

To Bremerton & Silverdale

Oakland Bay

Downtown Shelton

NEW PROJECT - SHELTON

U.S. Hwy 101 & Wallace Kneeland Blvd.
Shelton, WA

To Olympia
16 min. drive

101

101

To Olympic National Park & Hood Canal communities

Fred Meyer

WAL-MART

RETAIL PHASE I

BIG BOX PHASE 2

Sanderson Airport (regional)

Drive Times
 Olympia: 17 mins
 Tacoma: 1 hour
 Seattle: 1 hr. 30 min
 Portland: 2 hr. 15 min

Aerolistphoto.com

SHELTON HILLS

Outer Aerial

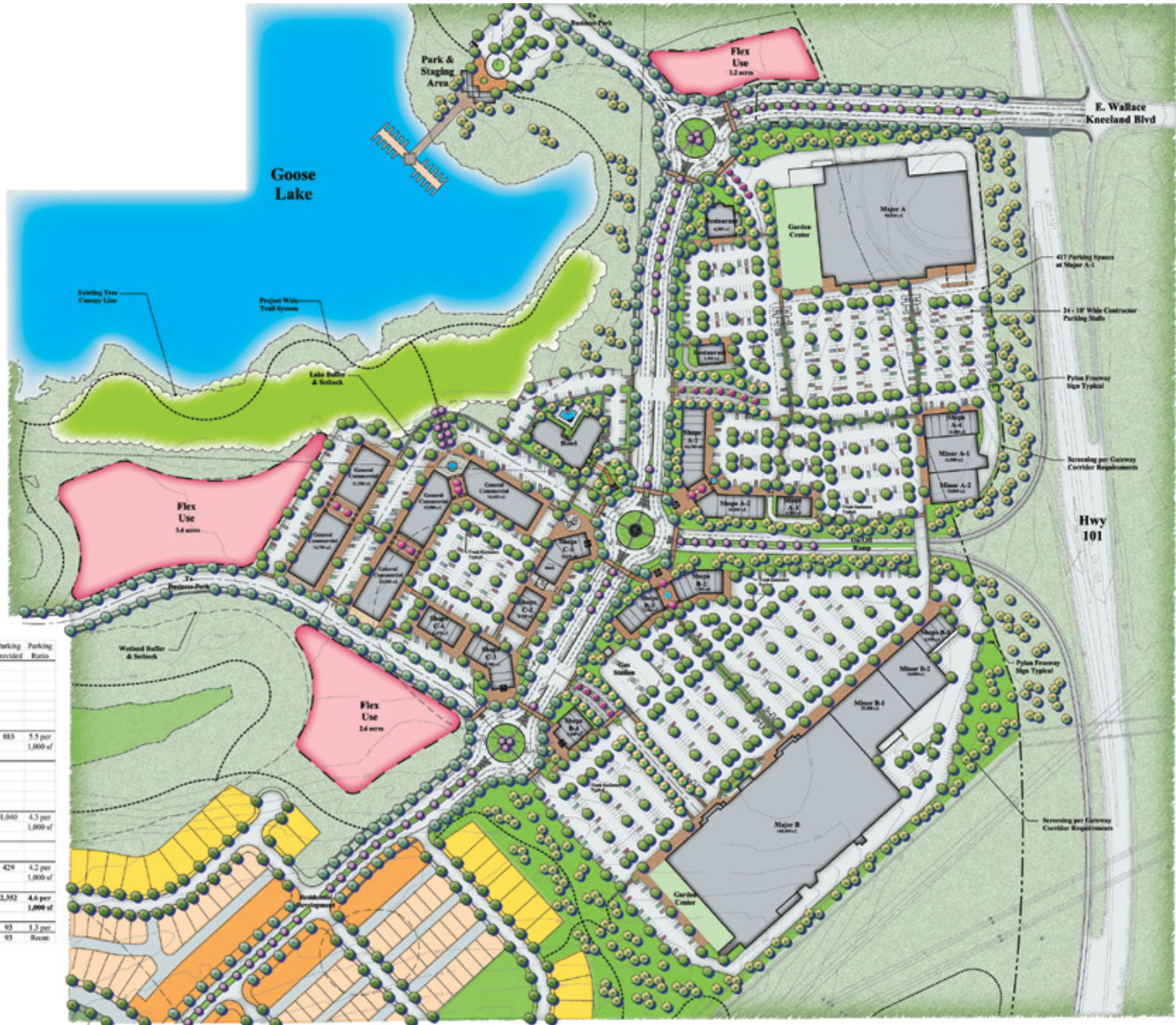


Shelton Hills is an 800-acre master planned community which will feature at least one hotel, a 50-acre business park, a 12-acre mixed-use commercial component adjacent to a 55-acre regional power center, and up to 1,800 residential lots and/or multi-family dwelling units.

SHELTON HILLS

Commercial Concept Plan

NORTH
 0 80 240
 SCALE: 1"=80' July 30, 2008

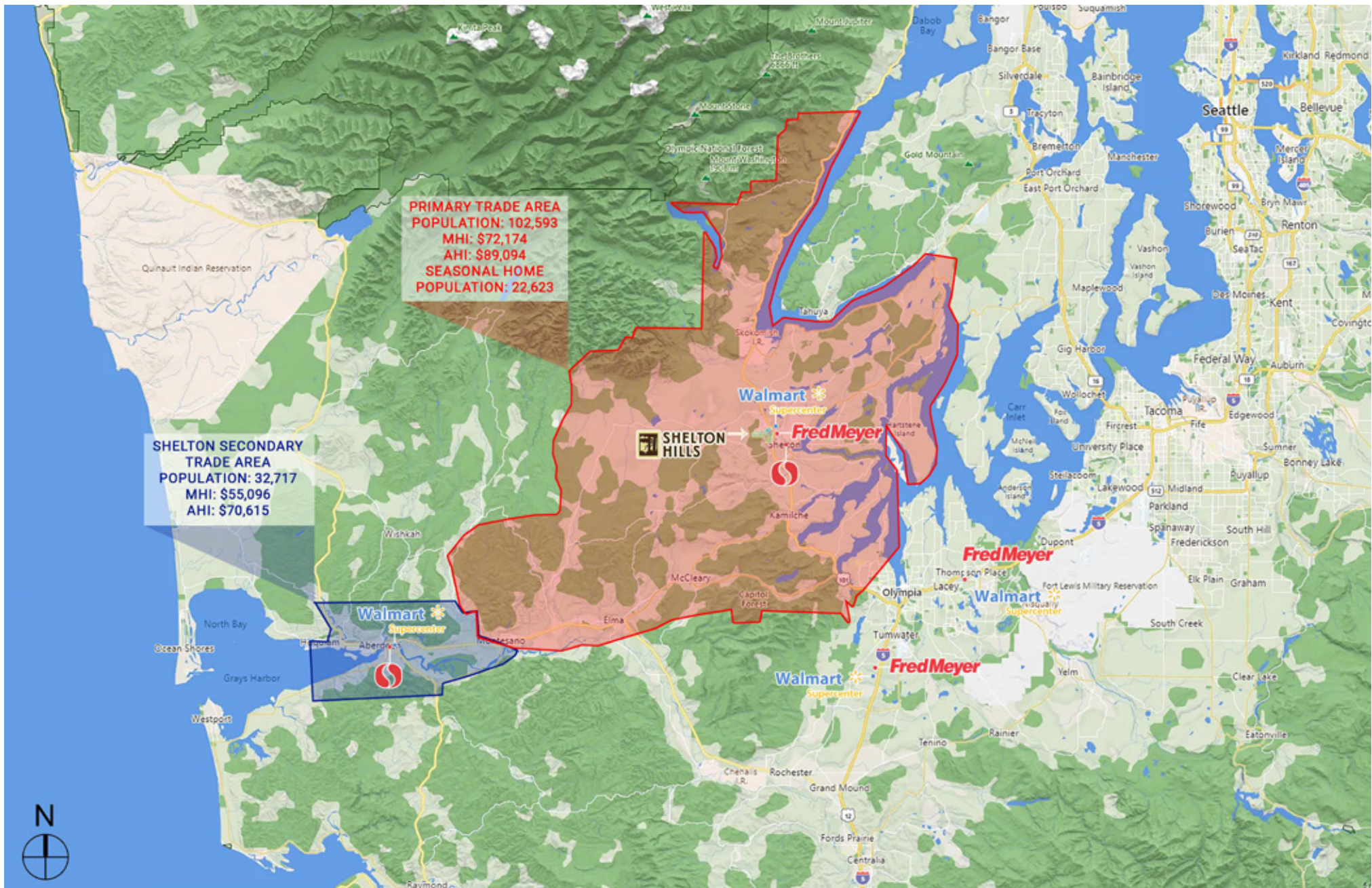


PROJECT SUMMARY

	Bldg S.F.	Parking Ratio	Required Parking	Parking Provided	Parking Ratio
Center "A"					
Major A	94,856	1 per 250 of	380		
Restaurant	6,500	1 per 100 of	65		
Minor Tenant A-1	11,900	1 per 250 of	48		
Minor Tenant A-2	10,000	1 per 250 of	40		
Shops A-1 to A-4	24,600	1 per 250 of	139		
Restaurant	3,500	1 per 100 of	35		
Sub Total	141,356		706	883	5.5 per 1,000 of
Center "B"					
Major B	148,800	1 per 250 of	675		
Gas Station	400	1 per pump	17		
Minor Tenant B-1	25,000	1 per 250 of	100		
Minor Tenant B-2	18,000	1 per 250 of	72		
Shops B-1 to B-4	26,800	1 per 250 of	107		
Sub Total	239,000		971	1,040	4.3 per 1,000 of
Center "C"					
Shops C-1 to C-4	31,480	1 per 250 of	126		
General Commercial	70,600	1 per 250 of	282		
Sub Total	102,080		408	429	4.2 per 1,000 of
Total	882,836		2,086	2,352	4.6 per 1,000 of
Hotel					
Hotel with 73 Rooms	73	1 per Room	73	93	1.3 per Room
Sub Total			73	93	Room

SHELTON HILLS

Trade Area Demographics



The Marketplace at Shelton Hills will be the premier retail opportunity serving the entirety of Mason County located at the strategic interchange of Highway 101 and Wallace Kneeland Boulevard. Shelton is the southern gateway to the Olympic Peninsula and surrounding Hood Canal communities including Hoodspport, Union and beyond. The trade area is just over 120,000 people including 22,000 + seasonal residents.

Major employers in Shelton Mason County are Little Creek Casino (782 employees), Mason General Hospital (701 employees), Shelton School District (694 employees), Washington Correction Center (684 employees), and Taylor Shellfish (400 employees). In addition, Mason County has 393 employees, North Mason School District (367 employees), Sierra Pacific Industries (280 employees), Squaxin Island Tribe (273 employees), and Walmart (271 employees).

CONTACTS



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First American Properties



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PROPERTY HIGHLIGHTS

122,000
Trade Area Population

100,000+ SF
Retail in Phase I

Freeway Frontage
1/2 Mile

Major Anchor Pad
Available

New On & Off Ramps
Highway 101

\$1.65M Weekly Sales
Walmart + Fred Meyer

