

FOR LEASE

Highway 410 & 192nd Avenue
Bonney Lake, WA 98391



JUNCTION 192

Lisa Tallman

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

HWY 410 & 192ND AVE:

1,674 +/- SF - AVAILABLE: 7/1/19

\$30.00 PSF PLUS NNN (EST. \$5.40 PSF)

- Retail shop space
- Anchored by Marshall's, Famous Footwear, Petco, Sleep Train and Red Robin
- 5 parking stalls per 1,000 SF
- Prominent visibility and exposure to Highway 410
- High income area brings strong sales numbers to tenants



Population



Average HH Income

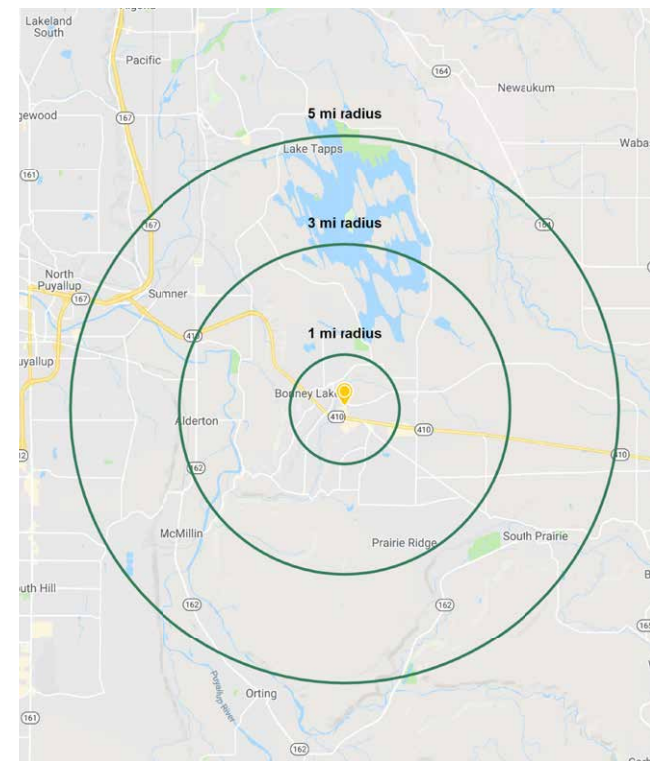


Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	8,212	\$102,088	4,908
Mile 3	48,427	\$104,056	20,071
Mile 5	97,655	\$112,800	45,855

TENANTS



LOCATION DETAILS



High residential population with Tehaleh Community underway



Moments away from major retailers



28,000 CPD Highway 410

HOUSING AERIAL



OF LOTS: PRELIM APPROVAL
OF LOTS: UNDER REVIEW

QFC Quality Food Centers
SAFEWAY
RITE AID
Walgreens
Starbucks

76 IGA Chevron
ANYTIME FITNESS Columbia Bank

COSTCO WHOLESALE
Walmart
Fred Meyer
TARGET
planet fitness

SITE PLAN



Tenant	SF	Rate
Target	-	Leased
Marshall's	30,009	Leased
Petco	15,257	Leased
Famous Footwear	6,050	Leased
Sleep Country USA	6,680	Leased
AVAILABLE	1,674	AVAILABLE 7/1/19
Red Robin	2,698	Leased
Red Robin	1,480	Leased
Go Wireless	1,383	Leased
Brookey Insurance	1,200	Leased

Tenant	SF	Rate
Recruiting Office	1,360	Leased
Massage Envy	1,355	Leased
Massage Envy	1,065	Leased
Massage Envy	1,048	Leased
Nail Salon	1,048	Leased
The Shop	1,228	Leased
D'Lara Mediterranean Grill	1,241	Leased
Bright Now Dental	3,051	Leased
T-Mobile	2,620	Leased
Fed Ex Office	1,921	Leased



BONNEY LAKE, WA is a residential suburban community located near the shores of 4.5-square-mile Lake Tapps. The city of slightly more than 17,000 residents also encompasses Lake Bonney and Lake Debra. Excellent schools, a local library, desirable residential neighborhoods, exceptional local government services and excellent recreational opportunities make Bonney Lake a prime location for residents and businesses alike.

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RETAIL FOCUSED. RESULTS DRIVEN.

LISA TALLMAN

253.471.5504

lisa@firstwesternproperties.com



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