



# FOR LEASE

19321 Mountain Highway East  
Spanaway, WA 98467



## RAINIER PACIFIC BUSINESS PARK

Patric Grissom | Jeremiah Durr

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

**RAINIER PACIFIC BUSINESS PARK** is a small retail and flex space center located on Mountain Highway in Spanaway just a short distance west of the Wal-Mart store. Currently comprised of 2 buildings, the property offers small spaces all with grade level doors and high ceilings.

**19321 MOUNTAIN HIGHWAY E:**

**BUILDING A - RETAIL - \$18/SF, PLUS NNN**

- 5,325sf – features high ceilings, 3 restrooms, grade level door, multiple storefront entrances and fire sprinklers perfect for Daycare business
- 1,350sf – features high ceilings, 1 restroom

**BUILDING B - NEW FLEX SPACE**

- Suites 102, 103 and 104 – 1,500sf - Modified Gross  
Each space is \$1,875.00/month  
All feature grade level door, restroom, and high ceilings
- Suite 106 – \$2,650.00/month  
Features grade level door, restroom and high ceilings.



Population



Average HH Income



Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	6,341	\$86,959	3,537
Mile 3	39,618	\$81,775	19,288
Mile 5	93,853	\$81,796	50,661

**NEARBY TENANTS**



LOCATION DETAILS



27,000 CPD  
Mountain HWY



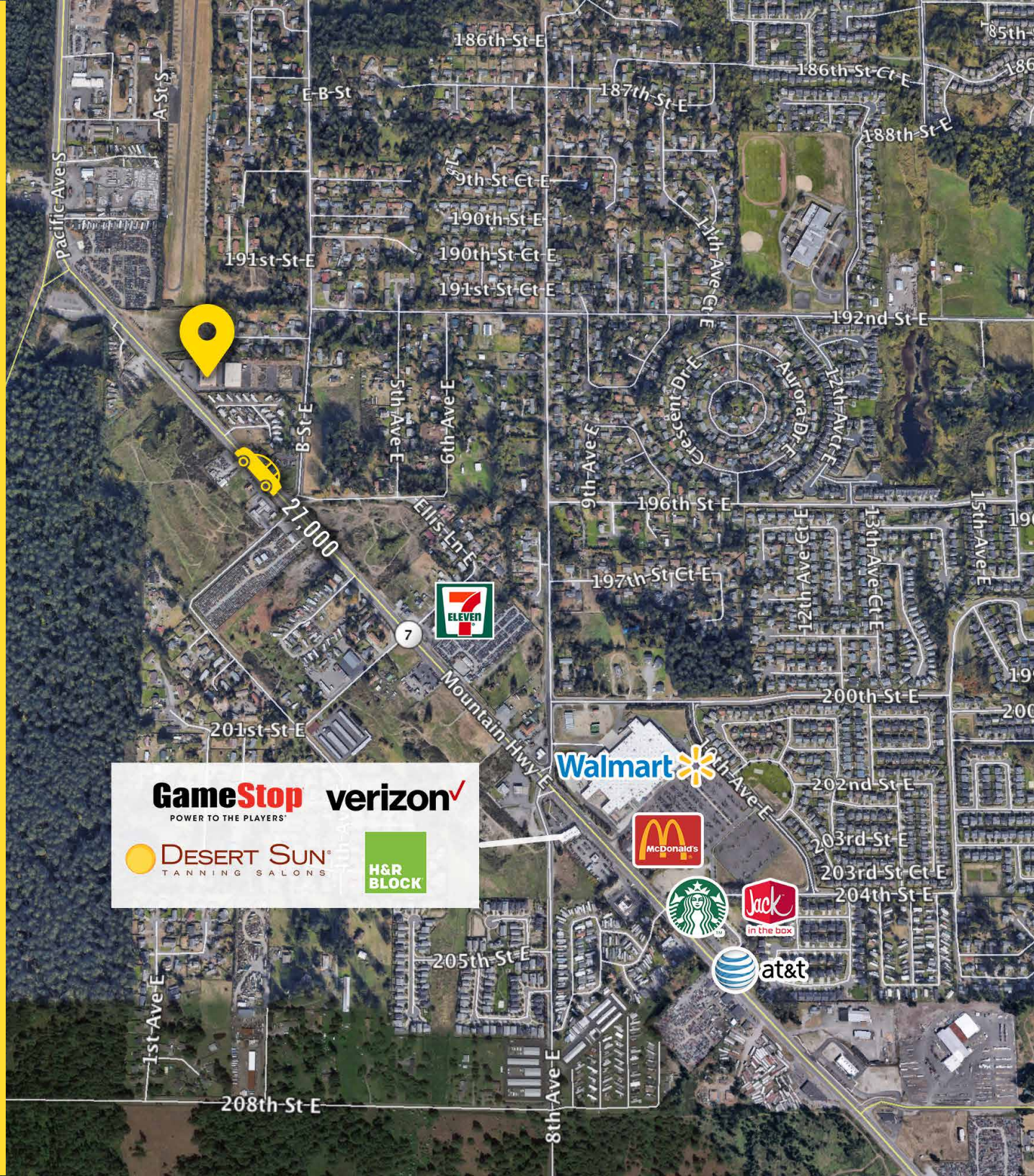
Excellent Visibility  
Pylon on Mountain HWY



Plenty of Parking  
and Easy Access



Located moments  
away from JBLM





**SPANAWAY, WA** was established in 1890 and is an unincorporated community located in Pierce County, Washington, fifteen miles south of Tacoma on State Road 7, the main thoroughfare also known as Mountain Highway. The city is adjacent to the east boundary and is home to many families of Joint Base Lewis-Mchord, the largest joint base on the West Coast and one of the largest in the U.S. It is also only 10 miles away from the major city Tacoma, WA.

TACOMA | KIRKLAND | PORTLAND



**RETAIL FOCUSED. RESULTS DRIVEN.**

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