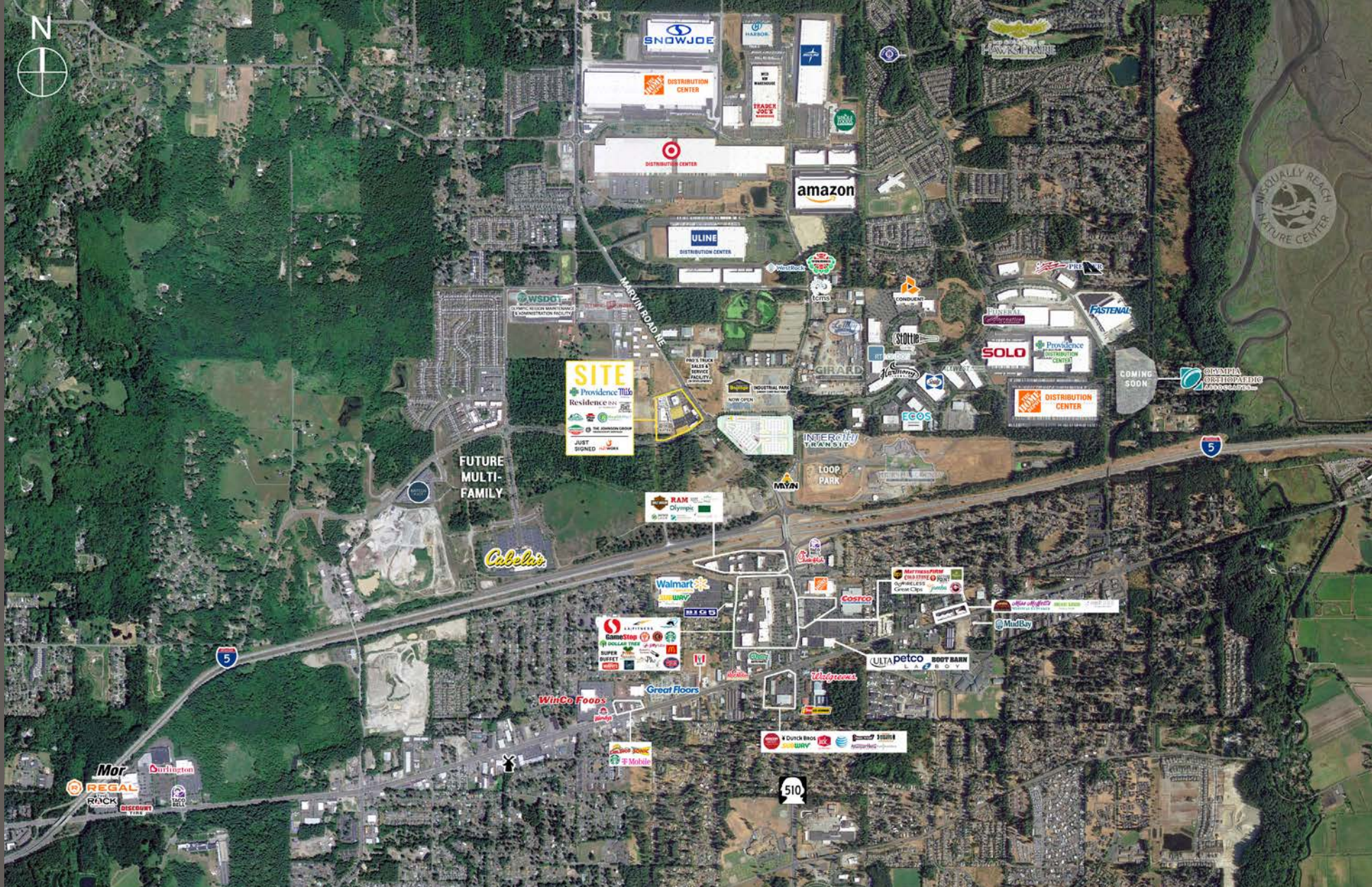


Hawks Prairie Business District - C  
Click [HERE](#) for More Zoning Information

## PADS E & F

- Available for Ground Lease
- 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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