

Canyon View Village Center

CANYON VIEW BLVD E & CASCADIA BLVD E, BONNEY LAKE, WA

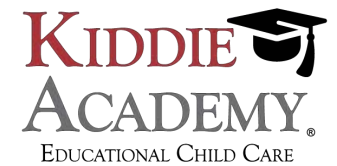


About the Property



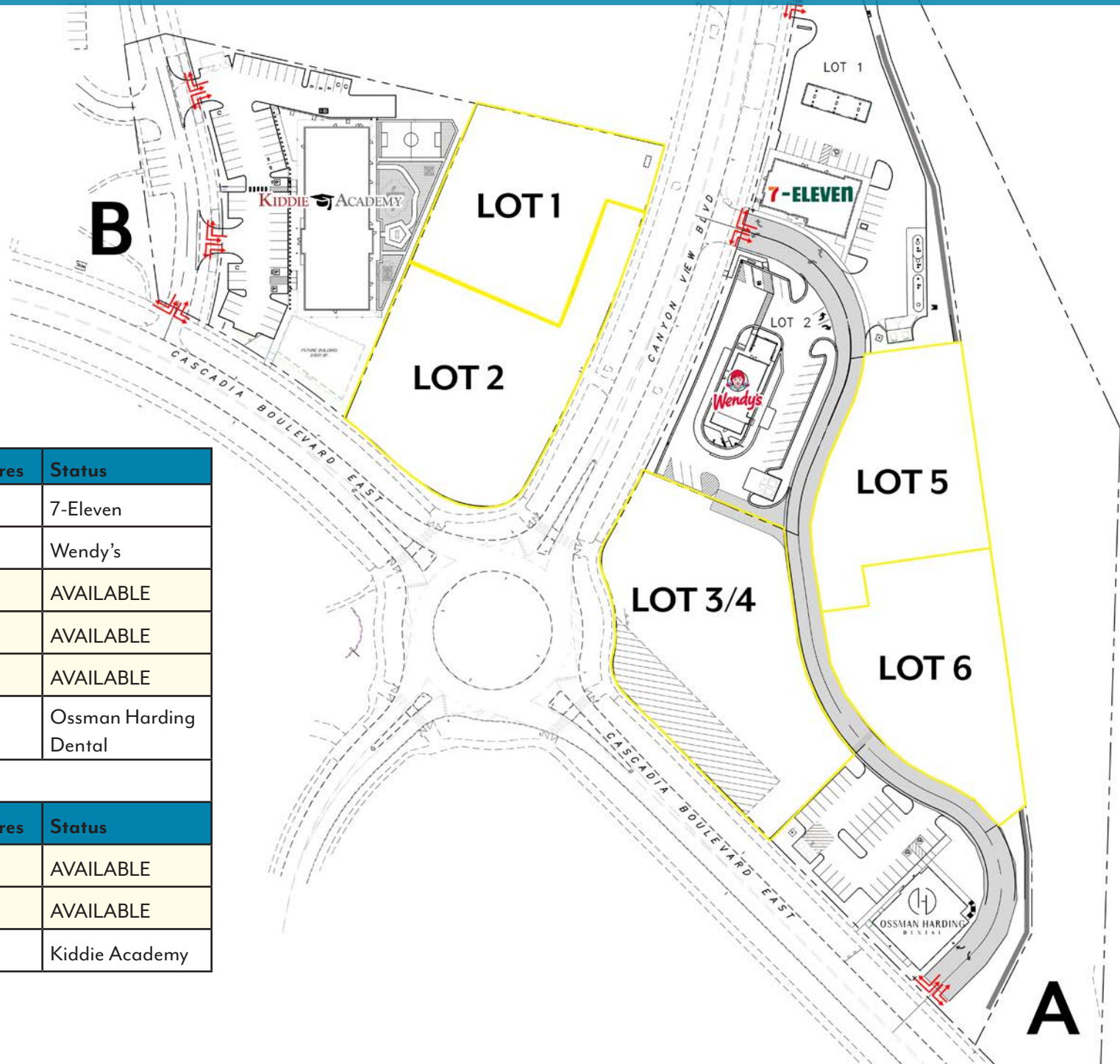
- FOR SALE, GROUND LEASE OR BUILD-TO-SUIT
- PART OF BROOKFIELD PROPERTIES 20 YEAR TEHALEH MASTER PLAN
 - 9,700 HOUSEHOLDS
 - 475 ACRES FOR EMPLOYMENT USES
 - 3M SF COMMERCIAL SPACE

Canyon View Village Center Tenants



Site Plan

For Sale |
Build to Suit |
Ground Lease



Parcel A	Gross Acres	Useable Acres	Status
1	1.8	1.03	7-Eleven
2	0.86	0.72	Wendy's
3/4	1.31	1.00	AVAILABLE
5	0.84	0.73	AVAILABLE
6	0.90	0.73	AVAILABLE
7	0.96	0.61	Ossman Harding Dental

Lot 5 & 6 Can be Combined

Parcel B	Gross Acres	Useable Acres	Status
1	0.75	0.72	AVAILABLE
2	1.00	1.00	AVAILABLE
3	1.50	1.50	Kiddie Academy

Residential Overview

- TEHALEH IS A 4,700+ ACRE DEVELOPMENT WITH 475 ACRES ZONED FOR EMPLOYMENT/COMMERCIAL USES, 1,800 ACRES OF TRAILS AND OPEN SPACE, AND AT FULL BUILDOUT WILL CONTAIN 9,700 HOMES.
- CURRENTLY OVER 3,500 HOMES SOLD WITH AN APPROXIMATE POP. OF 10,000 RESIDENTS

Housing Stats

- **PLANNED: 9,700 HOMES**
30,000 RESIDENTS ON COMPLETION
- **HOMES SOLD AS OF DEC 2024: 3,633**
11,000 RESIDENTS CURRENTLY
- **YTD SALES: 294 HOMES**
- **YTD CLOSINGS: 194 HOMES**



Current Tenancy



PARCEL A Lot 2: Wendy's



PARCEL A Lot 7: Ossman Harding Dental



PARCEL B Lot 3: Kiddie Academy



PARCEL A Lot 1: 7-Eleven

Projects Under Construction Now!

- **RHODES LAKE ROAD E**
CRP 5843- COMPLETED
CRP 5841 FALLING WATER- COMPLETED
- **CRP 5731 (RLR HILL CLIMB)**
UNDER CONSTRUCTION NOW. COMPLETION 2026
- **SR 162 IMPROVEMENTS**
\$31,000,000 MITIAGATION COMMITMENT REGIONAL LOBBYING FOR PROJECTS



Meet Your Neighbors

5,000+

Households by 2027

\$133,000

Median Household Income

37,000 ±

Population in Trade Area

83%

2+ People in Household

89%

Employed Full Time

\$152,123

Avg Household Income

3

Avg Household Size

35

Average Age





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