

# FOR LEASE

9801 204th Ave E  
Bonney Lake, WA 98391



[CLICK FOR VIDEO](#)



200TH AVE CT E

S PRAIRIE RD E - 6,000 CPD



400 DOORS PROPOSED

S 248 CPD

204TH AVE E



LOT 7E

LOT 8E



LOT 5E PENDING



MOUNTAIN VIEW CHIROPRACTIC & WELLNESS CENTER BLDG



LOT 3



[CLICK FOR MAP](#)



## MOUNTAIN VIEW MARKETPLACE 3E



OneCorp Global

Blake Weber | Ned Whalen

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

# FOR LEASE - 2 NEW RETAIL BUILDINGS!

1,500 SF CALL FOR PRICING AND DETAILS

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LAST TWO SPACES AVAILABLE!

PARCEL SIZE: 55,757 SF  
 TOTAL SF: 10,100 SF  
 PARKING: 56 SPACES

- Anticipated delivery: Q1 2025
- Monument on SR410
- Costco anchored development with many quality national tenants
- Easy access - ingress and egress at lighted intersection
- Increased population and job growth over the years
- High residential population with growing Tehaleh Community



Regis - 2024	Population	Average HH Income	Daytime Population
5 Minutes	12,458	\$144,259	6,355
10 Minutes	47,378	\$147,630	18,328
15 Minutes	80,386	\$149,225	40,559

## CO-TENANTS

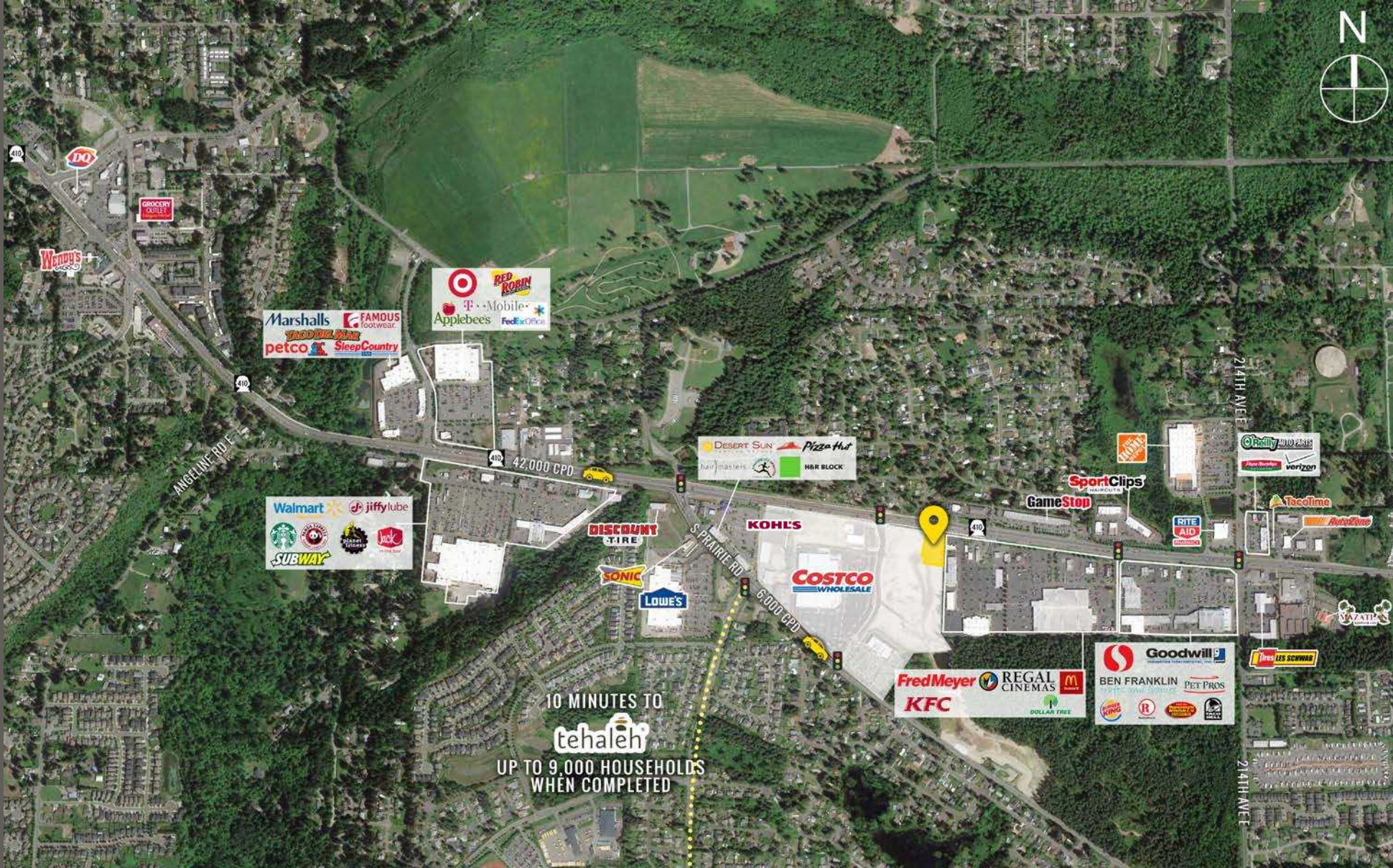


## NEARBY TENANTS





# LOCATION DETAILS



Substantial residential population with Tehaleh Community underway



Located in the center of Bonney Lake's retail core



42,000 CPD Highway 410



13,232 CPD 204th Avenue East

# HOUSING AERIAL



MOUNTAIN VIEW MARKETPLACE  
BONNEY LAKE

BUCKLEY

ENUMCLAW



UP TO 9,000 HOUSEHOLDS  
WHEN COMPLETED

**#** OF LOTS: PRELIM APPROVAL  
**#** OF LOTS: UNDER REVIEW



**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.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



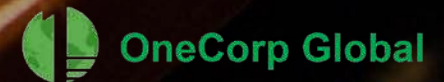
**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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