



**FOR LEASE  
BUILD TO SUIT  
GROUND LEASE**

11 Eagle Drive  
Elma, WA 98541

**Now Open!**



**EAGLES LANDING**

Carrie Walker | Ryan Haddock

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

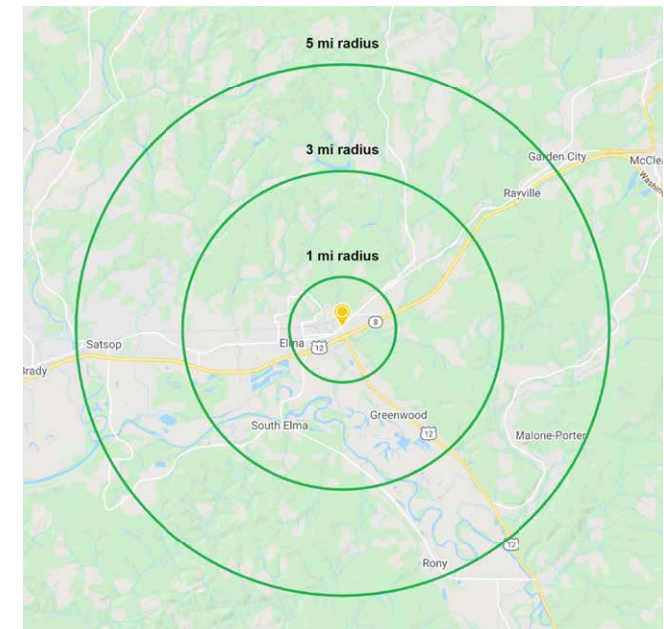
**AVAILABLE**




**1,620 ± SF**  
**ADJACENT TO STARBUCKS**

**6,750 ± SF**  
**FREESTANDING BUILDING WITH MULTIPLE DELIVERY OPTIONS**

**33,108 SF & 34,014 SF**  
**PAD OPPORTUNITIES**

- Options for lease, build to suit, and ground lease
- New medical facility across the street
- Near major developments
- High traffic counts with over 6,000 cars per day on Highway 12 and over 16,000 cars per day on Highway 8



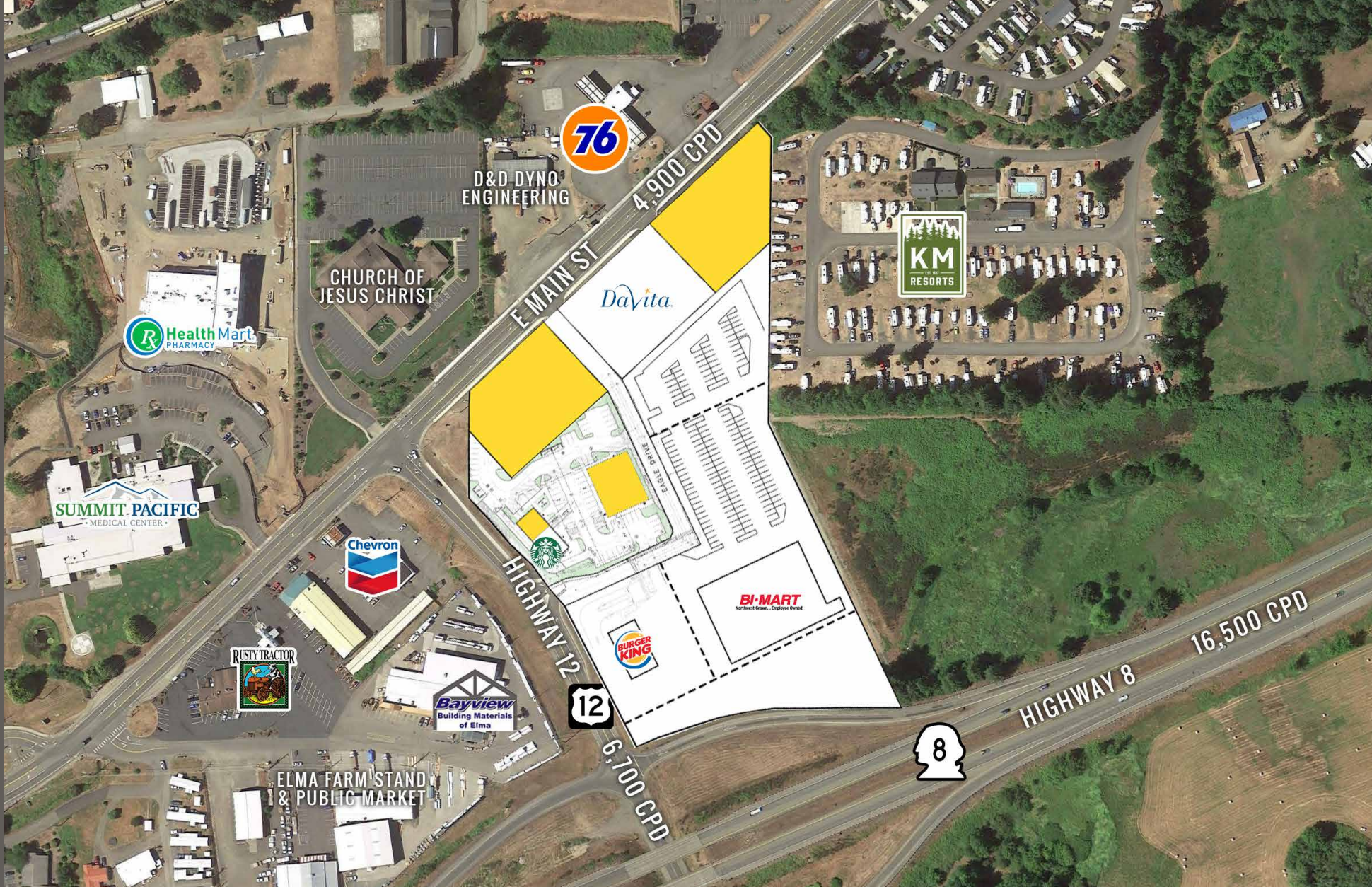
Regis - 2020	 Population	 Average HH Income	 Daytime Population
Mile 1	1,617	\$61,440	1,555
Mile 3	6,764	\$66,473	4,160
Mile 5	8,709	\$68,610	5,113



SUMMARY



LOCATION DETAILS



Conveniently located at the intersection of Hwy 12 & Hwy 8

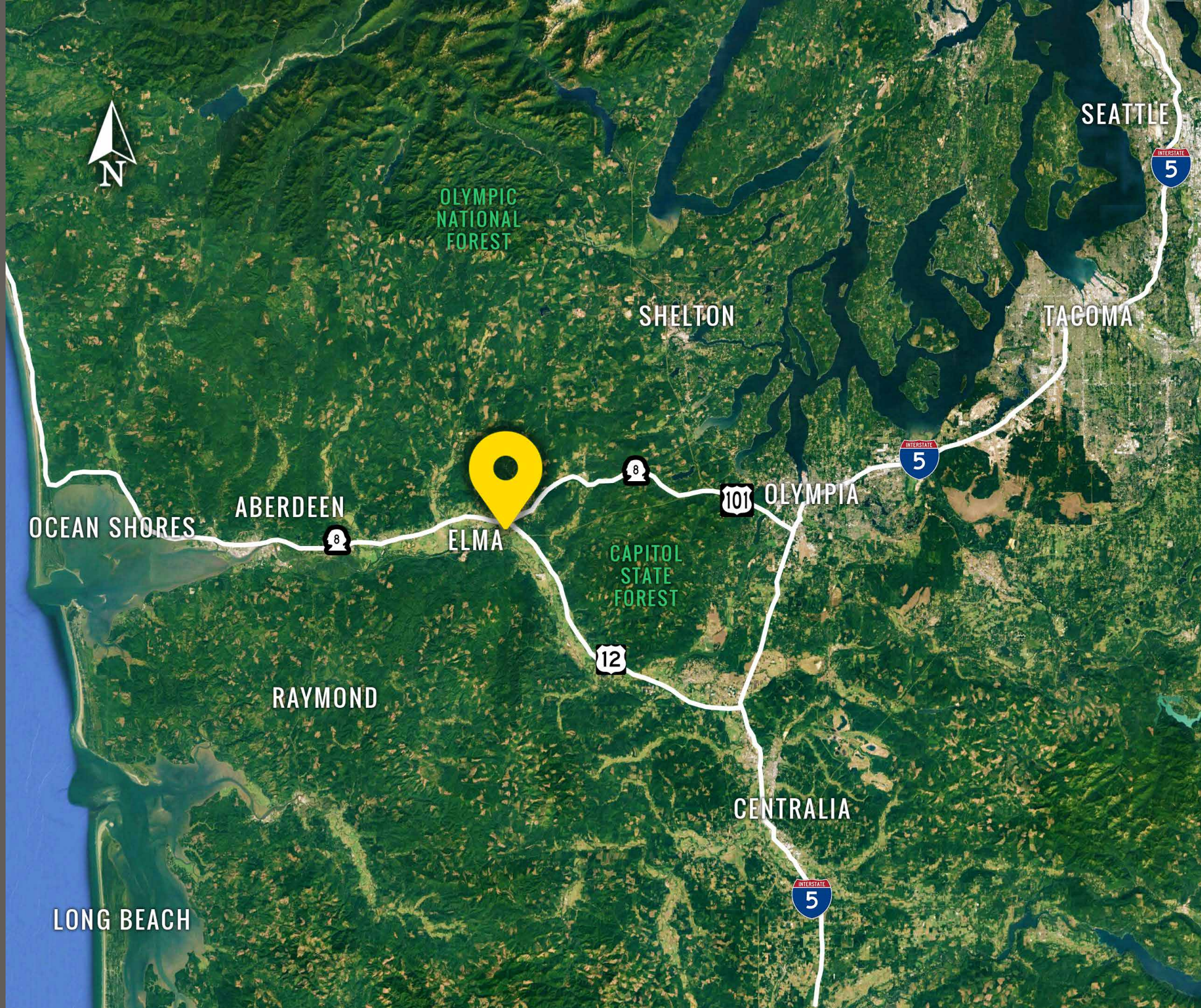


6,700 CPD  
Highway 12



16,500 CPD  
Highway 8

LOCATION AERIAL



# SITE PLAN

34,014 SF PAD

1,620 ± SF



33,108 SF PAD

6,750 ± SF

Freestanding building  
with multiple delivery  
options

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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