

PMF Real Estate Services is pleased to present:

FOR LEASE

PIONEER CROSSING SHOPPING CENTER

708-732 Shaw Road, Puyallup, WA 98374

CONTENTS: 2 Site Plan | 3 Building F Plan | 4 Demographics | 5 Travel Times



SAFeway ANCHORED CENTER Opening December 2019

**Full-service prototypical store with
pharmacy and fuel station**

One Space Left — 95% Leased!



HARD-CORNER STREET FRONT PAD BUILDING AVAILABLE:

- Irreplaceable Location
 - Prime “going-home” hard-corner with three ingress/egress points
 - 30,000 cars per day, surrounded by rooftops
 - Extension of Shaw over RR efficiently connects Pioneer Crossing to employment hubs: Seattle, Bellevue, and Tacoma, as well as the Kent and Sumner industrial districts
- Second strongest Puget Sound market for new construction and absorption
 - Over 250 housing starts per quarter, with 10k lots to be developed over the next 10+ years
 - Over 50 homes sold every month, over 2,000 additional people by the time the center opens



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a PMF Investments Company

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The information contained herein has been obtained from sources deemed to be reliable, however PMF Investments makes no warranties or representations to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.

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Site Plan



*Proposed site plan—subject to change

Hard-Corner Pad Site Building F

4,345sf freestanding building

~2,500sf+/- of outdoor patio

Multiple signage opportunities

Divisible West / East:

2,750sf 1,595sf

2,594sf 1,751sf

2,205sf 2,140sf

\$40.00-45.00/sf + \$9.15/sf NNN



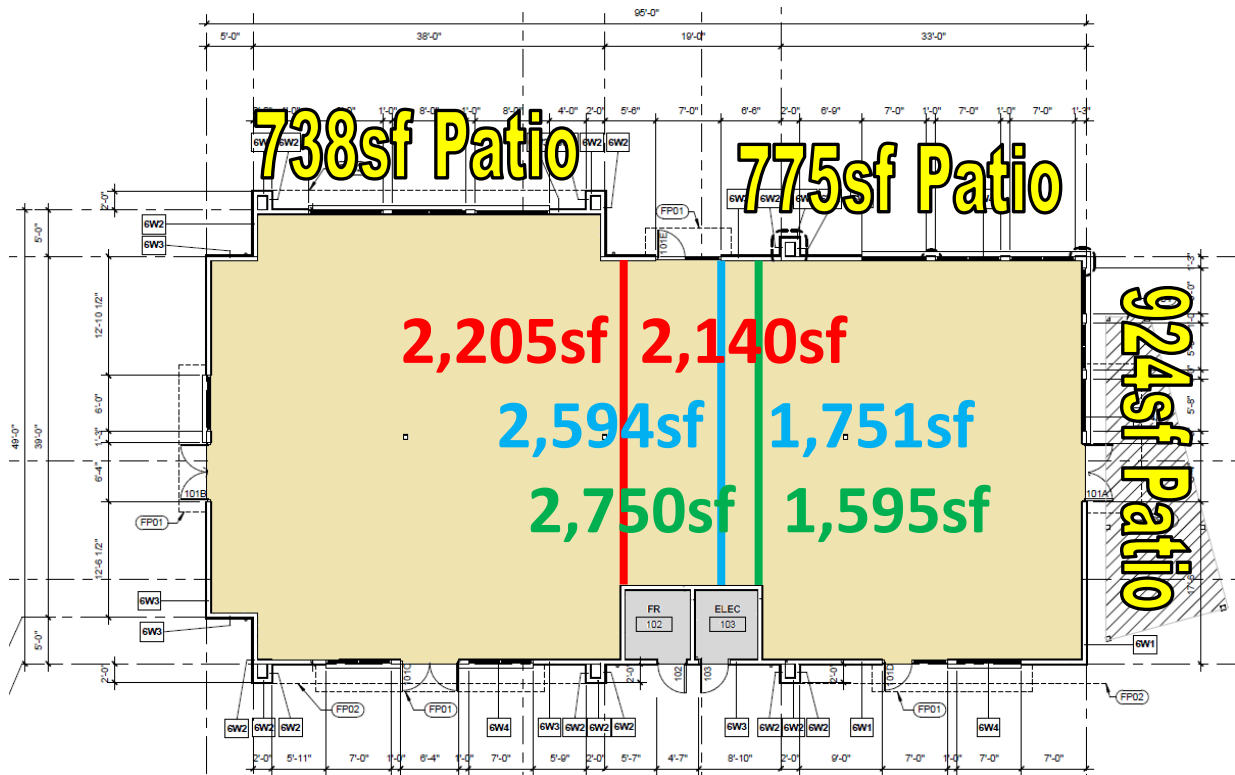
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Building F Plan

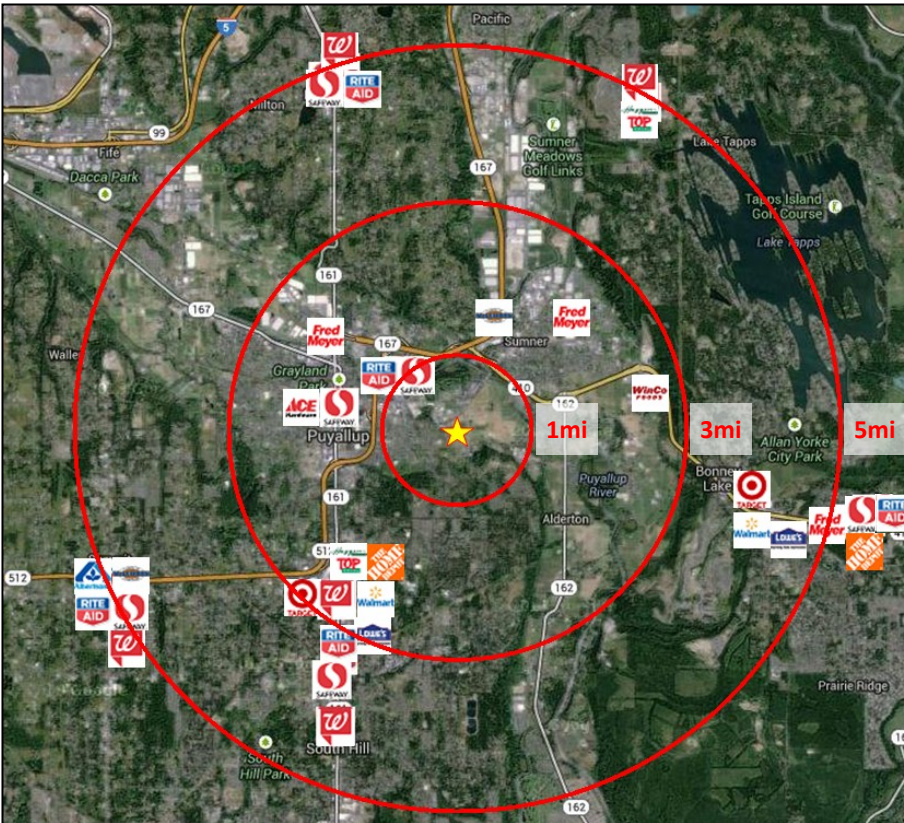


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Demographics



<u>Demographics</u>	<u>1-Mile*</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	7,930*	60,096	153,029
Households	3,093*	24,171	58,651
Household Income	\$91,114*	\$86,481	\$92,046

*Does not include new construction homes

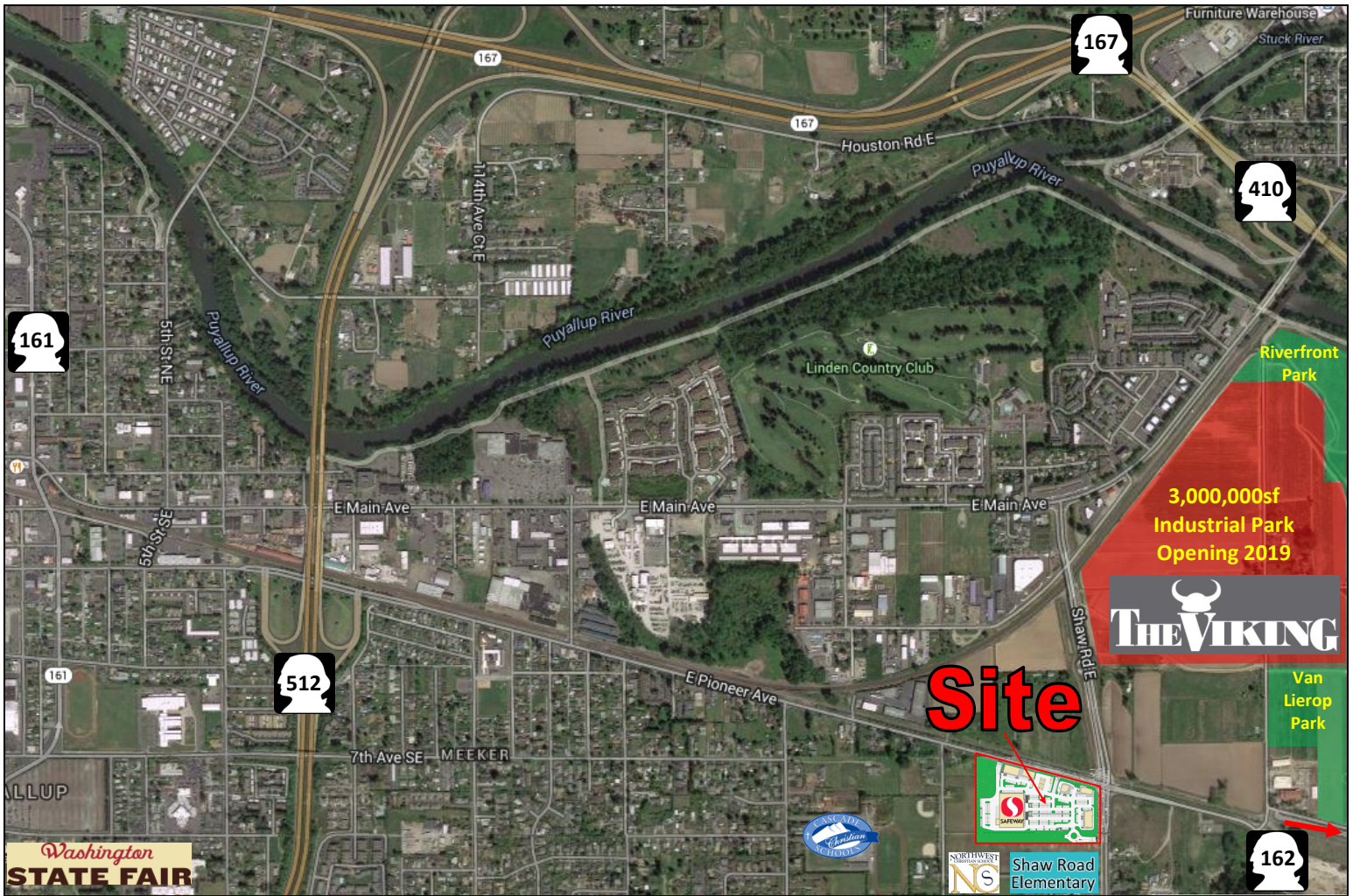


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Travel Times



Travel Times

WA-410:	WA-162:	WA-167:	WA-512:	WA-161:
1 miles/2 min.	1.4 miles/3 min.	1.5 miles/3 min.	1.2 miles/2 min.	1.7 miles/3 min.
Sumner:	Puyallup:	South Hill:	Bonney Lake:	Orting:
1.7 miles/4 min.	2.3 miles/5 min.	3.7 miles/8 min.	5.3 miles/7 min.	7.7 miles/13 min.
Northwest School:	Shaw Elementary:	Cascade School:	Linden Golf Club:	WA State Fair:
0.1 miles/ <30 sec.	0.2 miles/ <30 sec.	0.6 miles/1 min.	.06 miles/1 min.	2.0 miles/4 min.



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