

NEW CONSTRUCTION

17710 Canyon Road E
Frederickson, WA 98375



SITE

176TH STREET E

25,396 ADT

42,720 ADT

PERMITTED STORAGE FACILITY

PANATTONI
700K SF NEW CONSTRUCTION LOGISTICS CENTER

700 UNIT APARTMENTS



JamesHardie

AutoZone

Carls Jr.

Firestone
COMING SOON

PARR

F

BOEING



FREDERICKSON PLACE

First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

17710 CANYON ROAD E:

9,585 SF WITH DRIVE THRU



- Hard Corner Signalized Intersection
- 65,000+/- Vehicles Per Day
- New Construction
- Building Can be Demised
- Rapidly Developing Frederickson
 - 115 Residential Lots for Sale (5m Radius)
 - 229 Residential Lots Permitted (5m Radius)
 - 404 Residential Lots in for Permit (5m Radius)
- Canyon Road E is the Main Access to the Frederickson Industrial Area: 2,000 Acres and One of the Largest Single Industrial Development Sites in the Puget Sound
- Along Main Commuting Routes both North/South and East/West
- Newly Built Sawyer Trail Apartments & Townhomes with 700 Units 0.5m from Site
- Centrally Located to all Destinations in Southern Puget Sound
- Call for Rates & Further Details



Population



Average HH Income



Daytime Population

Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	2,009	\$89,156	1,848
Mile 3	87,003	\$95,399	8,780
Mile 5	186,087	\$90,636	30,590

- Miles to Downtown Tacoma: 15 Miles
- Miles to Downtown Puyallup: 10 Miles
- Miles to Interstate 5: 10 Miles
- Miles to SR 167: 11 Miles

SITE PLAN

176TH STREET EAST

indigo URGENT CARE
INDICATED AT

AVAILABLE
9,585 SF
CAN BE DEMISED

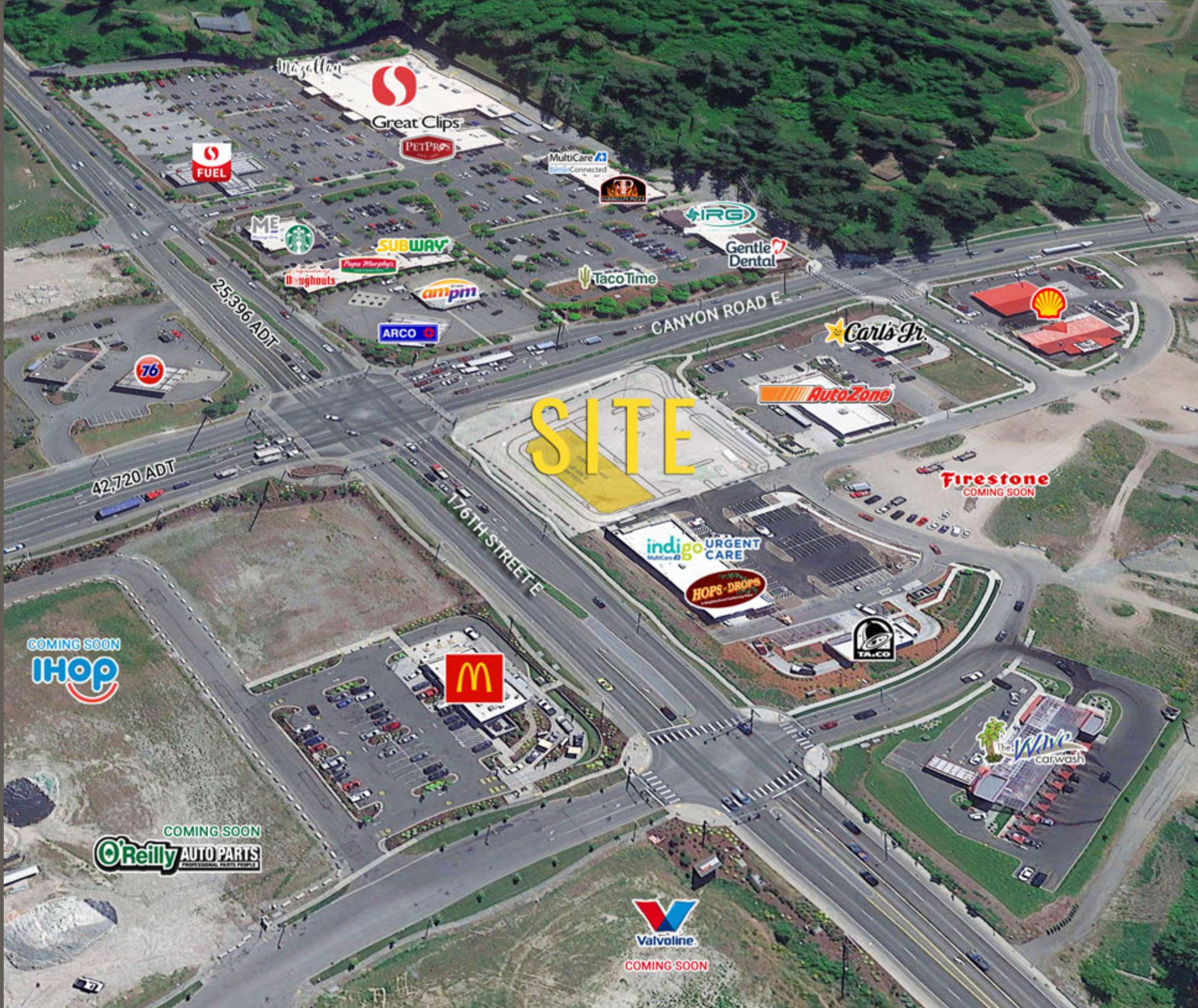
LOT I-1

TRASH/RECYC

ACCESS ROAD

CANYON ROAD EAST





SITE

Magellan



Great Clips



FUEL



PETPROS



MultiCare



MultiCare



Starbucks

SUBWAY



Papa Murphy's



Doughnuts



ampm



ARCO



Taco Time



IRG



Gentle Dental



Carls Jr.



Shell



AutoZone

Firestone
COMING SOON

indigo URGENT CARE



HOPS-DROPS



TA.CO



McDonald's



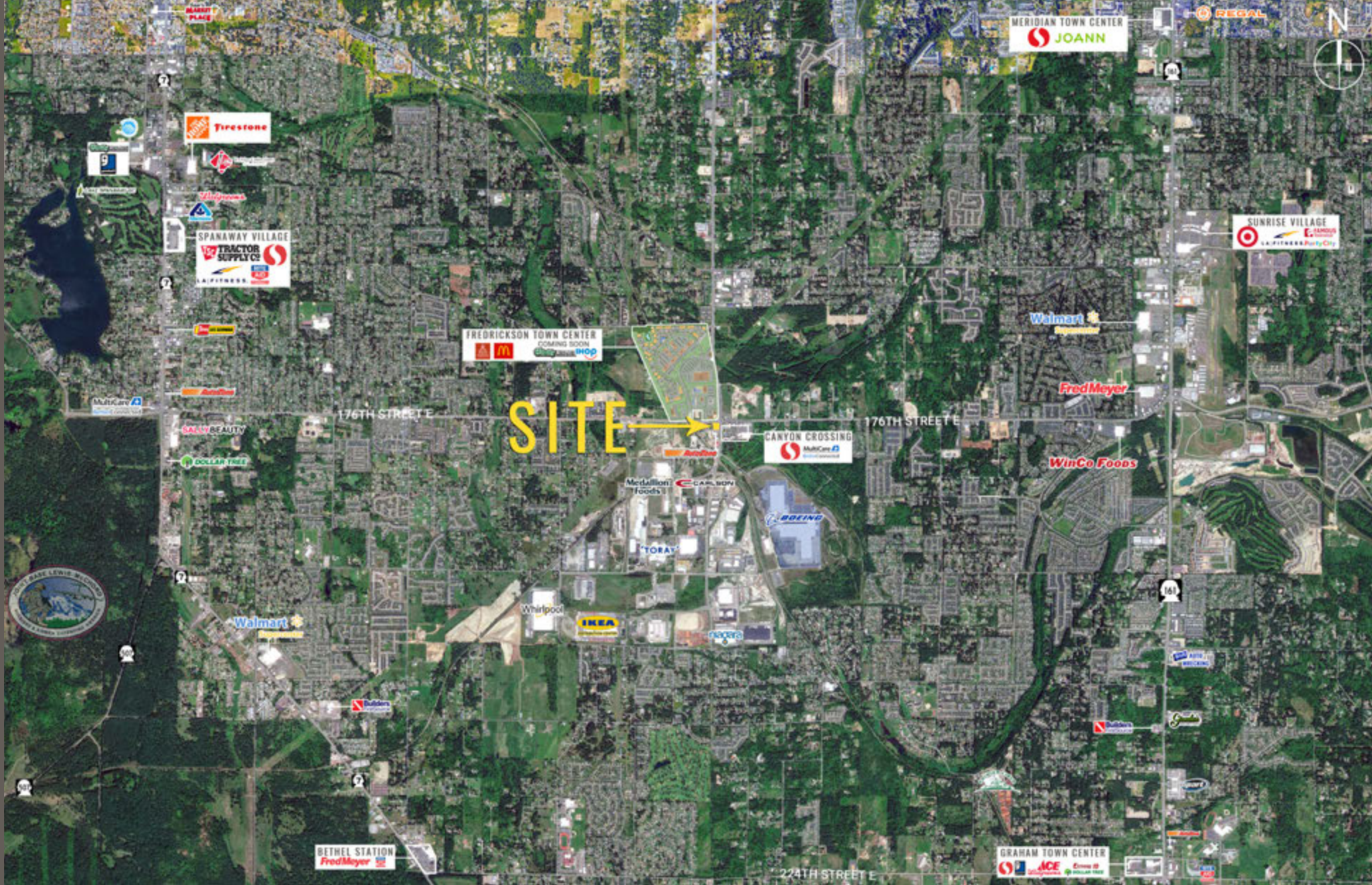
The Wave carwash

COMING SOON
IHOP

COMING SOON
O'Reilly AUTO PARTS



Valvoline
COMING SOON



Minutes from SR 7,
SR 161, SR 512, SR 507



Over 65,423HH in
5 Mile Radius



22,355 ADT
176th Street E



33,061 ADT
Canyon Road E



FREDRICKSON, WA over the past decade, Frederickson, like many communities in Pierce County, has experienced tremendous growth. This period of growth has transformed the area to a suburban community of many homes and businesses. Growth of industry and business within the area has also been significant with the arrival of The Boeing Company, Toray Composites, and dozens of other small and medium sized businesses. The Frederickson manufacturing/Industrial center is one of the largest single industrial development sites in the Puget Sound area that is zoned for heavy manufacturing and has industrial capacity, utilities, and infrastructure in place.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

ADAM GREENBERG

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