

# GRAHAM VILLAGE

22007 Meridian Avenue E, Graham, WA 98338

**FOR  
LEASE**



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**First Western Properties - Tacoma, Inc.**

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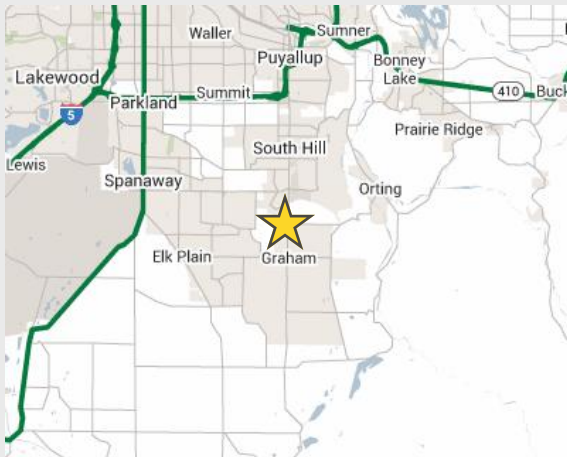
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## LOCATION DETAILS

- Easy access from Meridian Avenue
- Traffic counts on Meridian Ave E: 23,000 cars per day
- Traffic counts on 224th: 10,000 cars per day
- Pylon Signage available



## AVAILABLE

- 875-2,180 sf available
- Inline, end cap space available
- \$10.00-\$12.00 per square foot, plus NNN

## Property Highlights

- Great end cap location available on Meridian!
- Aggressive rental rates
- Neighboring Tenants include Safeway, Walgreens, ACE Hardware, Key Bank and More!

## NEIGHBORING TENANTS



| DEMOGRAPHICS       | Mile 1   | Mile 3   | Mile 5   |
|--------------------|----------|----------|----------|
| Population         | 3,709    | 38,345   | 92,797   |
| Average HH Income  | \$75,887 | \$80,847 | \$80,505 |
| Daytime Population | 1,757    | 14,059   | 41,031   |



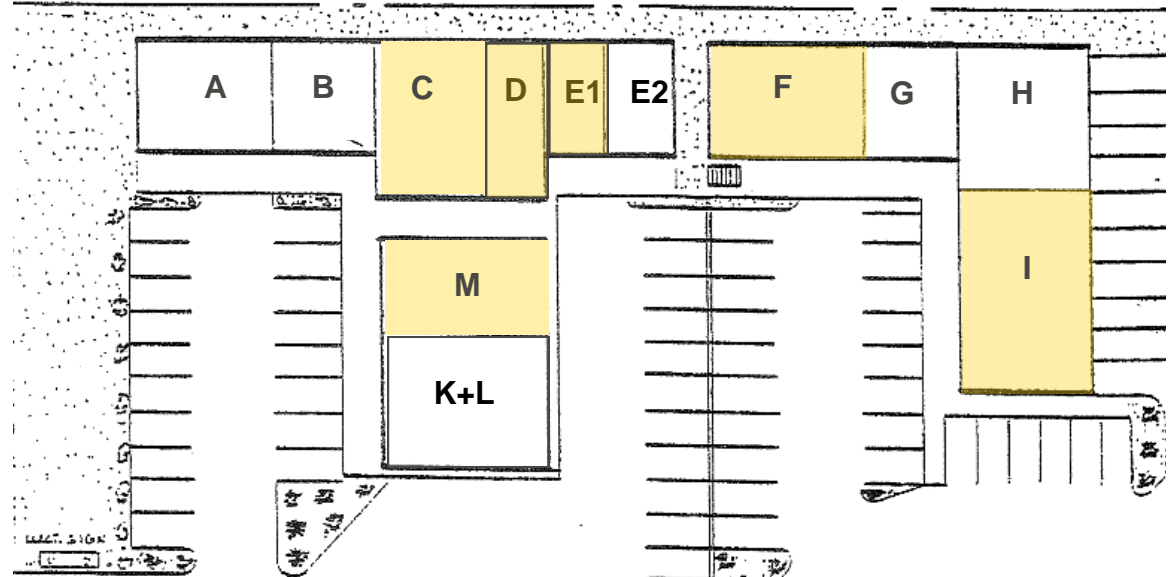
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| SPACE/SUITE | TENANT              | SQ. FT. | RATE             |
|-------------|---------------------|---------|------------------|
| A & B       | Tobacco Joe's       | 2,030   | Leased           |
| C           | Available           | 1,134   | \$12.00 psf, NNN |
| D           | Vacant              | 845     | \$10.00 psf, NNN |
| E 1         | Vacant              | 481     | \$10.00 psf, NNN |
| E 2         | House of Key Design | 545     | Leased           |
| F           | Vacant              | 1,290   | \$10.00 psf, NNN |
| G           | PR Skate            | 840     | Leased           |
| H           | PR Skate            | 1,500   | Leased           |
| I           | Vacant              | 2,180   | \$10.00 psf, NNN |
| K & L       | Untalan's Taekwondo | 1,838   | Leased           |
| M           | Available           | 1,140   | \$12.00 psf, NNN |



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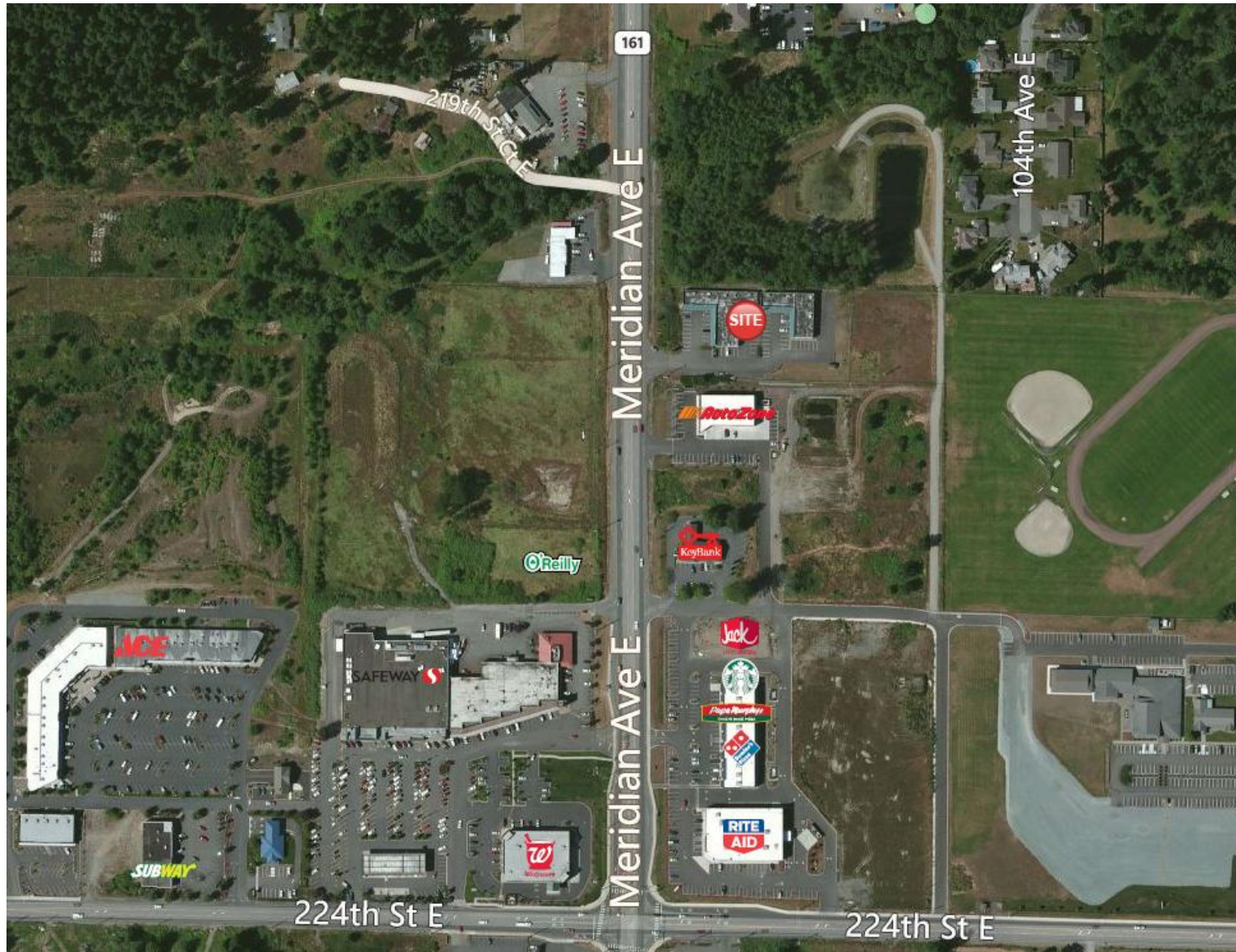
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