

GROUND LEASE

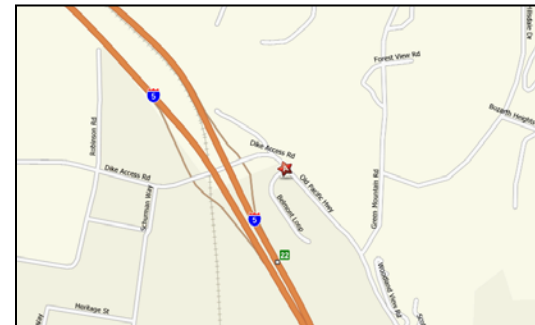
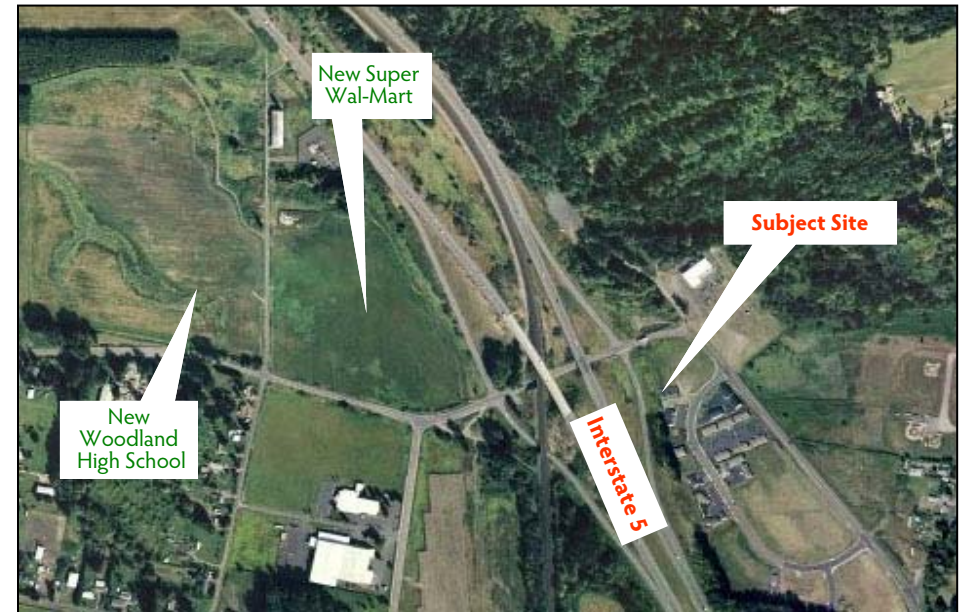
Belmont Loop
WOODLAND WA 98674

PROPERTY DEMOGRAPHICS

PRICE:	\$2.60 / Square Foot
LEASE TERMS:	Ground Lease All other terms based on Lease Documentation
TRAFFIC:	75,000+ Vehicles / Day (Interstate 5)
ZONED:	C2 - Highway Commercial City of Woodland
LAND SIZE:	2.29 Acres 99,752 Square Feet
MINIMUM DIVISIBLE:	25,000 Square Feet
POPULATION:	6,739 - 3 Mile 16,271 - 5 Mile
HOUSEHOLD:	2,758 - 3 Mile 5,928 - 5 Mile
AVE. INCOME:	\$64,225 - 3 Mile \$67,750 - 5 Mile

PROPERTY FEATURES

- 25,000SF ground lease, pad sites, with excellent exposure to Interstate 5
- Closely located next to the new Super Wal-Mart & Woodland High School
- Owner will consider rent-reductions to qualified Tenants until new Wal-Mart opens



The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.
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For Further Information

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