



## SITE DATA

PROPERTY	BUILDING AREA	PARKING	SITE AREA
<b>PARCEL 1:</b>			<b>+/- 5.48 ACRES (238,709 S.F.)</b>
<b>PARCEL 2:</b>			
PAD 2.1	BLDG 5,000 S.F.	33 STALLS	+/- 0.85 ACRES ( 36,847 S.F.)
PAD 2.2	BLDG 5,000 S.F.	68 STALLS	+/- 1.22 ACRES ( 53,227 S.F.)
PAD 2.3	BLDG 66,000 S.F.	274 STALLS	+/- 5.37 ACRES (234,050 S.F.)
(LEASE SPACE)	(2.3 15,000 S.F.)		
(LEASE SPACE)	(2.4 15,000 S.F.)		
(LEASE SPACE)	(2.5 16,000 S.F.)		
(LEASE SPACE)	(2.6 20,000 S.F.)		
<b>SUB TOTAL:</b>	<b>BLDG 76,000 S.F.</b>	<b>375 STALLS</b>	<b>+/- 7.44 ACRES (324,134 S.F.)</b>
<b>PARCEL 3:</b>			<b>GREEN SPACE</b>
<b>PARCEL 4:</b>			
PAD 4.1	BLDG 1,500 S.F.	18 STALLS	+/- 0.62 ACRES ( 26,960 S.F.)
PAD 4.2	BLDG 2,200 S.F.	40 STALLS	+/- 0.84 ACRES ( 36,650 S.F.)
PAD 4.3	BLDG 2,200 S.F.	28 STALLS	+/- 0.69 ACRES ( 30,001 S.F.)
PAD 4.4	BLDG 5,000 S.F.	76 STALLS	+/- 0.98 ACRES ( 42,786 S.F.)
PAD 4.5	BLDG TBD	TBD	+/- 4.74 ACRES (206,785 S.F.)
<b>SUB TOTAL:</b>	<b>BLDG 10,900 S.F.</b>	<b>162 STALLS</b>	<b>+/- 7.87 ACRES (343,182 S.F.)</b>
<b>PARCEL 5:</b>			
PAD 5.1	BLDG 1,500 S.F.	14 STALLS	+/- 0.49 ACRES ( 21,343 S.F.)
PAD 5.2	BLDG 12,000 S.F.	72 STALLS	+/- 1.16 ACRES ( 50,771 S.F.)
PAD 5.3	BLDG 2,200 S.F.	26 STALLS	+/- 0.75 ACRES ( 32,863 S.F.)
PAD 5.4	BLDG 2,200 S.F.	26 STALLS	+/- 0.60 ACRES ( 25,942 S.F.)
PAD 5.5	BLDG 2,200 S.F.	26 STALLS	+/- 0.62 ACRES ( 26,888 S.F.)
<b>SUB TOTAL:</b>	<b>BLDG 20,100 S.F.</b>	<b>164 STALLS</b>	<b>+/- 3.62 ACRES (157,807 S.F.)</b>
<b>PARCEL 6:</b>			
GOODWILL	BLDG 25,000 S.F.	123 STALLS	+/- 2.50 ACRES (108,900 S.F.)
PAD 6.2	BLDG 10,000 S.F.	39 STALLS	+/- 0.88 ACRES ( 38,333 S.F.)
PAD 6.3	BLDG 14,800 S.F.	75 STALLS	+/- 1.30 ACRES ( 56,628 S.F.)
PAD 6.4	BLDG 5,000 S.F.	93 STALLS	+/- 1.19 ACRES ( 51,836 S.F.)
ROAD: SE DISCOVERY LN.			+/- 0.42 ACRES ( 18,295 S.F.)
<b>SUB TOTAL:</b>	<b>BLDG 54,800 S.F.</b>	<b>330 STALLS</b>	<b>+/- 6.29 ACRES (274,261 S.F.)</b>
<b>PARCEL 7:</b>			<b>GREEN SPACE</b>
<b>PARCEL 8:</b>			
COSTCO	BLDG 137,394 S.F.	749 STALLS	+/- 15.00 ACRES (653,380 S.F.)
<b>SE ENSIGN LN &amp; SE DISCOVERY LN:</b>			<b>+/- 5.33 ACRES (209,203 S.F.)</b>
<b>SITE TOTALS:</b>	<b>BLDG 299,194 S.F.</b>	<b>1,780 STALLS</b>	<b>+/- 51.03 ACRES (2,200,676 S.F.)</b>

## LOCATION

- Hwy. 101 — “The Coast Highway” 3 mi. south of Astoria & 14 miles. north of Seaside
- Excellent access from fully lighted 8 lane intersection, plus secondary access
- 3,000 feet of high visibility frontage on Highway 101
- Traffic counts projected at 20,000 cars per day, increasing to 33,000 by 2018
- Positioned to serve the entire Oregon North Coast and Washington South Coast

## NEIGHBORHOOD

- Estimated Market Area 100,000
- Home Depot opened July 08 directly across Highway 101
- Fred Meyer anchored center 1 miles north of site.
- Adjacent 200 acre Business Park available for Development
- New 600 lot residential development currently under construction
- Regional airport only one mile away
- The only remaining development site that is currently viable
- Anchored by a new 137,394 sq. ft. Costco opened Nov. 2009

## PRICING

- Pad Sites from \$15.00 to \$22.00 PSF for developed sites
- Co-Anchor parcels are available from \$8.00 to \$15.00 Per Square Foot.
- Build-to-Suit opportunities for both sale and lease are negotiable
- Parcel sizes can be modified to accommodate the needs of various users.
- Future expansion of retail sites are possible