



10219 196th St Ct E, Suite C Graham, WA 98338
Anchoring Retail Space
5,500 Square Feet
Divisible to 1,500/4000 Square Feet

Presented By

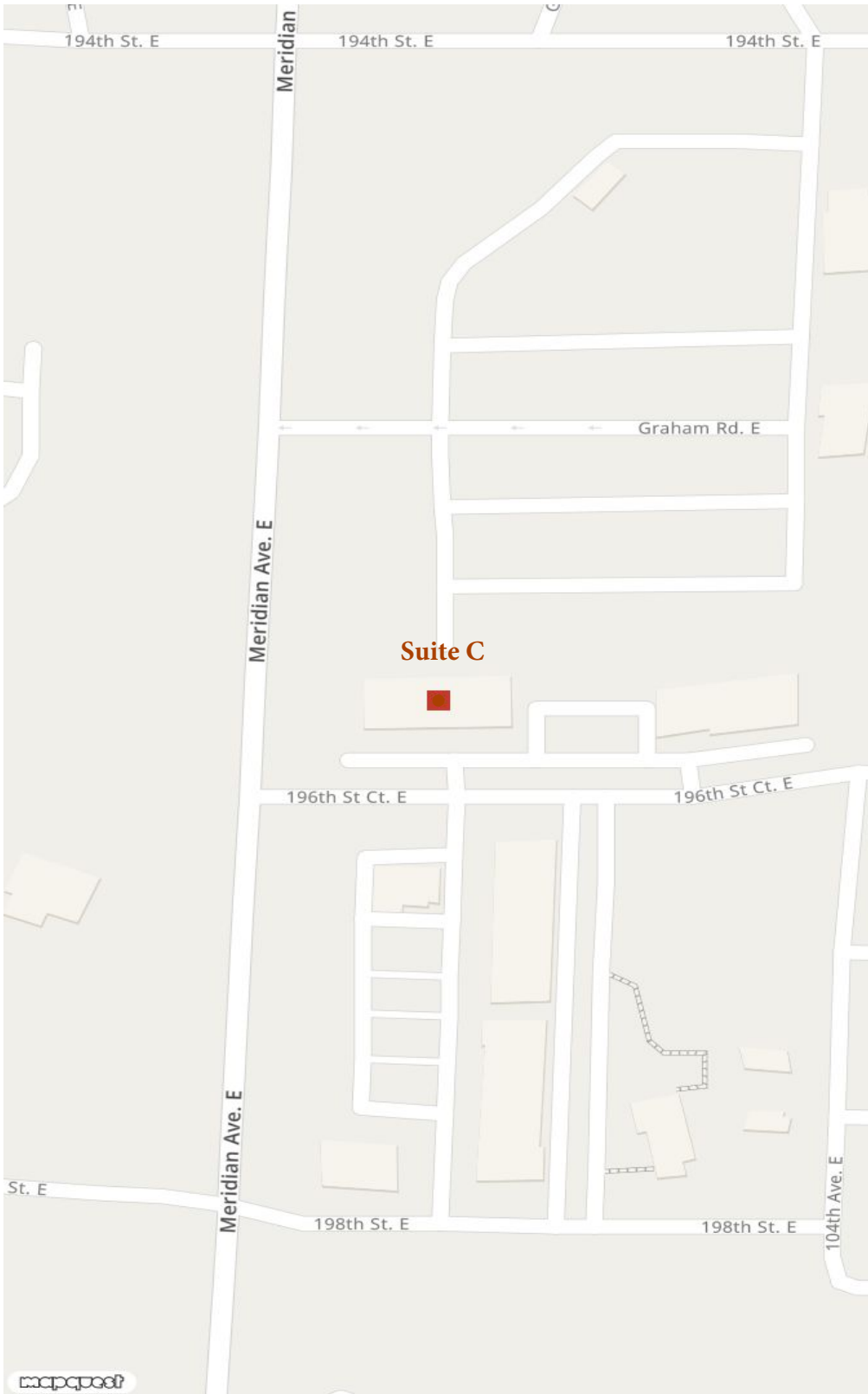


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Commercial Advantage, L.L.C.

10219 196th St Ct E Graham, WA 98338
Bldg SF: 8,388 SF



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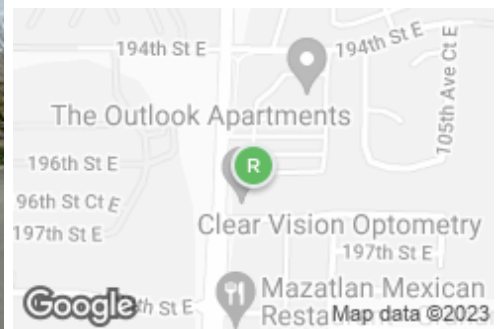
Calling all specialty medical practitioners...

Retail: Neighborhood Center For Lease

10219 196th St Ct E, Graham, WA, 98338

Prepared on June 09, 2023

1 of 1 Listings



Listing Details | Retail For Lease

Suite	C
Secondary Uses	Specialty
Sublease	No
Total Available Space	5,500 SF
Min Div/Max Contig	Not present/5,500 SF
Asking Rate	\$16.00 - \$19.50 Annual/SF
Monthly Rate	\$7,333
Lease Type	NNN
Expenses	\$10.50 (NNN)
Possession	On Available Date
Lease Terms	3-5 years, renewable

Signage	On Building
Show Instructions	Call broker
Rent Esc. Type	Annual Percentage
Divisible	Not present
Vacant	No
Available Date	8/01/2023
Days On Market	85 days
Date Listed	3/16/2023
Last Modified	6/09/2023
Listing ID	34246771
Parking Spaces	-

Description

Highly sought-after medical space at the end of South Hill. Affordable lease rate and reasonable triple net. The owner keeps his medical practice in the office building on-site. Technically a Graham address, but in the heart of things. Very competitive opportunity for the discerning practitioner.

Property Features

Location Details

Address	10219 196th St Ct E, Graham, WA, 983...
Zoning	MUD
Submarket	CBA SE Pierce County
County	Pierce

Parcels	6024410050
Name	Seddon Plaza
Campus Name	Seddon Plaza
Cross Street	Meridian/Sr 161

Building Details

Sub Type	Neighborhood Center	Percent Occupied	100%
Building Status	Existing	Parking Spaces	-
Building Size	8,388 SF	Parking Ratio	-
Land Size	1.82 Acres / 79,236 SF	Retail Space	8,388 SF
Number of Buildings	1	Rentable Space	8,388 SF
Number of Floors	1	Air Conditioned	Yes
Year Built	2009	Security System	No
Occupancy Type	Multi-tenant	Rail Service	No

Property Listings

1 Listing | 5,500 SF | \$16.00 - \$19.50 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Dialysis	C	5,500 SF	\$16.00-\$19.50 Annual/SF NNN	8/01/2023

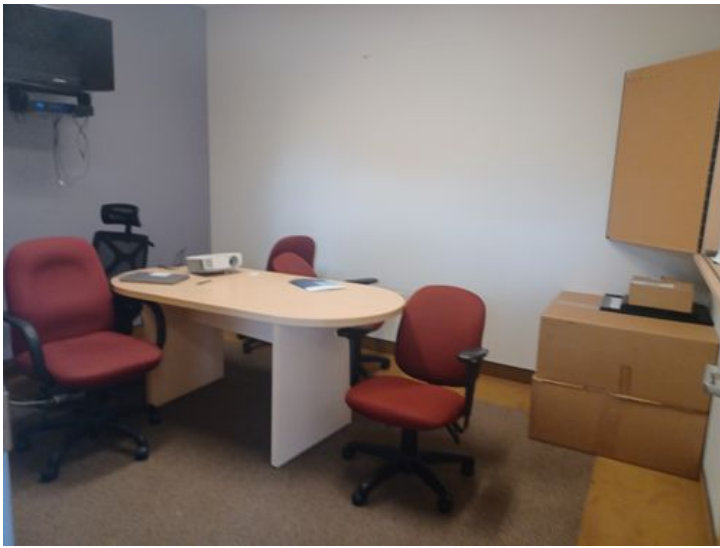
Additional Photos



Commercial Advantage, L.L.C.



Commercial Advantage, L.L.C.



Contact



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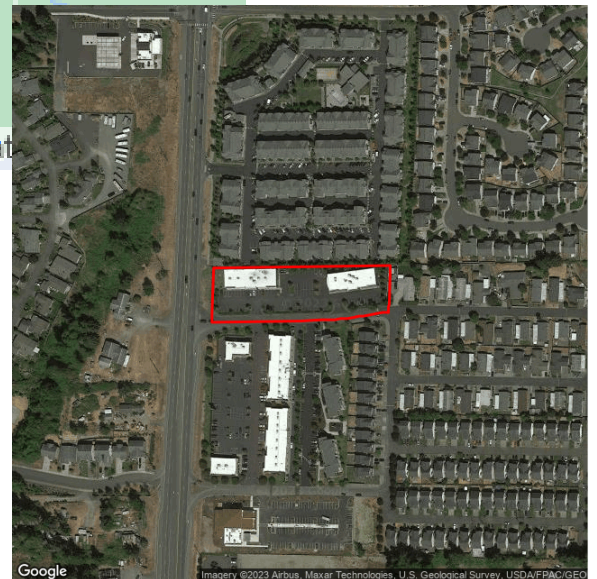
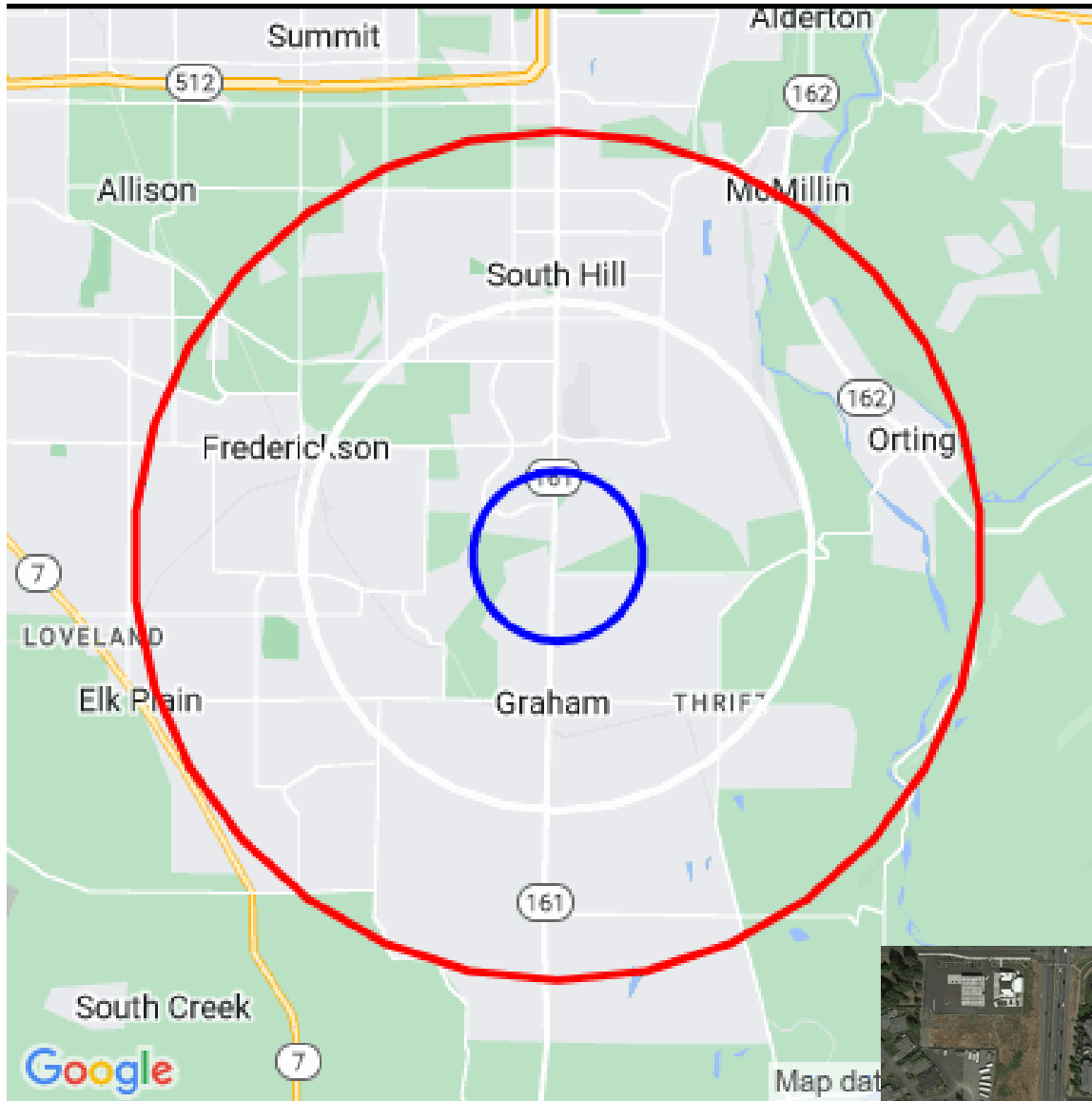
Commercial Advantage Real Estate



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Seddon Plaza

Demographic Report



Seddon Plaza

Population

Distance	Male	Female	Total
1- Mile	2,550	2,524	5,075
3- Mile	18,056	18,013	36,069
5- Mile	36,543	35,838	72,380



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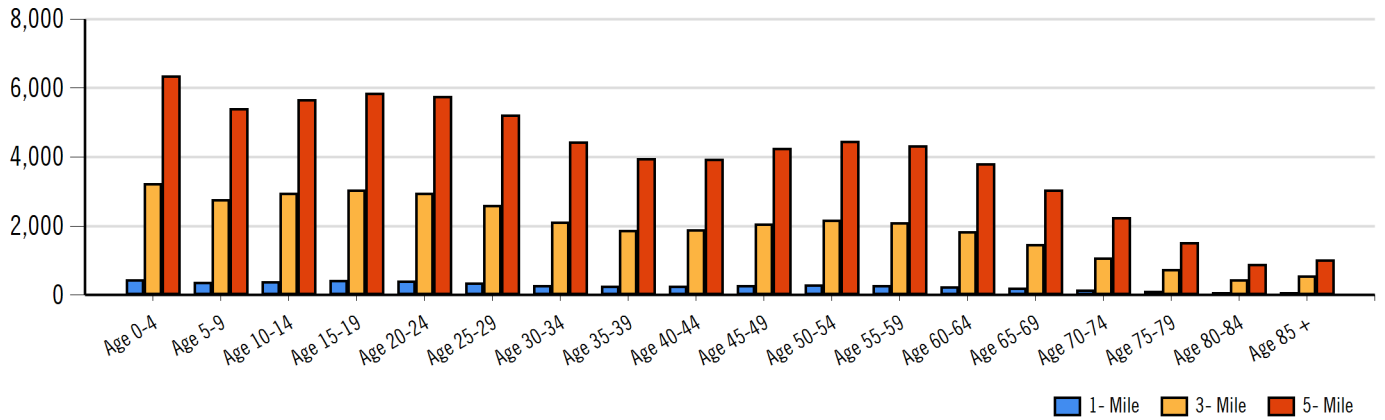
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MOODY'S
 ANALYTICS

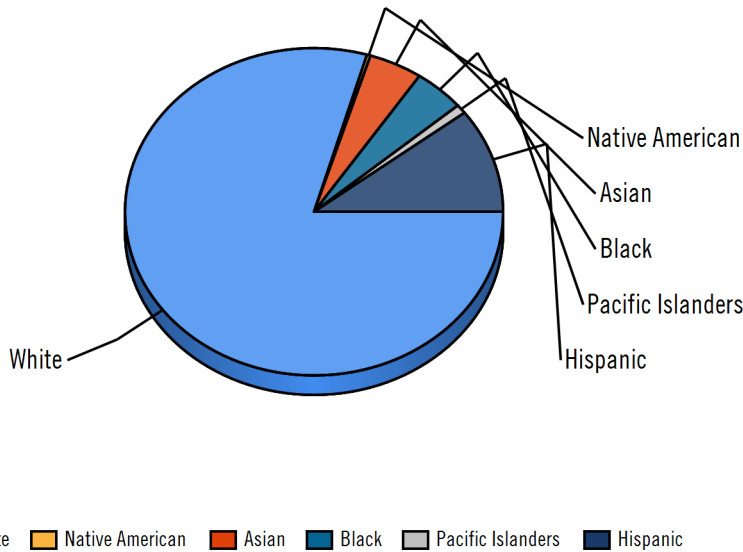
Catylist

Seddon Plaza

Population by Distance and Age (2020)



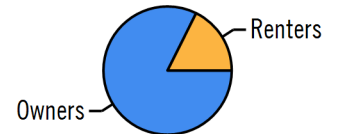
Ethnicity within 5 miles



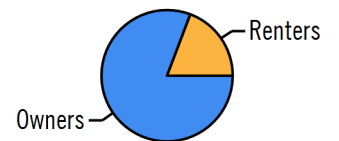
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,328	92	1.42 %
3-Mile	16,880	621	2.61 %
5-Mile	34,106	1,498	3.46 %



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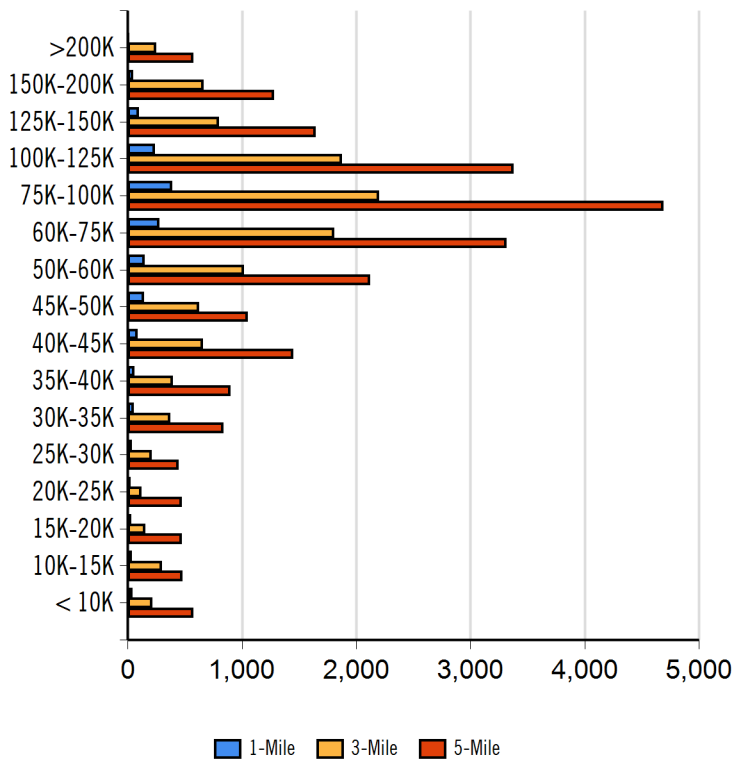
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Seddon Plaza

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	11	201	286	119	324	146	80	139	347	236	222	130
3-Mile	32	75	1,274	1,613	616	2,422	1,488	383	1,228	3,065	1,716	1,324	930
5-Mile	141	118	3,149	3,513	1,341	4,539	2,652	637	2,407	6,889	3,233	2,387	1,742

Household Income



Radius	Median Household Income
1-Mile	\$82,571.00
3-Mile	\$83,488.42
5-Mile	\$78,433.03

Radius	Average Household Income
1-Mile	\$78,145.00
3-Mile	\$84,226.95
5-Mile	\$80,222.79

Radius	Aggregate Household Income
1-Mile	\$125,005,796.26
3-Mile	\$971,206,090.18
5-Mile	\$1,946,712,575.39

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,986	21,069	43,280
High School Grad	1,059	6,766	13,509
Some College	912	6,303	13,406
Associates	237	1,784	3,938
Bachelors	325	2,936	5,891
Masters	40	830	1,626
Prof. Degree	6	125	393
Doctorate	1	29	160

Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	0 %	2 %	8 %
Households with 4+ Cars	74 %	136 %	151 %
Military Households	40 %	132 %	189 %
Mobile Homes	170 %	256 %	243 %
New Homes	134 %	281 %	246 %
New Households	30 %	62 %	72 %
Public Transportation Users	8 %	17 %	16 %
Teen's	42 %	83 %	92 %
Vacant Ready For Rent	7 %	14 %	20 %
Young Wealthy Households	0 %	42 %	57 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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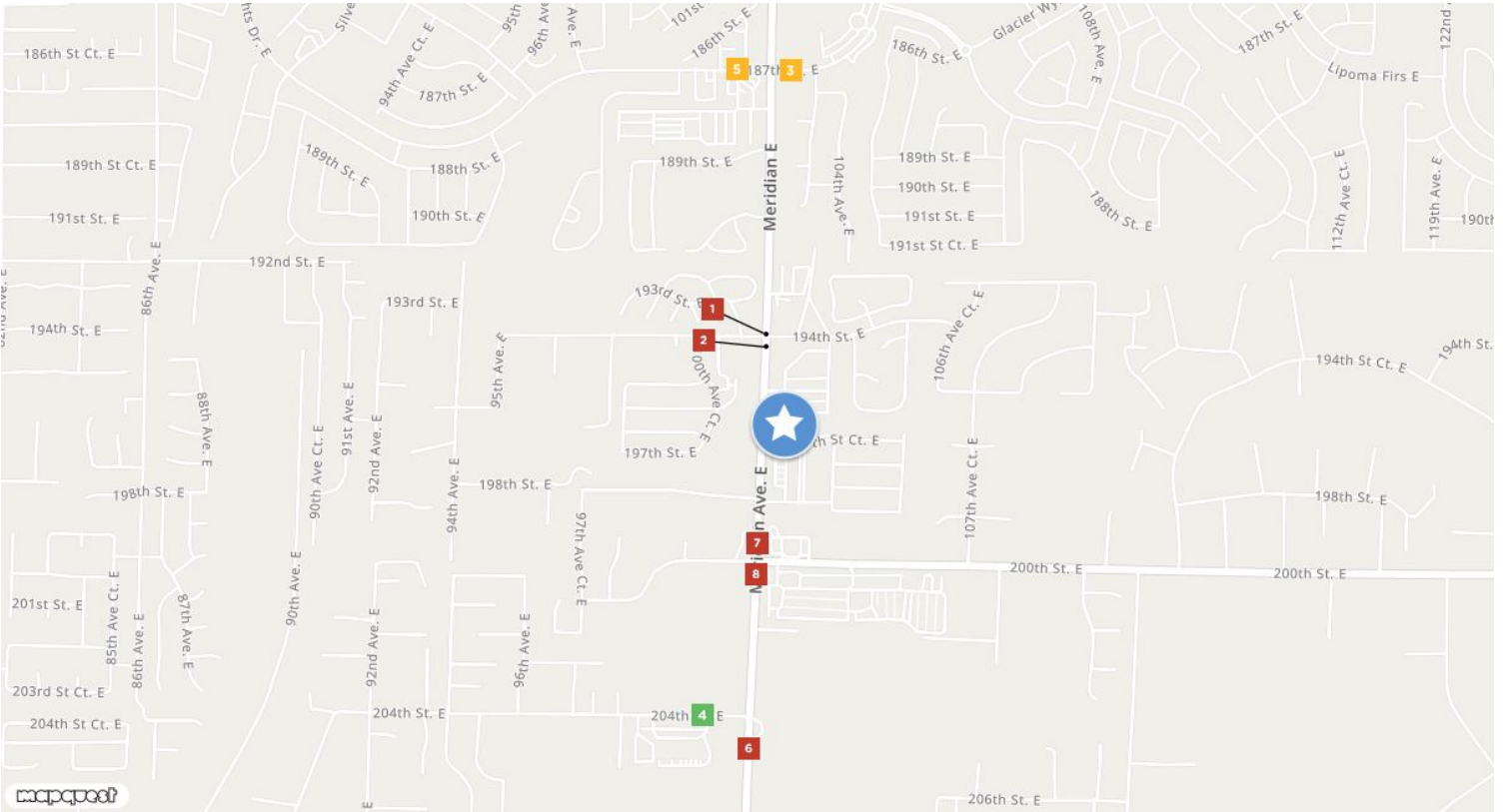
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Catylist

Seddon Plaza

Traffic Counts



East Meridian Avenue 1	E Meridian Ave 2	187th St E 3	204th St E 4	187th St E 5
168th St E	194th St E	E Meridian Ave	E Meridian Ave	100th Ave Ct E
Year: 2021 38,903 est	Year: 2021 34,464 est	Year: 2021 4,472 est	Year: 2021 3,834 est	Year: 2021 7,010 est
Year: 2019 37,000	Year: 2018 36,000	Year: 2018 5,375	Year: 2017 4,175	Year: 2017 7,750
Year: 2018 40,000	Year: 2017 35,000	Year: 2014 4,450	Year: 2015 3,750	Year: 2015 7,225
E Meridian Ave 6	E Meridian Ave 7	E Meridian Ave 8		
204th St E	200th St E	200th St E		
Year: 2021 27,399 est	Year: 0 est	Year: 0 est		
Year: 2012 27,000	Year: 1997 22,000	Year: 1997 19,000		
Year: 1997 18,000	Year: 1996 22,000	Year: 1996 19,000		



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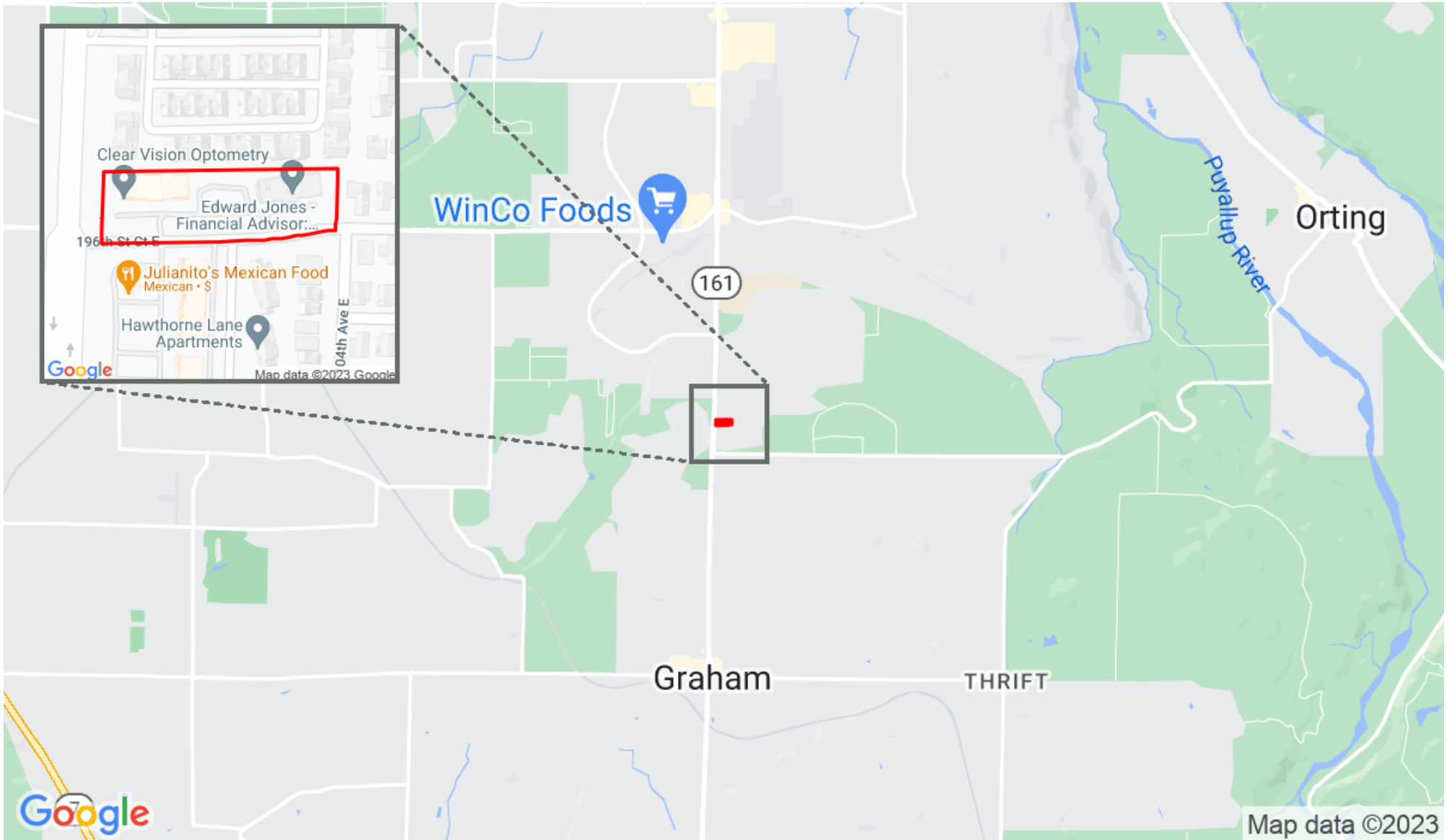


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