



FOR LEASE | FOR SALE

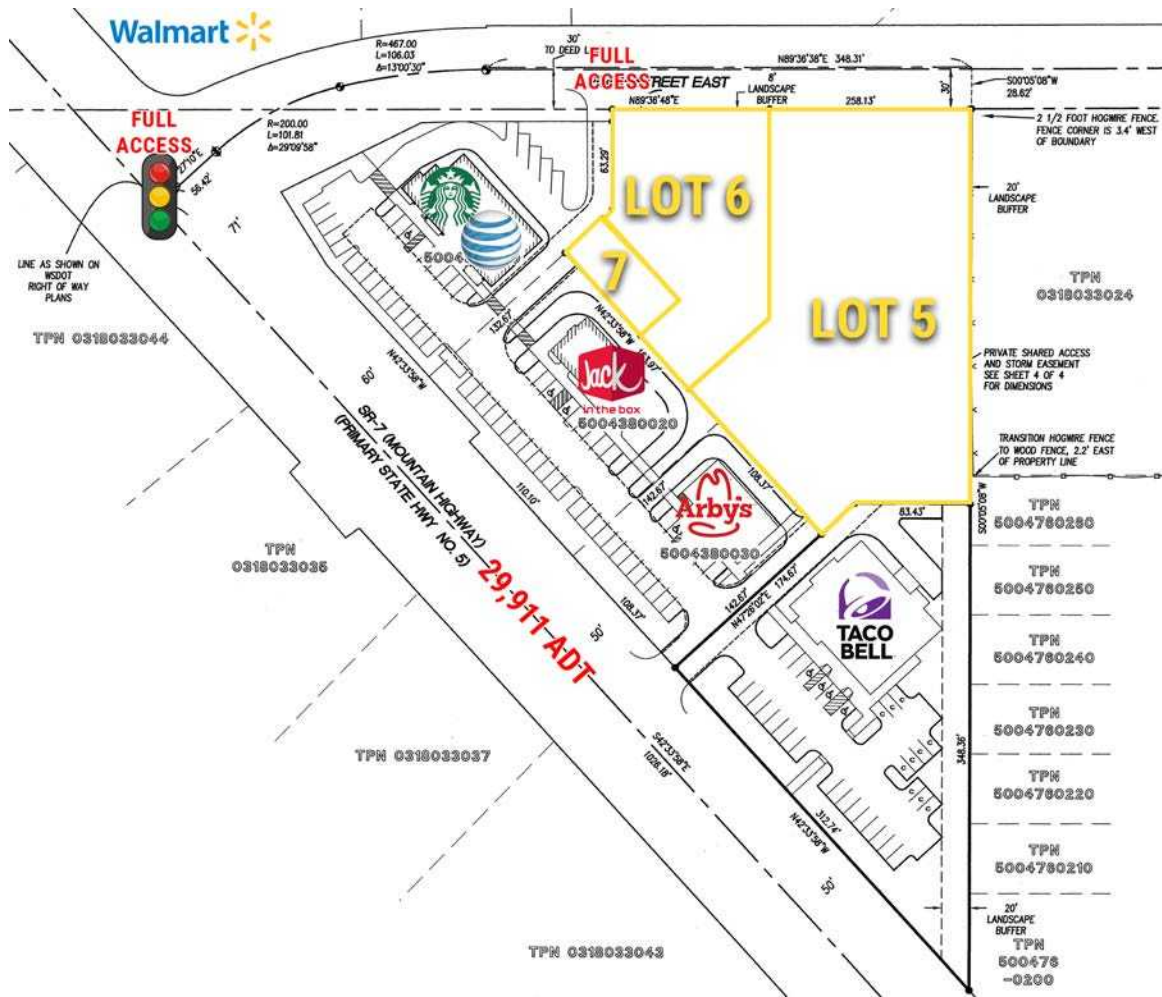
20509 Mountain Highway E
Spanaway, WA 98387



GRANITE RIDGE SHOPPING CENTER

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GRANITE RIDGE SHOPPING CENTER

- **AVAILABILITIES**
 - **LOT 5: 44,651 SF | 1.02 ACRES**
 - **LOT 6: 17,752 SF | 0.41 ACRES**
 - **LOT 7: 2,890 SF | 0.07 ACRES**
- For Lease and For Sale
- Call for Details
- Traffic Counts: 29,911 ADT

GRANITE RIDGE CENTER is situated at the intersection of SR 7 and 204th Street E, which is in the southernmost part of the retail core in Spanaway, WA. This location offers significant potential for commercial development due to its shadow anchored position to Walmart and within the retail area. The Granite Ridge Development comprises a total of 3.95 acres, spread across seven lots. The lots facing SR 7 have already been developed and feature well-established national businesses such as Starbucks, AT&T, Arby's, Jack in the Box, and Taco Bell. These strong national drivers attract a steady flow of customers and enhance the overall appeal of the location.

Lots are for sale or lease individually or as a whole. The combined area allows for space for larger uses. Renderings for two conceptual ideas follow.



Population



Average HH Income



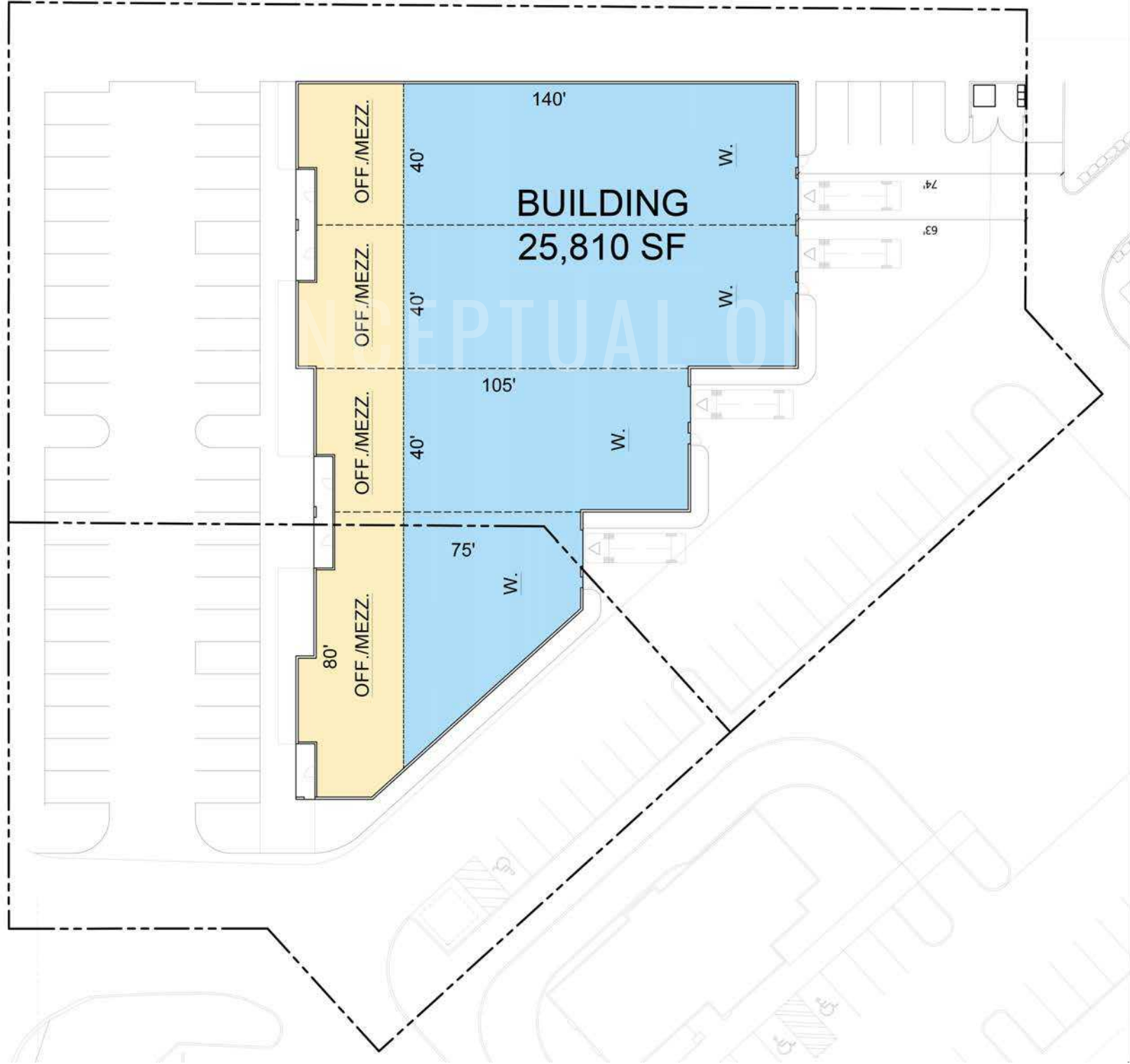
Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	10,080	\$108,065	1,147
Mile 3	46,107	\$119,697	5,947
Mile 5	105,470	\$128,610	13,506

SITE PLAN | CONCEPT 1

204TH STREET EAST

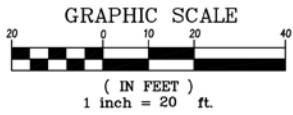
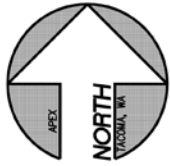


RENDERINGS | CONCEPT 1



CONCEPTUAL ONLY





LEGEND:

- SET REBAR AND CAP LS 18902/34130
- ⊙ FOUND MONUMENT

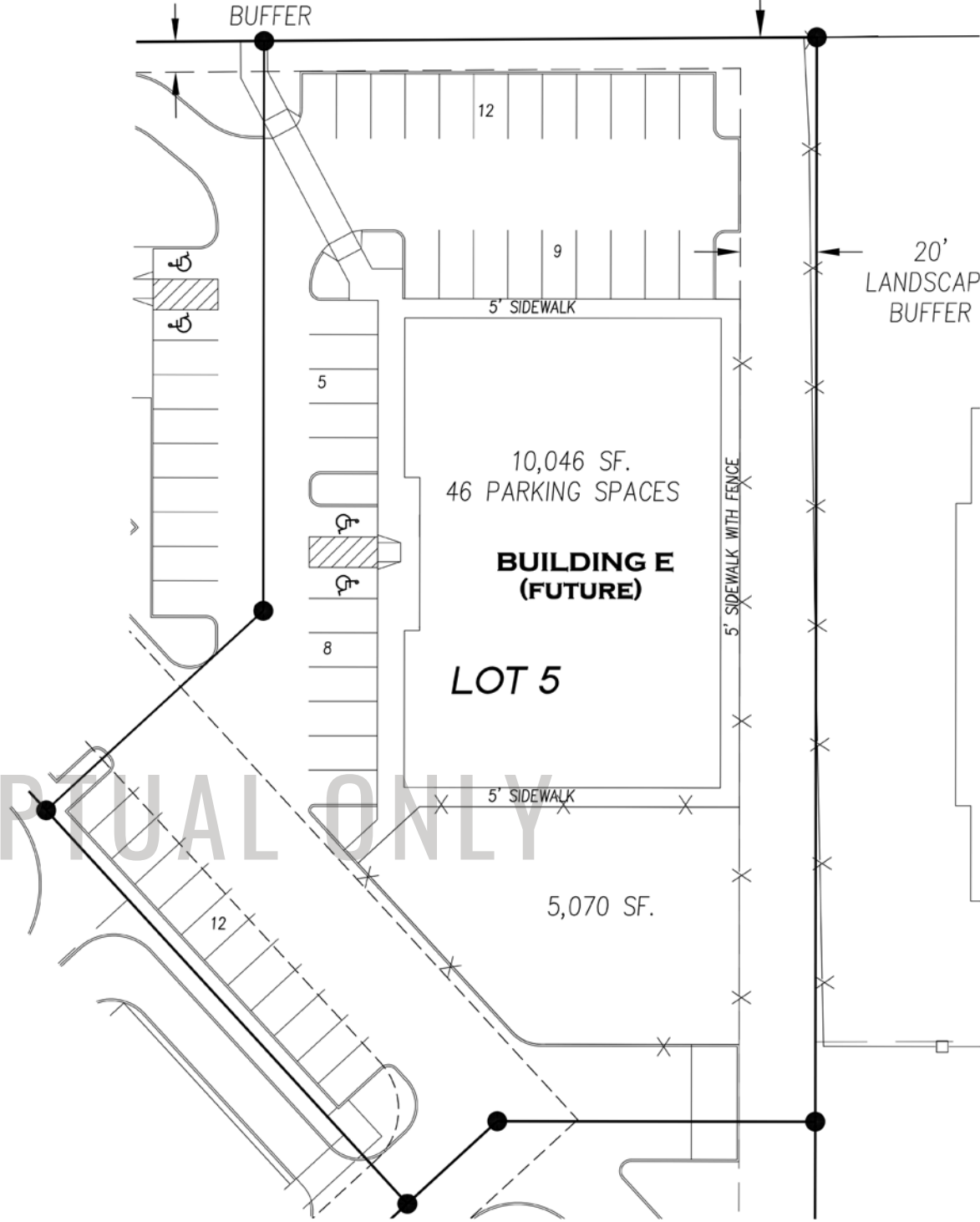
SITE DATA

OVERALL SITE AREA: 107,137 SF. (2.46 ACRES)
 PARCEL NUMBER: 5004380040 & 5004380050
 NET DEVELOPABLE ACREAGE: 2.13 +/- ACRES
 ZONING: MIXED USE DISTRICTS (MUD)
 LAND USE DESIGNATION: MIXED USE DISTRICTS (MUD)
 COMMUNITY PLAN: PARKLAND-SPANAWAY-MIDLAND
 BUILDING AREA: 20,329 SF. (18.97%)
 OTHER IMPERVIOUS COVERAGE: 54,010 SF. (50.41%)
 TOTAL IMPERVIOUS COVERAGE: 74,339 SF. (69.39%)
 TOTAL IMPERVIOUS ALLOWED: 75% (80,353 SF.)
 EXISTING 28' SHARED ACCESS FACILITY: 1,057 LF. (28,598 SF.)
 PARKING PROVIDED: 107 SPACES

BUILDING D: 6,296 SF. +/-
 BUILDING E: 11,692 SF. +/-
 BUILDING F: 2,104 SF. +/-
 ATM: 237 SF. +/-

TOTAL BUILDING AREA: 20,329 SF.

SITE PLAN
LOT 5 MOUNTAIN HIGHWAY COMMERCIAL



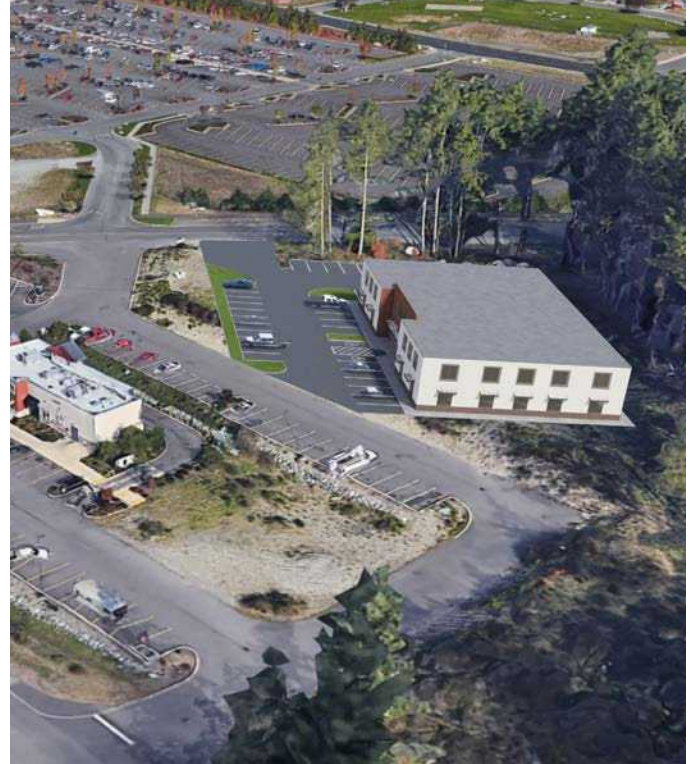
LINE TABLE		
LINE	DISTANCE	BEARING
L23	36.00'	S47°26'02"W
L24	80.28'	S42°33'58"E
L25	36.00'	S47°26'02"W
L26	80.28'	N42°33'58"W
L27	10.17'	S47°26'02"W

CONCEPTUAL ONLY

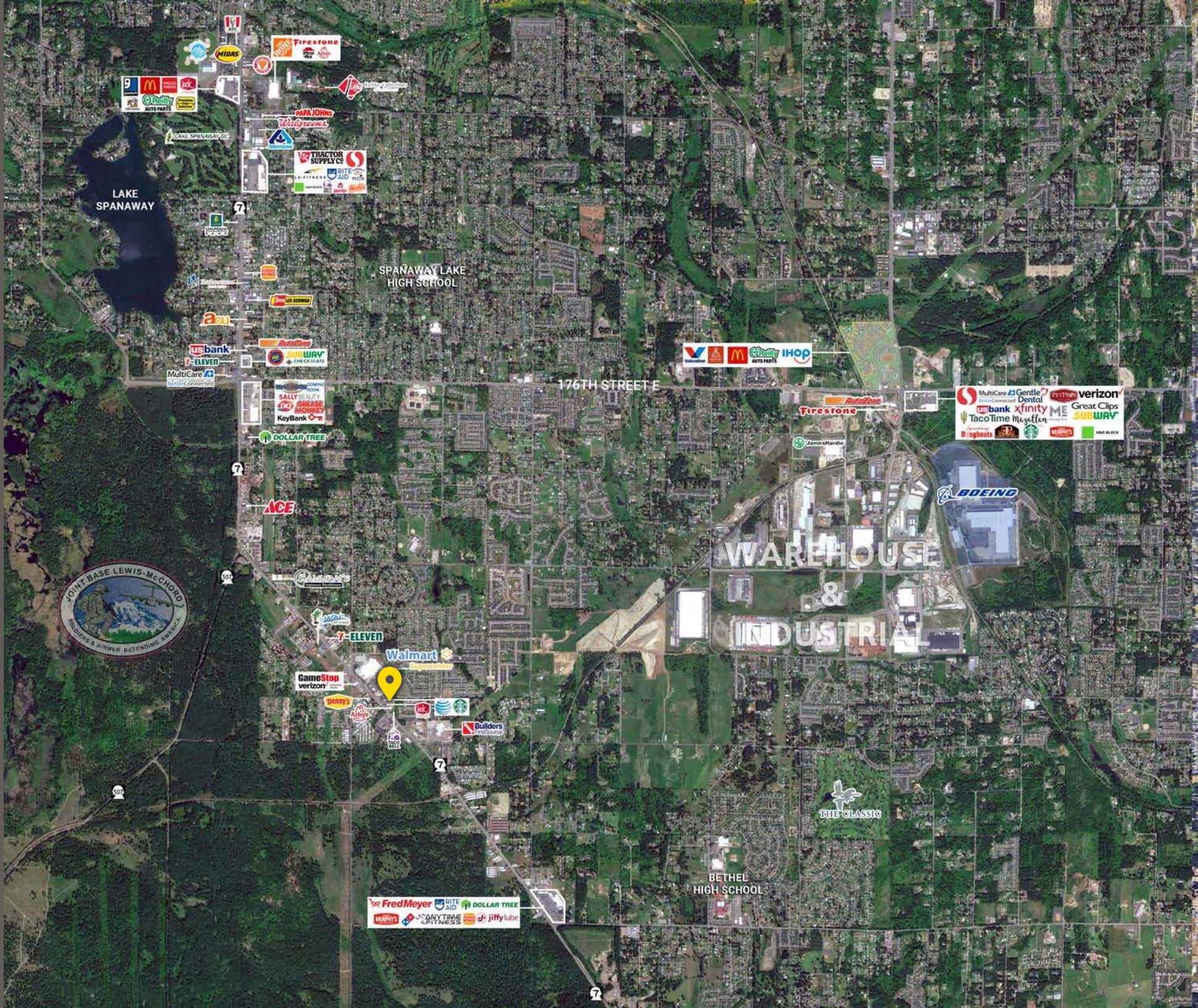
RENDERINGS | CONCEPT 2



CONCEPTUAL ONLY



LOCATION DETAILS





SPANAWAY, WA was established in 1890 and is an unincorporated community located in Pierce County, Washington, fifteen miles south of Tacoma on State Road 7, the main thoroughfare also known as Mountain Highway. The city is adjacent to the east boundary and is home to many families of Joint Base Lewis-Mchord, the largest joint base on the West Coast and one of the largest in the U.S. It is also only 10 miles away from the major city Tacoma, WA.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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