



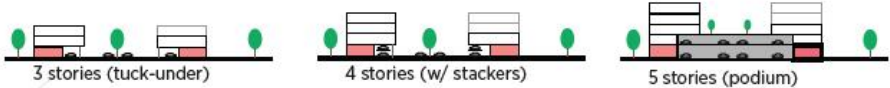
Puyallup Mixed-Use Property Development Opportunity

[115 2nd Street SE, Puyallup, WA](#)

NOVEMBER 2022

Option C

SUB-OPTIONS (DRAWING AND CALCULATIONS REFLECT 3 STORY ALTERNATIVE)



Lot A			
	RETAIL	RES.	MARKET
Ground Floor:	4,000 sf	24,000 sf	6,000 sf
Second Floor:		28,250 sf	
Third Floor:		28,250 sf	
Total:	4,000 sf	80,500 sf	6,000 sf
		92 Units	
Parking: 94 Parking Stalls (Tuck-Under) off-street & approx. 25 on-street stalls & 40 stalls in public parking lot.			
Lot B			
	RETAIL	RES.	
Units		10 Townhouses	
Total:		10 Townhouses	
Parking: Approx. 10 stalls off-street & 12 on-street			

*Residential unit counts and off-street parking counts are similar in the 4 story and 5 story alternatives. They reduce by about 30% in the 3 story alternative.

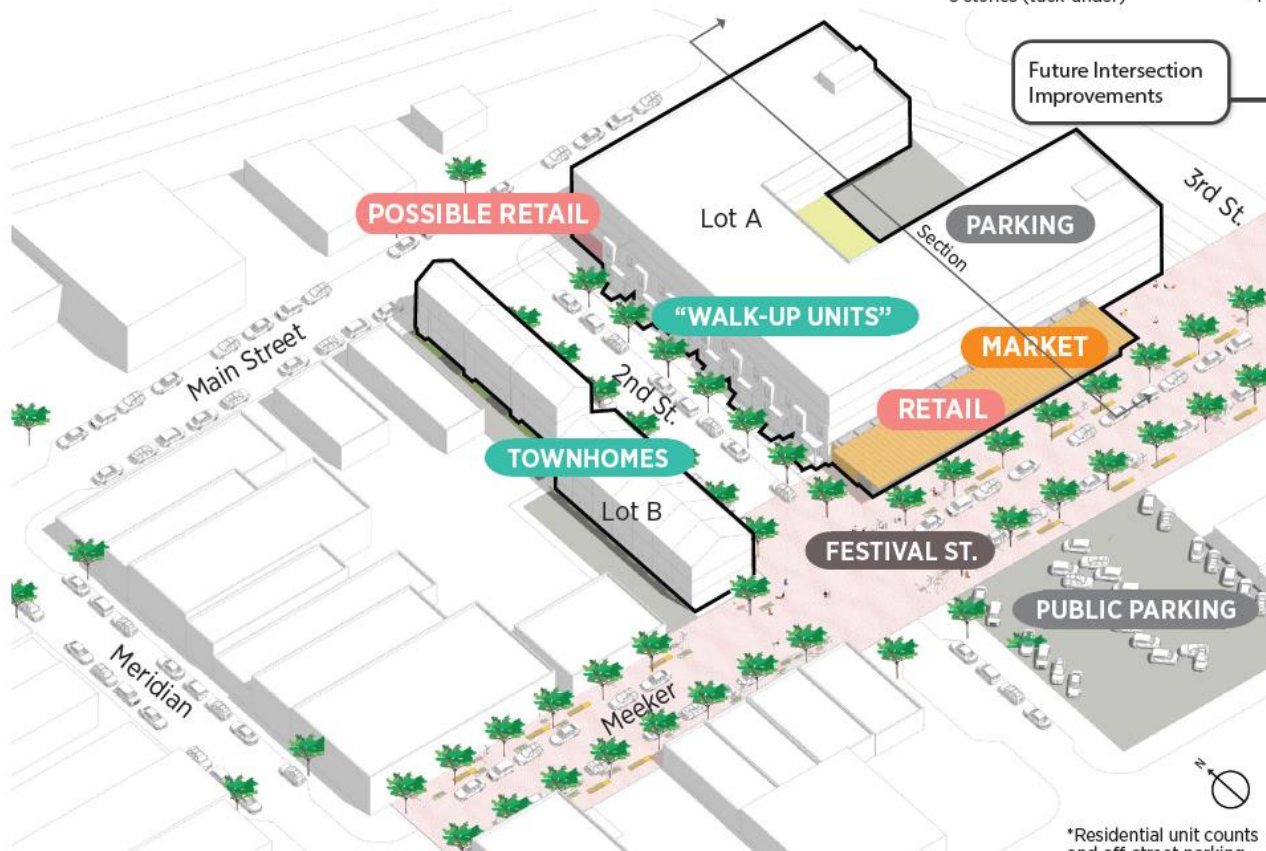
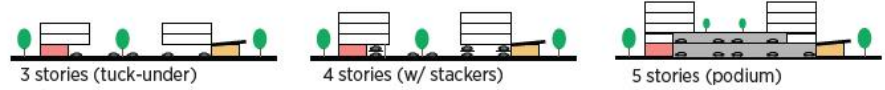


Option C



Option D

SUB-OPTIONS (DRAWING AND CALCULATIONS REFLECT 4 STORY ALTERNATIVE)



Lot A			
	RETAIL	RES.	MARKET
Ground Floor:	3,000 sf	8,500 sf	3,000 sf
Second Floor:		27,000 sf	
Third Floor:		27,000 sf	
Fourth Floor:		27,000 sf	
Total:	3,000 sf	89,000 sf	3,000 sf
		102 Units	
Parking: 108 stalls (w/ stackers) off-street & approx. 25 on-street stalls & 40 stalls in public parking lot.			
Lot B			
	RETAIL	RES.	
Units:		10 Townhouses	
Total:		10 Townhouses	
Parking: Approx. 10 stalls off-street & 12 on-street			

*Residential unit counts and off-street parking counts are similar in the 4 story and 5 story alternatives. They reduce by about 30% in the 3 story alternative.



Option D



Option E



Lot A		
	RETAIL	RES.
Units:		48 Townhouses
Total:		48 Townhouses
Parking: Approx. 48 stalls off-street, approx. 25 on-street stalls & 40 stalls in public parking lot.		
Lot B		
	RETAIL	RES.
Units:		10 Townhouses
Total:		10 Townhouses
Parking: Approx. 10 stalls off-street & 12 on-street		





LELAND CONSULTING GROUP

People Places Prosperity

503.222.1600

www.lelandconsulting.com

Strategic Advisors to Public and Private Development