

FOR SALE

# SOUTH MERIDIAN RETAIL CENTER

18810  
MERIDIAN E  
Puyallup, WA 98375

MOTIVATED SELLER



## PROPERTY OVERVIEW

Established retail center on busy Meridian E with four buildings on site including a  $\pm 17,668$  SF retail strip center, a  $\pm 9,257$  SF medical office building,  $\pm 9,327$  SF car wash, and  $\pm 498$  SF double drive-thru coffee stand.

- + Combined gross leasable area:  $\pm 36,656$  SF
- + Mix of strong regional tenants and national tenants such as: Pizza Hut, Rainier Dental, Pro Barber, Kassie's Korner, and Elison Salon & Spa
- + Long term leases in place
- + Across from new Lipoma Firs housing development with 1,300+ new residential units under construction
- + Great 1031 exchange property
- + Zoned MUD, Pierce County
- + 35,000-40,000 cars per day on Meridian E



[www.southmeridianretailcenter.com](http://www.southmeridianretailcenter.com)

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## SOUTH MERIDIAN RETAIL CENTER



### PARCEL BREAKDOWN

Owner will sell separately as follows:

#### 18810 MERIDIAN E

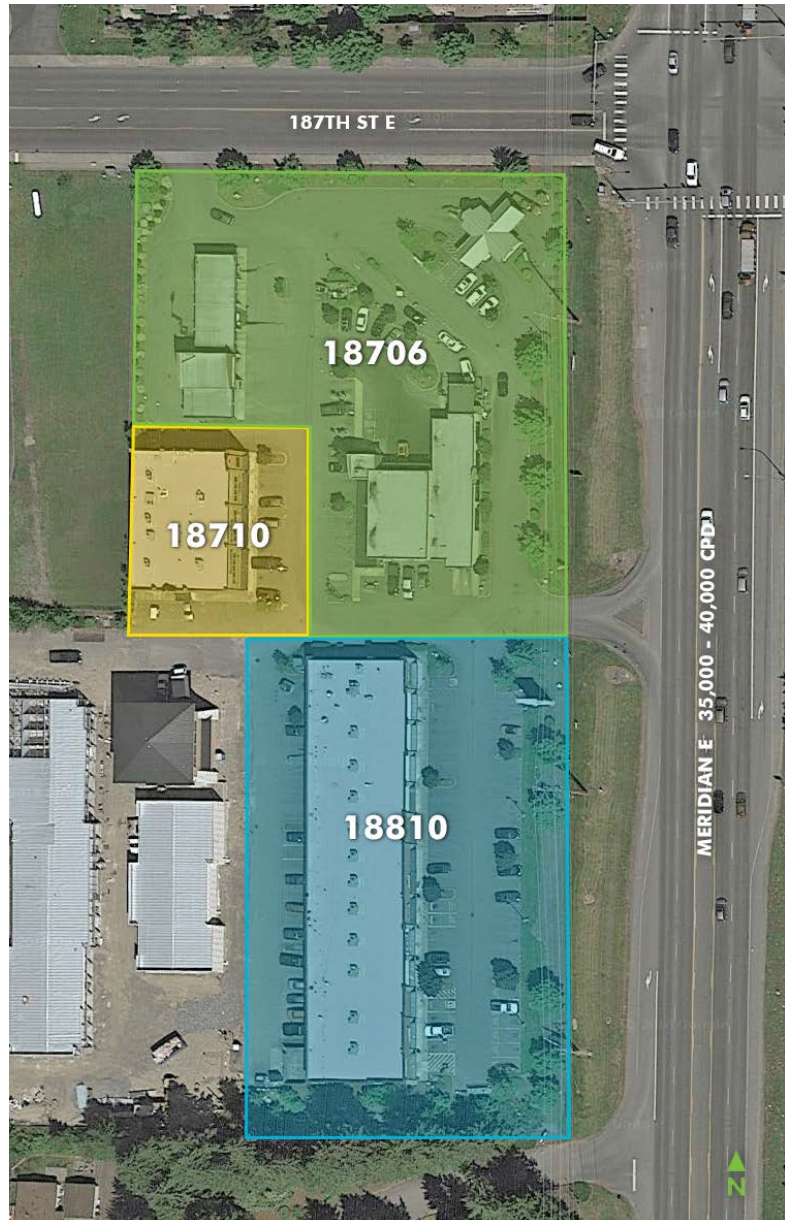
- + Price: \$5,000,000
- + Cap rate: 6.51%
- + NOI: \$325,580
- + Building size:  $\pm$ 17,668 SF
- + 100% leased

#### 18710 MERIDIAN E

- + Price: \$2,750,000
- + Cap rate: 6.7%
- + NOI: \$180,684
- + Building size:  $\pm$ 9,257 SF
- + 86.6% leased

#### 18706 MERIDIAN E

- + Price: \$3,750,000
- + Cap rate: 6.7%
- + NOI: \$252,000
- + Building sizes:
  - $\pm$ 9,327 SF (car wash)
  - $\pm$ 498 SF (coffee stand)
- + 100% leased



18810 Meridian E - Tenant Name	Size
Pawn Fathers	3,840 SF
Pour Me Bar & Bistro	2,560 SF
Cigar Zone	1,280 SF
Pro Barber	1,050 SF
Pizza Hut	2,158 SF



18706 Meridian E - Tenant Name	Size
Meridian Car Wash Self Serve	3,874 SF
Meridian Car Wash & Detail Shop	5,453 SF
Kassie's Korner	498 SF



18710 Meridian E - Tenant Name	Size
Elison Salon & Spa	1,780 SF
Dr. Berry Chiropractic	1,879 SF
Rainier Physical Therapy	1,755 SF
Rainier Dental	2,600 SF



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Demographics	1 mile	3 miles	5 miles
Population	12,865	65,278	140,940
Average HH Income	\$94,672	\$99,040	\$94,350
Daytime Population	7,834	44,759	100,711



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