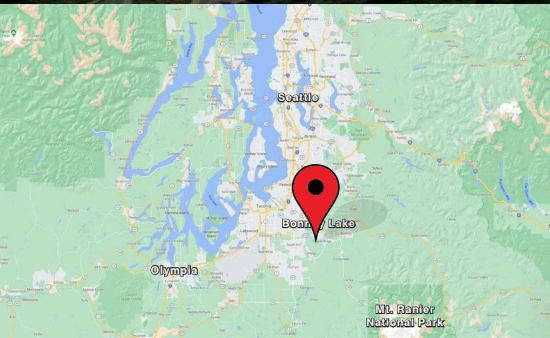
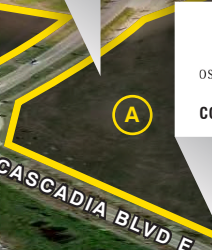
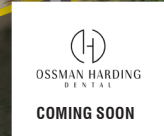
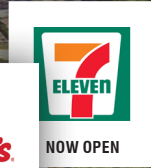




65,000 s.f. of retail/office available for sale, ground lease, or build to suit



THE MANTEL
CULINARY ASCENT



CANYON VIEW BLVD E

CASCADIA BLVD E

PROPERTY HIGHLIGHTS

- » Community planned to feature up to 9,700 homes and 475 acres zoned for commercial use
- » Just South of Bonney Lake and 45 minutes to Seattle

NEARBY TENANTS

- » Donald Eismann Elementary School
- » The Mantel Restaurant

DEMOGRAPHICS

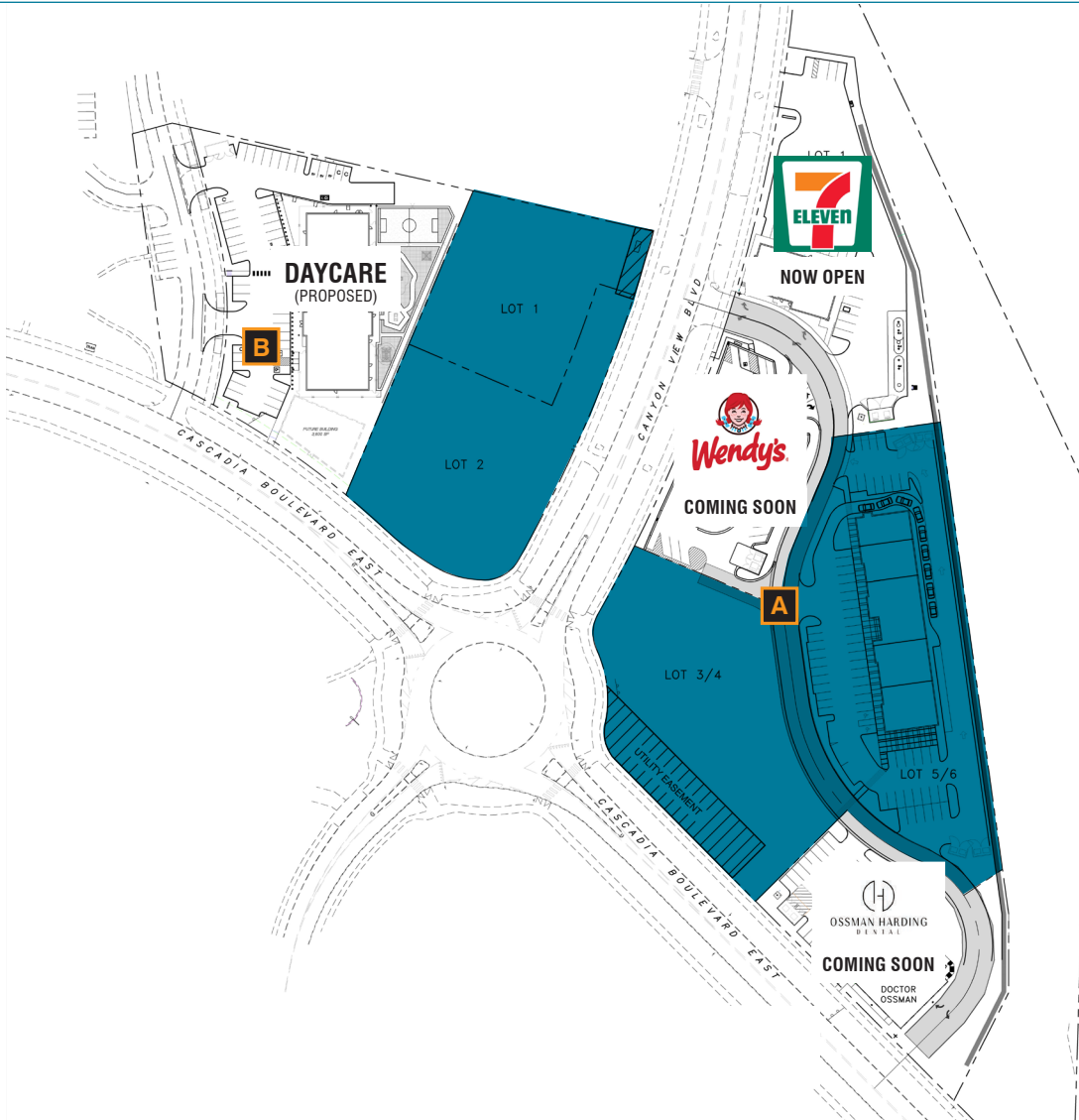
4,000+
households by 2025

\$121k
median household income

83%
2+ people in household

37k +/-
population trade area estimate by 2024

SITE PLAN



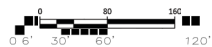
TENANT INFORMATION

| UNIT # | GROSS ACRES | USABLE ACRES | PROPOSED USAGE |
|-------------------|-------------|--------------|-------------------------------------|
| PARCEL A | | | |
| LOT 1 | 1.18 | 1.03 | 7-Eleven (now open) |
| LOT 2 | 0.86 | 0.72 | Wendy's (coming soon) |
| LOT 3 | 0.55 | 0.50 | Available |
| LOT 4 | 0.76 | 0.49 | Available |
| LOT 5 | 0.84 | 0.73 | Available |
| LOT 6 | 0.90 | 0.73 | Available |
| LOT 7 | 0.96 | 0.61 | Ossman Harding Dental (coming soon) |
| PARCEL B | | | |
| LOT 1 | 0.75 | 0.72 | Available |
| LOT 2 | 1.00 | 1.00 | Available |
| LOT 3 | 1.50 | 1.50 | Daycare (proposed) |
| Parking provided: | 233 stalls | | |

- » Call for details regarding land purchases and ground rent pricing
- » Please note: Parcel "A", Lot #3 and #4 can be combined
- » Please note: Parcel "A", Lot #5 and #6 can be combined
- » Please note: Parcel "B", Lot #1 and #2 can be combined



LEASE PLAN



Latitude: 47.130856 Longitude: -122.175265

Cascadia Blvd E and Canyon View Blvd E, Bonney Lake, WA 98391

All aspects of the above lease plan, including access points, dimensions, addresses, trade names, etc. are believed to be accurate but remain subject to change at any time without notice.