

Columbia
Bank

104TH ST E

Wilco
FARM STORES



76

CANYON RD E

106TH ST E

GROUND LEASE OR BUILD TO SUIT

10523 Canyon Rd E & 5415 106th St E
Puyallup, WA 98373



106TH & CANYON ROAD

Tim Weber | Don Whittles | Blake Weber

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

GROUND LEASE OR BUILD TO SUIT

7980000160
FRONT PARCEL 0.41 ACRES/ 17,859 SF
 (FORMER CAR WASH)

7980000151
BACK PARCEL 0.48 ACRES/ 20,700 SF

5,760 SF BUILDING FOR LEASE
\$16.00 PSF PLUS NNN



- Located just off Highway 512
- Adjacent to Wilco Farm Stores which draws shoppers from all over Pierce County
- Nestled between Tacoma and Puyallup major shopping hubs



Regis - 2020
Population



Average HH Income



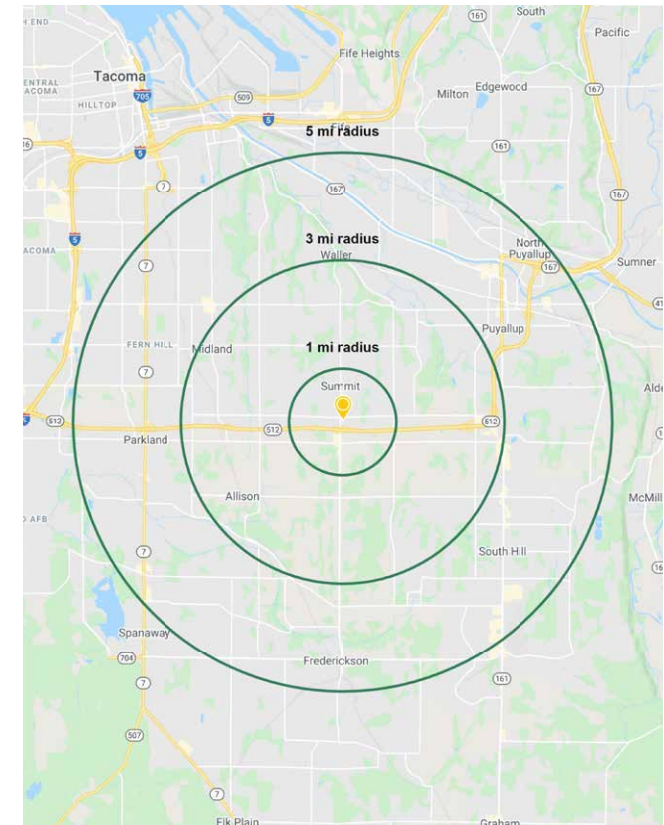
Daytime Population

Mile 1 6,378 \$85,949 4,641

Mile 3 54,342 \$95,154 32,605

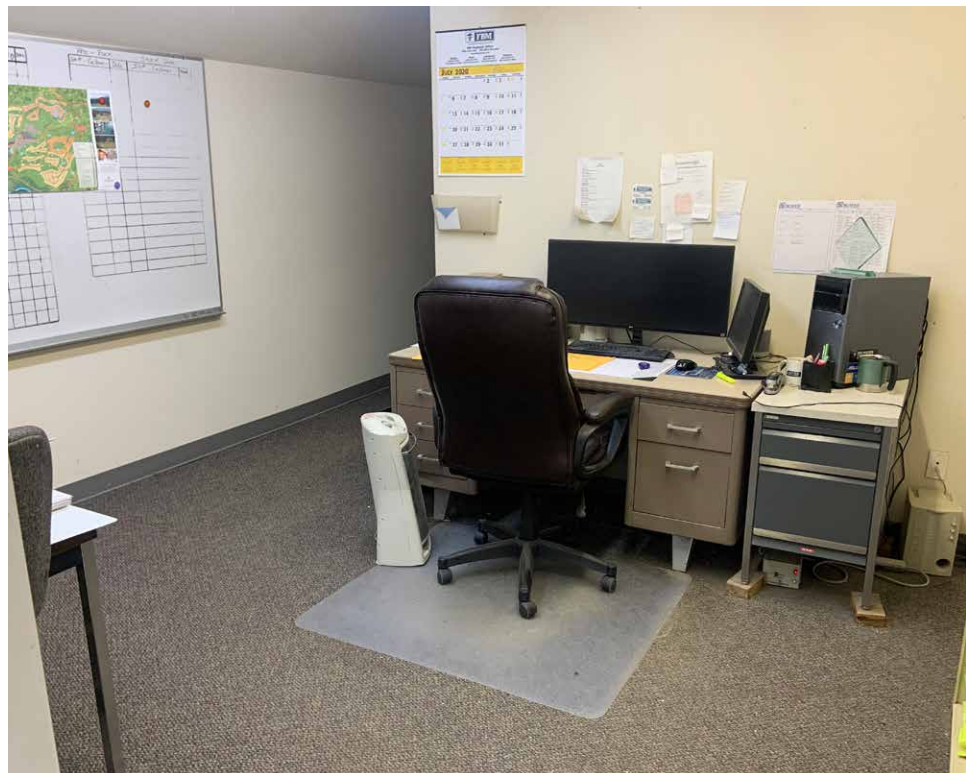
Mile 5 236,825 \$84,317 135,877

NEARBY TENANTS



SUMMARY

SUMMARY



LOCATION AERIAL

Columbia Bank

Wilco FARM STORES

104TH STE - 6K CPD

ST VINCENT'S

7980000151

7980000160

CANYON RD E - 31K CPD

106TH STE

76

WA-512 OFFRAMP

WA-512 ONRAMP

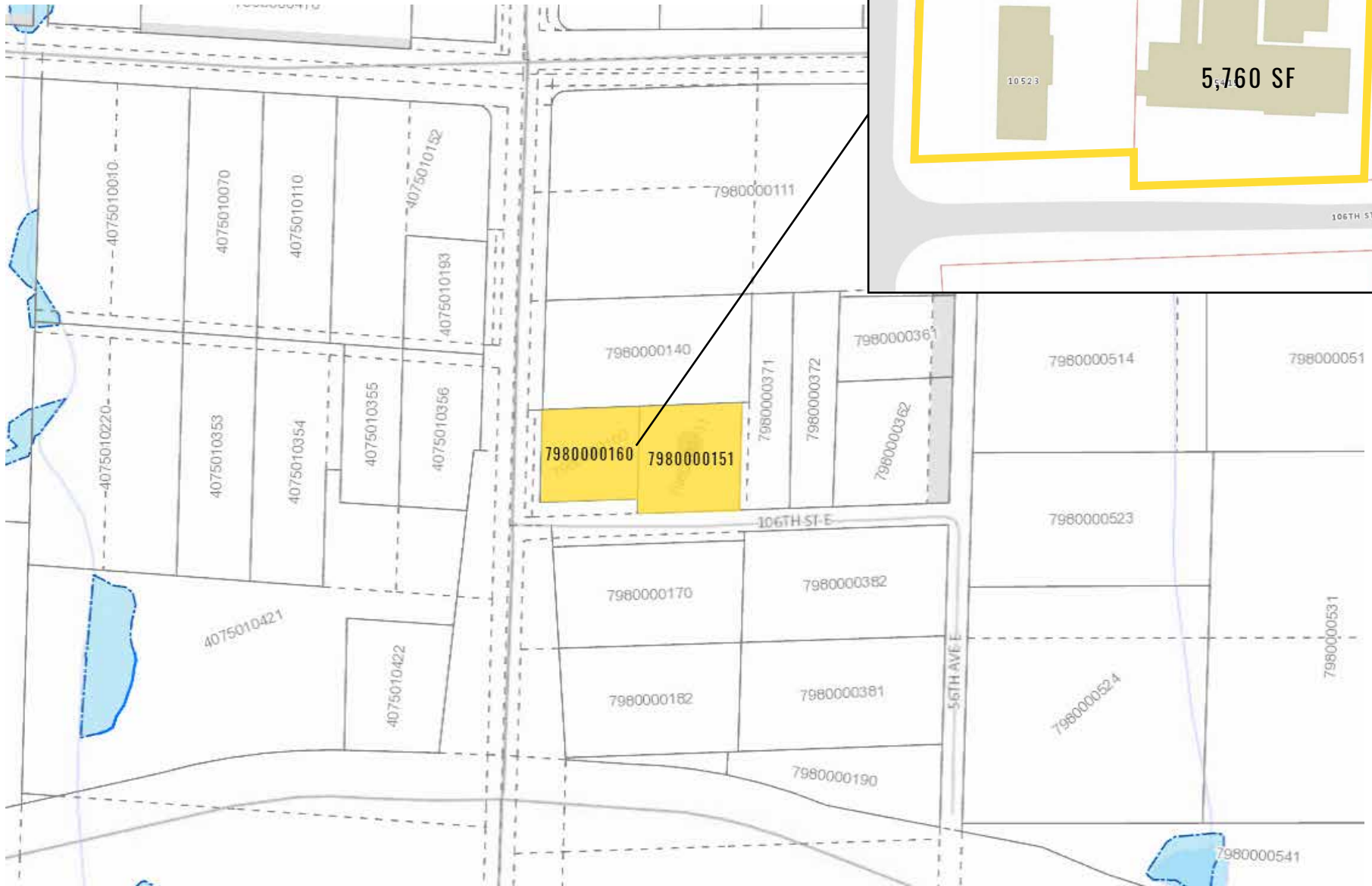
WA-512 81K CPD

512

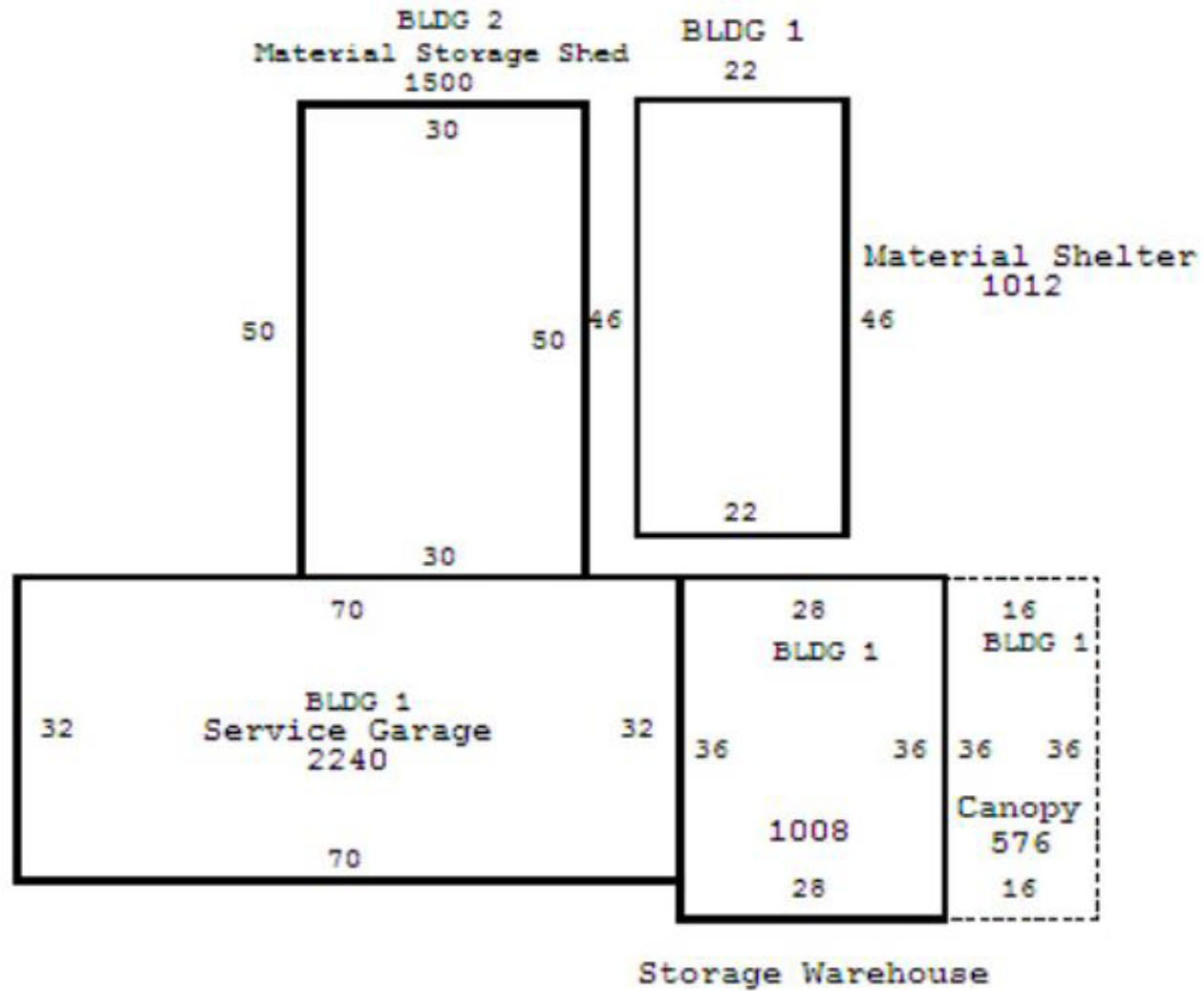
LOCATION AERIAL



PARCEL MAP



SITE PLAN



TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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