

FOR LEASE

9801 204th Ave E
Bonney Lake, WA 98391



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MOUNTAIN VIEW MARKETPLACE 3E

Blake Weber | Ned Whalen



OneCorp Global

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

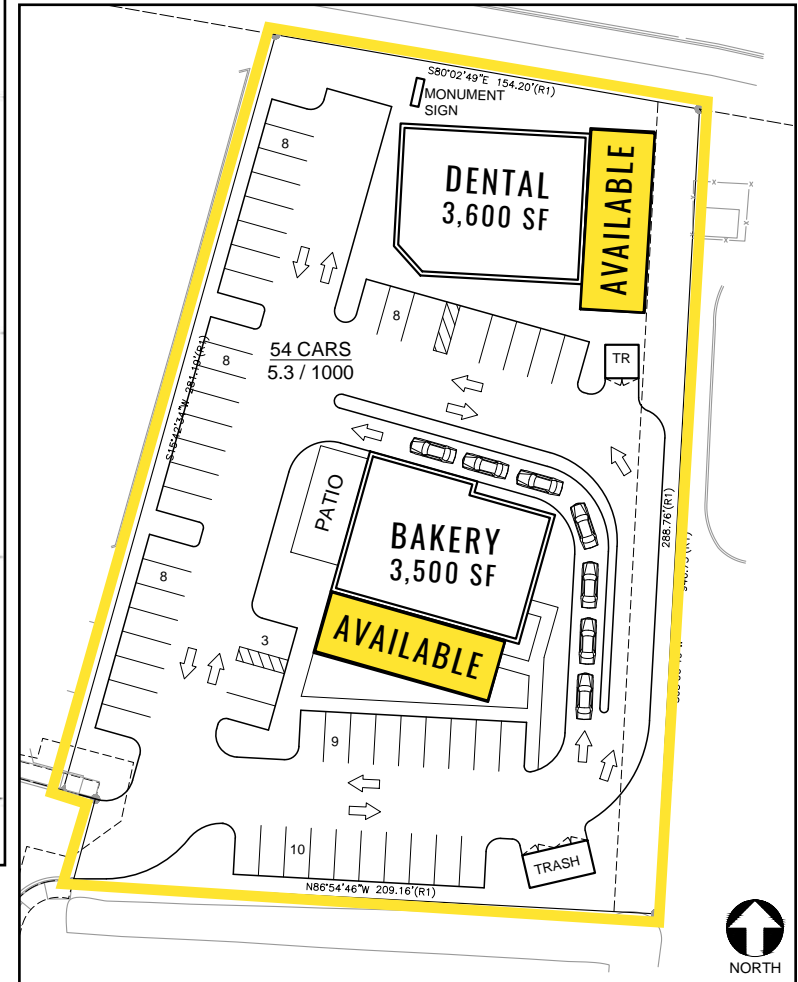
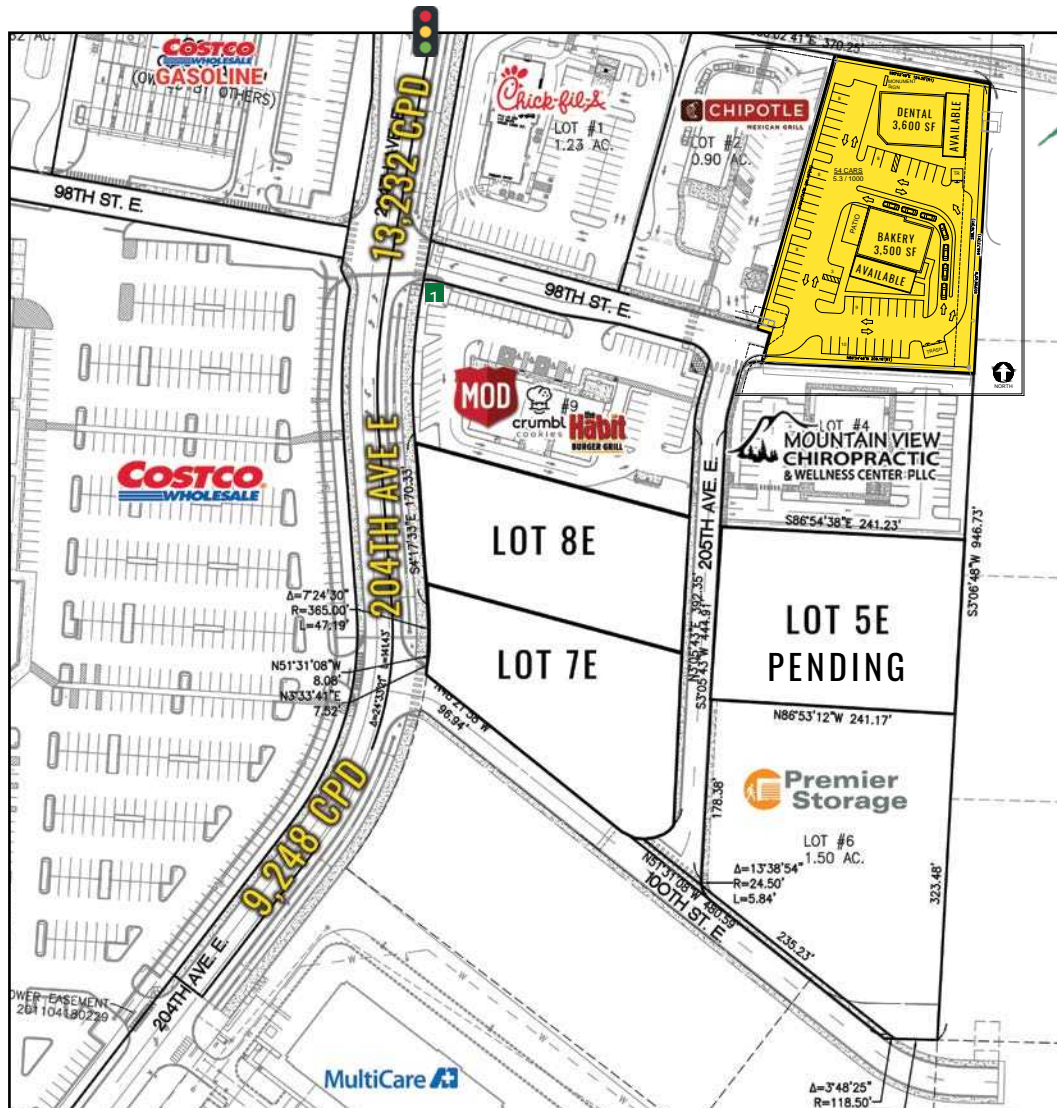
CO-TENANTS



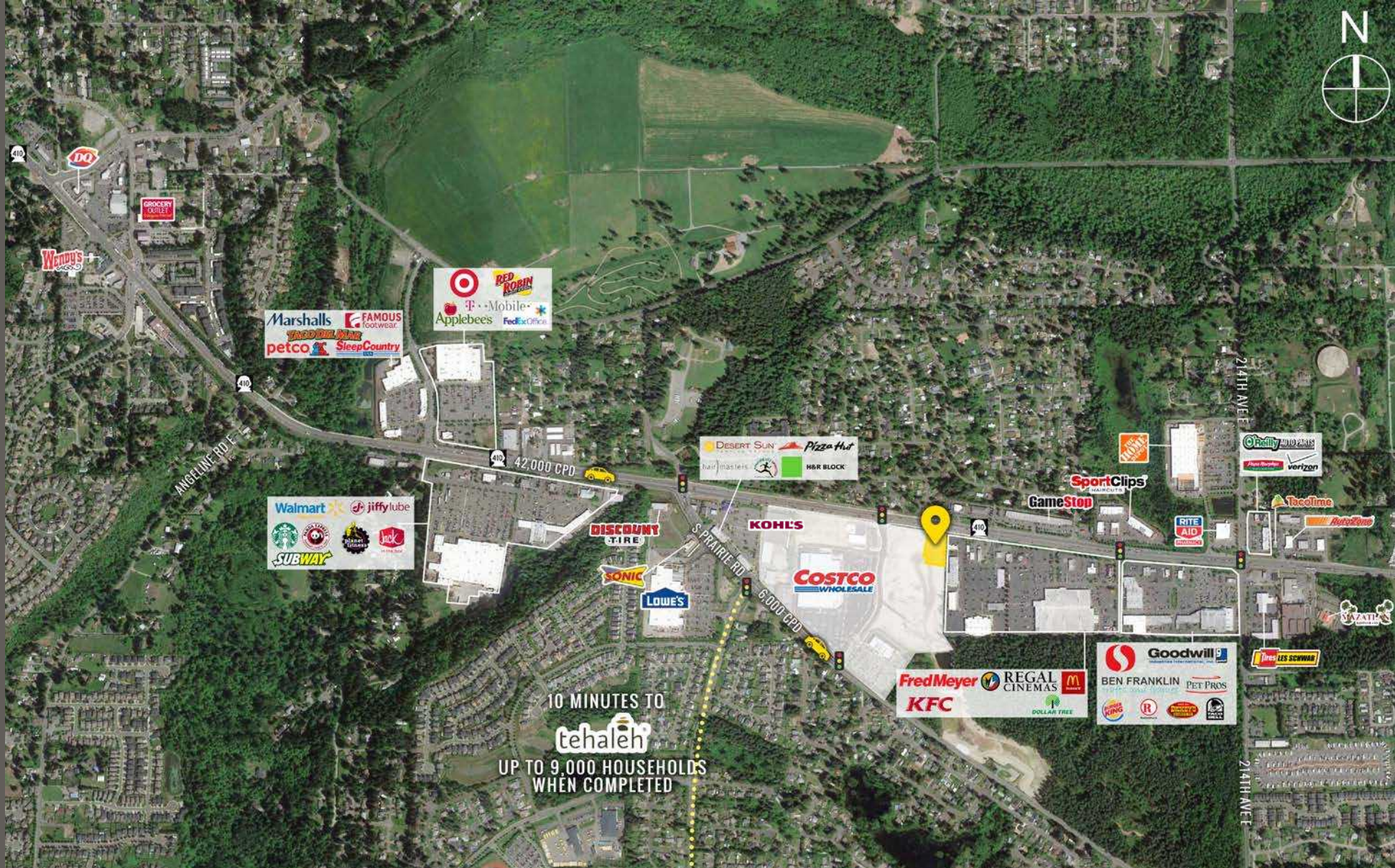
NEARBY TENANTS



SITE PLAN



LOCATION DETAILS



Substantial residential population with Tehaleh Community underway



Located in the center of Bonney Lake's retail core



42,000 CPD Highway 410

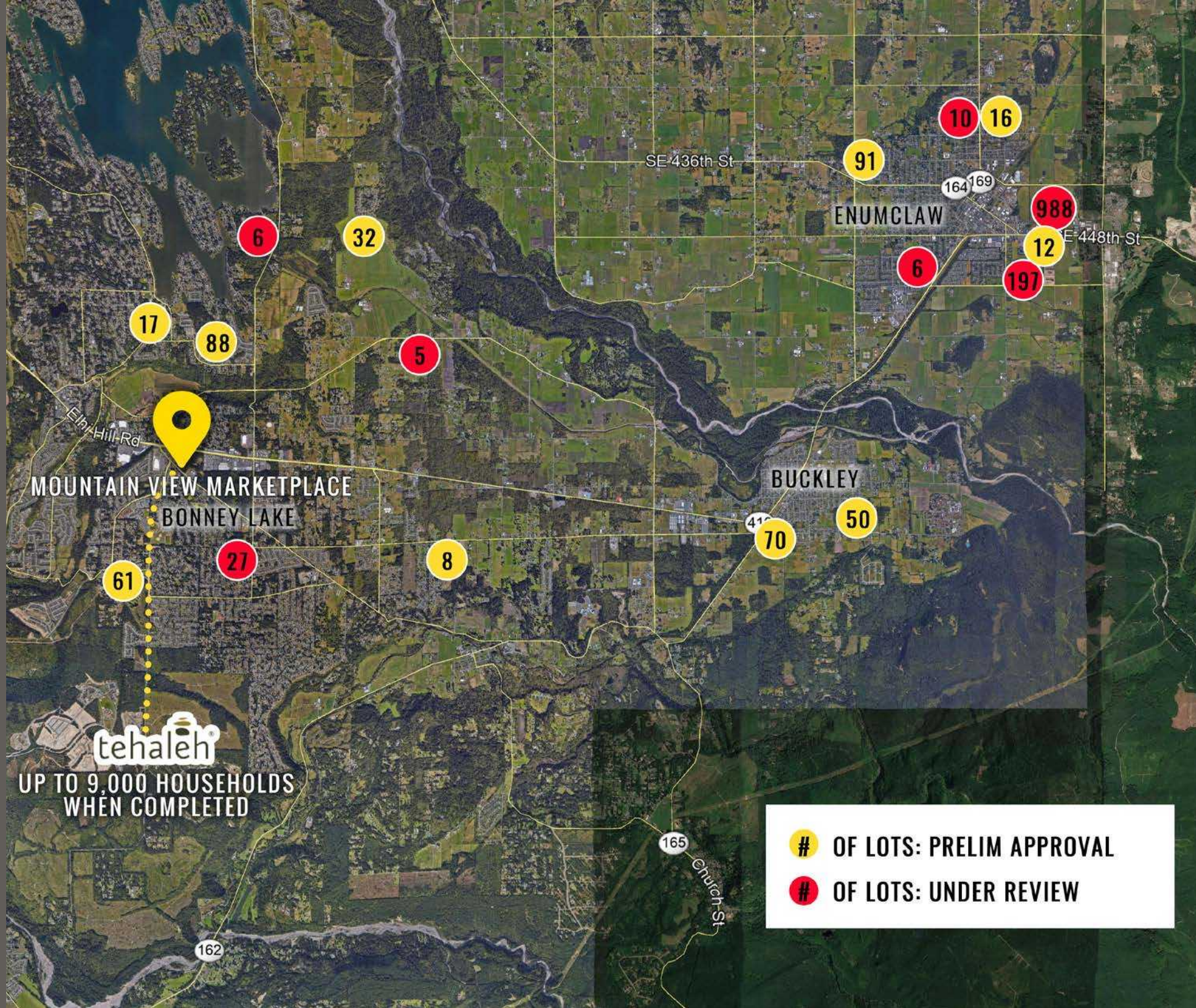


13,232 CPD 204th Avenue East

HOUSING AERIAL



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



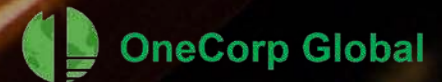
RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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