

PMF Investments is pleased to present:
A new site by InterMountain Management, LLC

FOR SALE

MARRIOTT RESTAURANT SITE

11711 Pacific Hwy SW, Lakewood, WA 98499

CONTENTS: 2 Site Plan



Lakewood Restaurant Development Site

- \$2,140,200 (\$20/SF)
- 107,010SF (2.46 acres) of land next to brand new 120-room Marriott TownePlace Suites (est. opening July 2017)
- Lot can accommodate multiple retail/restaurant concepts
- Conveniently located right off I-5 with 150,000 vehicles passing by per day



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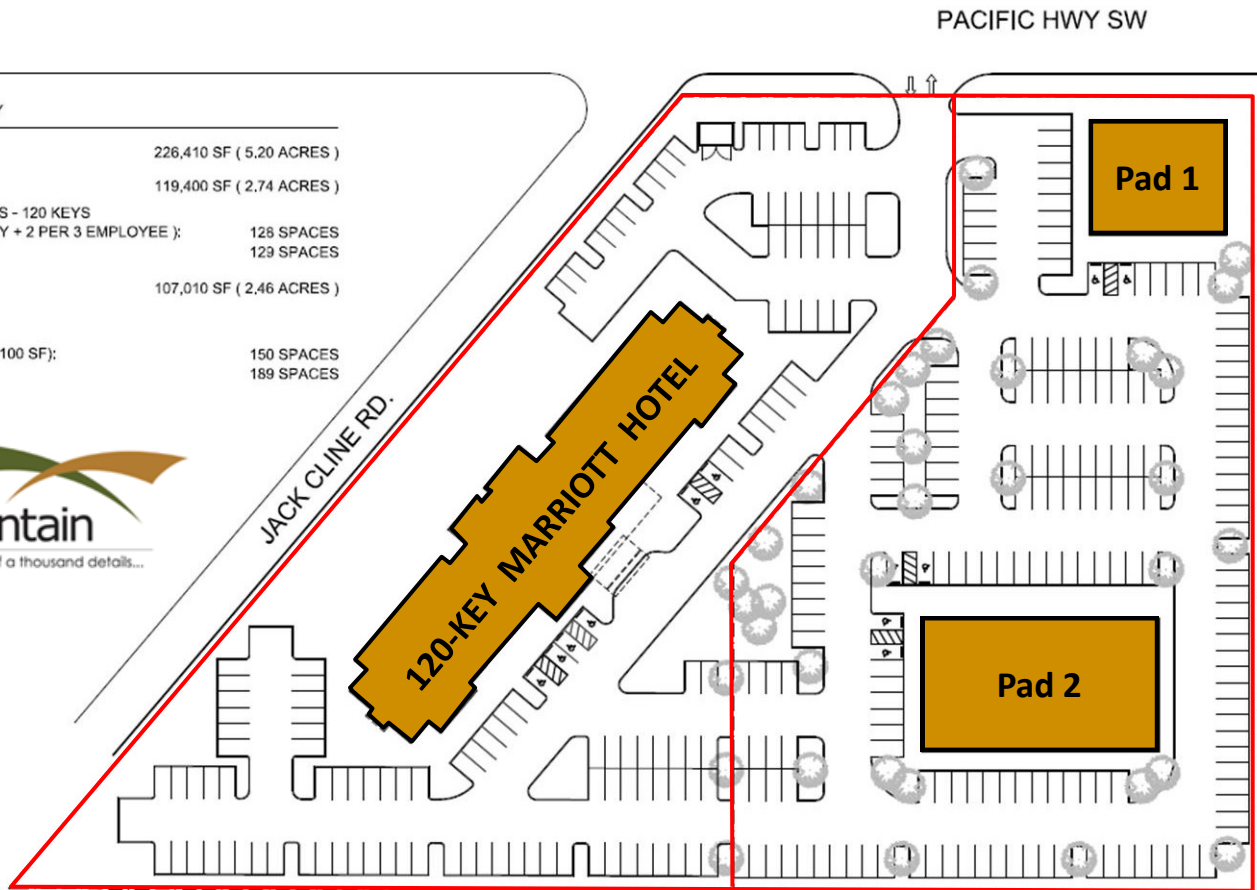
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MARRIOTT RESTAURANT SITE

Site Plan

SITE DEVELOPMENT SUMMARY

PARCEL AREA :	226,410 SF (5.20 ACRES)
PHASE 1 :	119,400 SF (2.74 ACRES)
4 STORY TOWNEPLACE SUITES - 120 KEYS	
PARKING REQUIRED (1 PER KEY + 2 PER 3 EMPLOYEE):	128 SPACES
PARKING PROVIDED:	129 SPACES
PHASE 2 :	107,010 SF (2.46 ACRES)
10,000 SF RESTAURANT	
5,000 SF RESTAURANT	
PARKING REQUIRED (1 SPACE/100 SF):	150 SPACES
PARKING PROVIDED:	189 SPACES



***Conceptual Site Plan**

I-5

Excellent visibility, located right off of I-5 (Exit #125—Bridgeport Way/Joint Base Lewis-McChord Main Gate)

2,000-15,000 SF +/- of building area with over 10:1,000 SF parking ratio

Multiple building configurations and parcelization options available

Captive audience of 60,000 JBLM service members/employees/residents



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