



SOUTH HILL PLAZA

10210 123rd St. Ct. E, Puyallup WA 98374

**FOR
SALE**



100% LEASED INVESTMENT

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First Western Properties - Tacoma, Inc.

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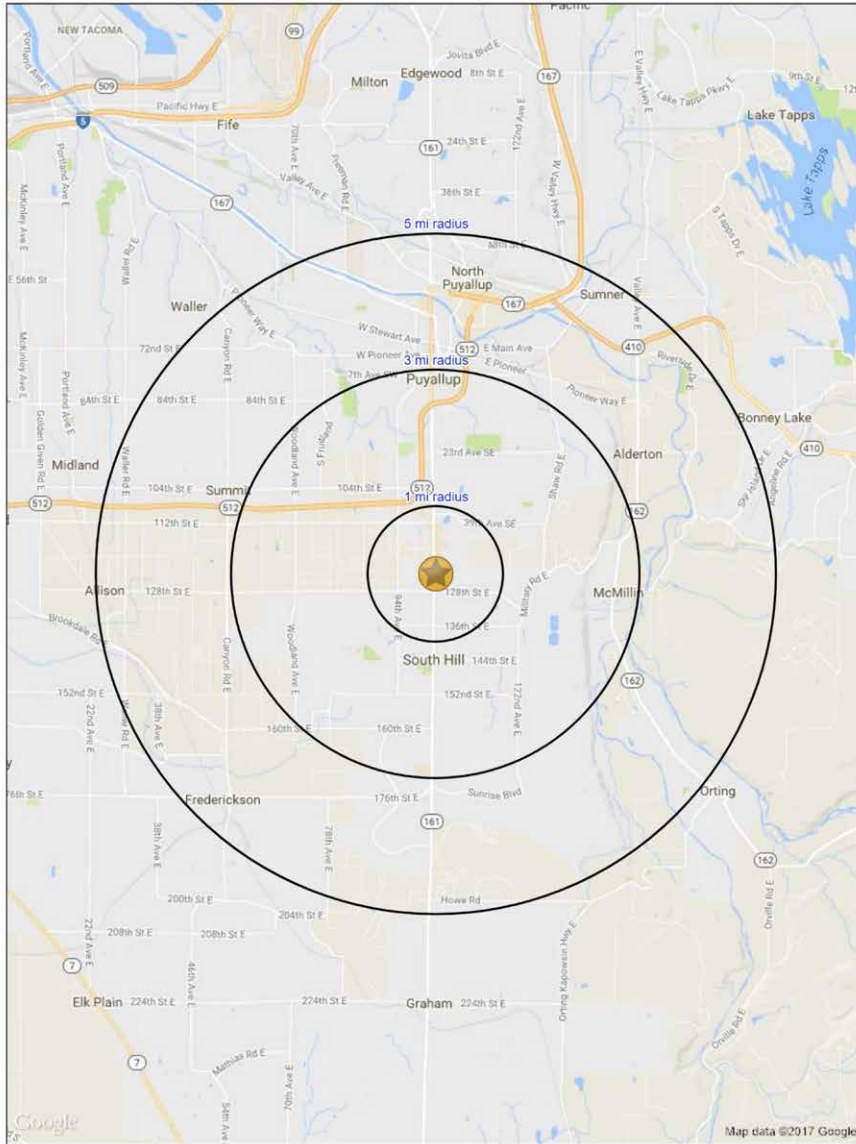
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www.fwp-inc.com

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DEMOGRAPHIC INFORMATION

Between 2000 and 2012, South Hill Puyallup exhibited strong population growth of 65.8%, with forecast annual growth rates to continue at a rate of 6%. Housing in the area has been strong with growth between 2000 and 2010 showing an increase of more than 7,000 new residences.

Employment in the area includes the major Frederickson industrial manufacturing area as well as Boeing Aerospace's Wing Responsibility plant where wings are produced for the 737 airliner.

Traffic is strong along Meridian Avenue East in front of the property at more than 41,000 cars per day.

OFFERING SUMMARY

Price	\$1,950,000
Cap Rate	5.87%
Year Built	2000
Occupancy	100%
Tenants	3
Lease Types	All NNN
Rentable Area	7,484 SF
Land Area	29,802 SF



DEMOGRAPHICS

	Mile 1	Mile 3	Mile 5
Population	13,667	78,423	167,300
Average HH Income	\$69,633	\$85,130	\$86,341
Daytime Population	11,974	50,950	101,129



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TENANT INFORMATION

- Batteries Plus Bulbs – A well-known, privately-owned national chain, this store is part of a franchisee-owned chain of 7 locations throughout the Puget Sound market and offers a wide variety of batteries, light bulbs, LED's and battery and electronic testing services. They also offer smart phone and tablet repair services.
<https://www.batteriesplus.com/store-locator>
- Valley Supported Living – Valley Supported Living, Inc. is a private, for profit corporation that provides in-home caregivers and chore workers for adults with developmental disabilities. Their clients include individuals with intellectual disability, autism, spectrum disorder, and other related conditions. They have been under contract with the State of Washington since 1989 and are fully funded thru June 30, 2019. Their Puyallup based program employs approximately 75 staff members and brings a \$2 million + payroll to the Puyallup/South Hill area.
- Salon DaVinci & Medi Spa – Owned by Jacob and Debra Gould, Salon DaVinci & Medi Spa has been operating at South Hill Plaza for over 5 years and offers Hair Salon Services, Therapeutic Massage, Body Wraps, Medical Massage and Ultrasonic Body Sculpting.



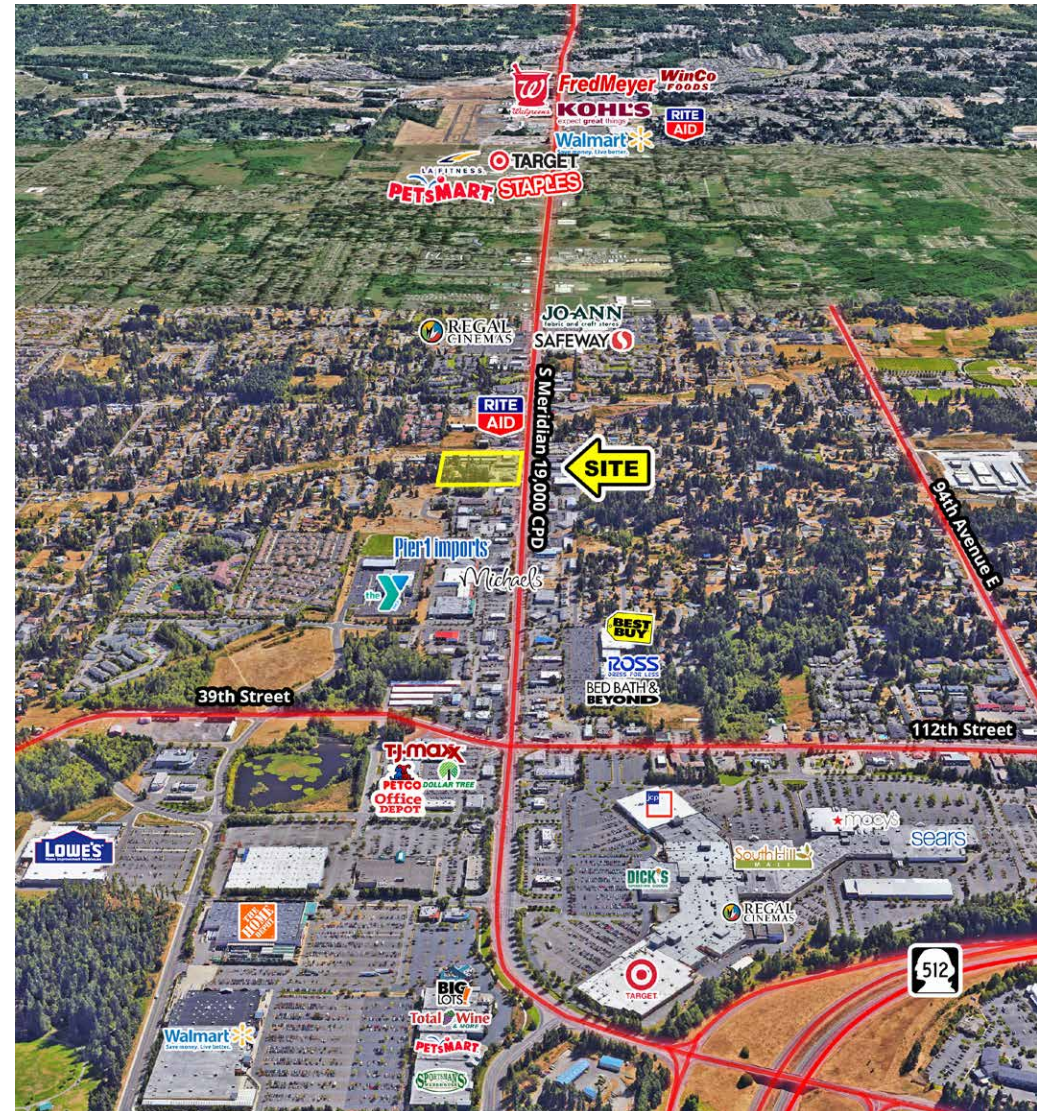
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