

FOR LEASE

# Former Albertsons | Bonney Lake

20025 SR 410 EAST, SUMNER, WA 98391

RETAIL



## PROPERTY FEATURES

- + 57,335 square foot building; can be demised
- + Rental Rate: \$12/SF/Year, NNN
- + Adjacent to new Costco and across the street from Lowes
- + Tenants in the market include Walmart, Target, Lowe's, Home Depot, Safeway, Fred Meyer, Rite Aid, Marshalls and more
- + Excellent access and exposure to SR 410
- + Abundant retail parking
- + Zoned BLK, City of Sumner

## TRAFFIC COUNTS

- + Along SR 410: 64,624 VPD



## CONTACT US

**Scott Blankenship**

+1 206 292 6084  
scott.blankenship@cbre.com

**CBRE, Inc.**

1420 5th Avenue, Suite 1700  
Seattle, WA 98101

[www.cbre.us/seattle](http://www.cbre.us/seattle)

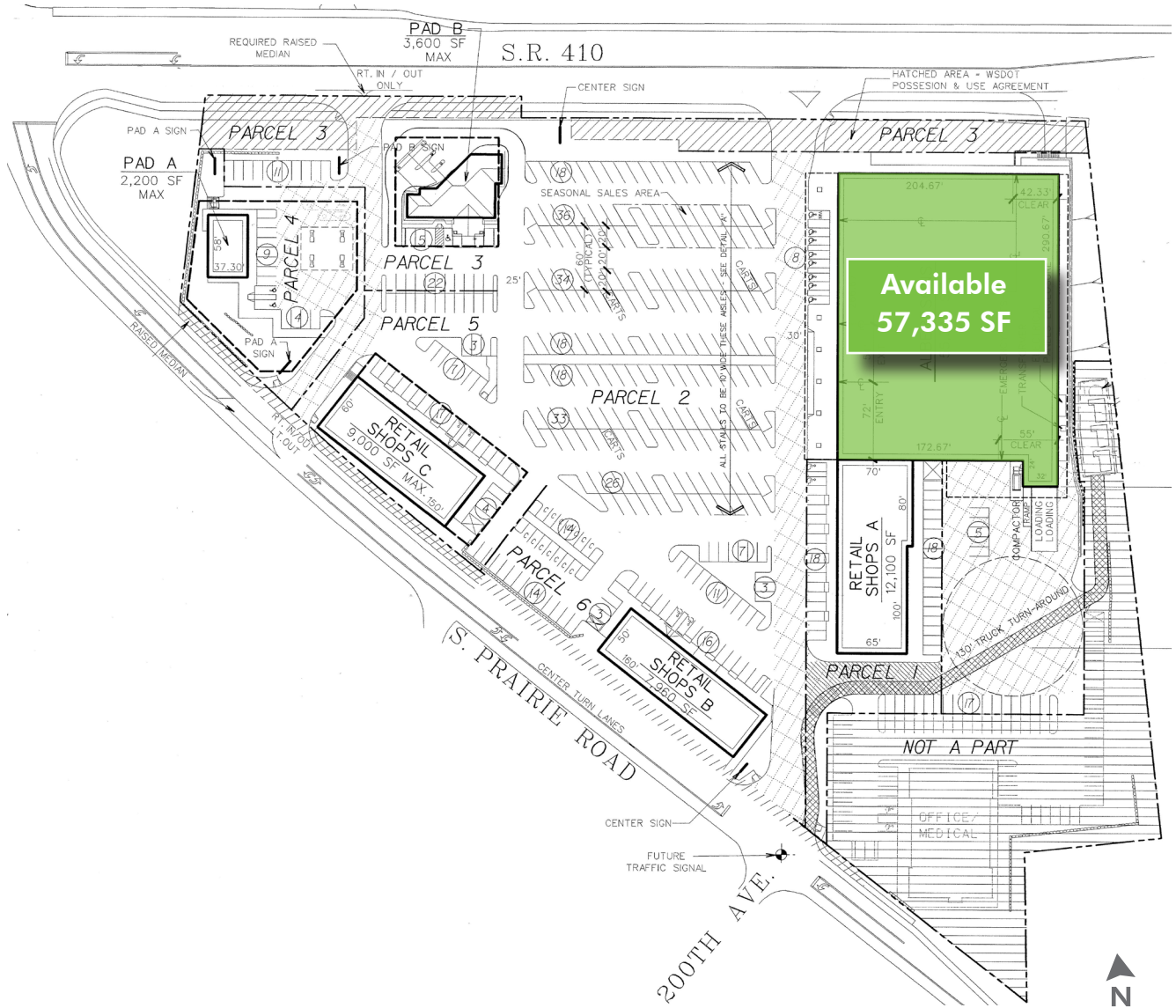
**CBRE**

FOR LEASE

# Former Albertsons | Bonney Lake

20025 SR 410 EAST, SUMNER, WA 98391

## SITE PLAN



# AMENITIES MAP



FOR LEASE

# Former Albertsons | Bonney Lake

20025 SR 410 EAST, SUMNER, WA 98391

RETAIL

## Estimated Demographics

		1 Mile	3 Miles	5 Miles
POPULATION	2017 Population - Current Year Estimate	5,415	42,628	73,372
	2022 Population - Five Year Projection	5,609	45,503	78,175
	2010 Population - Census	5,006	38,505	65,701
	2000 Population - Census	4,442	30,988	55,896
	Historical Annual Growth 2010-2017	1.09%	1.41%	1.53%
	Projected Annual Growth 2017-2022	0.71%	1.31%	1.28%
	2016 Median Age	36.90	36.80	38.60
HOUSEHOLDS	2017 Households - Current Year Estimate	1,905	14,499	25,826
	2022 Households - Five Year Projection	1,973	15,416	27,385
	2010 Households - Census	1,774	13,230	23,497
	2000 Households - Census	1,505	10,420	19,475
	Historical Annual Growth 2010-2017	0.99%	1.27%	1.31%
	Projected Annual Growth 2017-2022	0.70%	1.23%	1.18%
	Average Household Size	2.83	2.93	2.83
RACE/ETHNICITY	White	87.7%	87.9%	87.8%
	Black or African American	1.3%	1.2%	1.0%
	Asian or Pacific Islander	1.8%	2.5%	2.7%
	American Indian or Alaska Native	1.4%	1.3%	1.2%
	Other Race	3.0%	2.3%	2.6%
	Hispanic	8.5%	7.4%	7.7%
INCOME	Average Household Income	\$87,949	\$100,506	\$102,108
	Median Household Income	\$76,086	\$83,376	\$83,489
	Per Capita Income	\$30,456	\$34,142	\$35,982
EDUCATION (Ages 25+)	Elementary (Grade Level 0 to 8)	3.8%	2.1%	1.8%
	Some High School (Grade Level 9 to 12)	6.0%	5.4%	5.4%
	High School Graduate	32.1%	31.4%	31.1%
	Some College	29.5%	27.7%	26.3%
	Associate`s Degree	9.8%	11.2%	10.7%
	Bachelor`s Degree	13.5%	15.1%	16.8%
	Graduate or Professional Degree	5.3%	7.1%	7.8%

© 2017 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. 040819jm