

# FORMER RITE AID

*Building available  
For Lease or For Sale  
in Graham*

22201 MERIDIAN AVE E  
GRAHAM, WA 98338

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# LOCATED IN THE GRAHAM *CENTRAL* *RETAIL* CORE

\$3,500,000 sale price

\$15.00, NNN asking lease rate

17,471 SF building

73,703 SF site area

Drive-thru

Built in 2009

RAC - Rural Activity Center zoning

**40 MIN**

TACOMA

**65 MIN**

SEATTLE



# DEMOGRAPHICS

## POPULATION

|                              | 1 Mile | 3 Miles | 5 Miles | 7 Miles |
|------------------------------|--------|---------|---------|---------|
| 2023 TOTAL                   | 2,152  | 46,002  | 108,914 | 196,586 |
| 2028 PROJECTION              | 2,274  | 48,468  | 115,568 | 208,158 |
| 2020 CENSUS                  | 2,150  | 45,221  | 106,802 | 193,014 |
| PROJECTED GROWTH 2023 - 2028 | 122    | 2,466   | 6,654   | 11,572  |

## MEDIAN AGE & GENDER

|            | 1 Mile | 3 Miles | 5 Miles | 7 Miles |
|------------|--------|---------|---------|---------|
| MEDIAN AGE | 36.9   | 33.8    | 34.7    | 34.9    |
| % FEMALE   | 49.2%  | 49.6%   | 49.4%   | 49.7%   |
| % MALE     | 50.8%  | 50.4%   | 50.6%   | 50.3%   |

## HOUSEHOLDS

|                             | 1 Mile | 3 Miles | 5 Miles | 7 Miles |
|-----------------------------|--------|---------|---------|---------|
| 2023 TOTAL                  | 723    | 14,975  | 36,012  | 66,693  |
| PROJECTED HOUSEHOLDS (2028) | 792    | 16,408  | 39,734  | 73,447  |
| 2020 CENSUS                 | 715    | 14,531  | 34,872  | 64,660  |
| GROWTH 2023 - 2028          | 69     | 1,433   | 3,732   | 6,754   |
| OWNER-OCCUPIED              | 88.6%  | 82.7%   | 79.7%   | 75.2%   |
| RENTER-OCCUPIED             | 11.4%  | 17.3%   | 20.3%   | 24.8%   |

## INCOME

|                           | 1 Mile    | 3 Miles   | 5 Miles   | 7 Miles   |
|---------------------------|-----------|-----------|-----------|-----------|
| 2023 AVERAGE HH INCOME    | \$149,846 | \$139,402 | \$134,791 | \$130,949 |
| 2028 PROJECTED HH INCOME  | \$145,022 | \$135,738 | \$130,145 | \$126,550 |
| ANNUAL CHANGE 2023 - 2028 | -\$4,824  | -\$3,664  | -\$4,646  | -\$4,399  |

## EMPLOYMENT

|                      | 1 Mile | 3 Miles | 5 Miles | 7 Miles |
|----------------------|--------|---------|---------|---------|
| TOTAL BUSINESSES     | 136    | 725     | 2,023   | 3,935   |
| TOTAL EMPLOYEES      | 848    | 3,827   | 12,746  | 25,669  |
| WHITE COLLAR WORKERS | 606    | 12,404  | 29,437  | 52,892  |
| BLUE COLLAR WORKERS  | 447    | 9,334   | 22,920  | 42,388  |

## EDUCATION

|                     | 1 Mile | 3 Miles | 5 Miles | 7 Miles |
|---------------------|--------|---------|---------|---------|
| SOME HIGH SCHOOL    | 6.8%   | 5.9%    | 5.1%    | 5.4%    |
| HIGH SCHOOL DIPLOMA | 37.9%  | 28.3%   | 28.9%   | 29.4%   |
| SOME COLLEGE        | 25.2%  | 27.9%   | 26.4%   | 26.5%   |
| ASSOCIATE           | 10.9%  | 15.0%   | 14.2%   | 13.3%   |
| BACHELOR'S          | 12.5%  | 13.6%   | 14.9%   | 15.6%   |
| GRADUATE            | 5.0%   | 7.4%    | 7.8%    | 7.5%    |

Data Source: ©2023, Sites USA



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*For more information on  
this property, please contact*

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Mathews