

RETAIL FOR LEASE

CANYON ROAD 116TH RETAIL

11601 CANYON RD E, PUYALLUP, WA 98373



FOR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RACHEL CORP

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11601 CANYON RD E



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EXECUTIVE SUMMARY

11601 CANYON RD E



OFFERING SUMMARY

AVAILABLE SF:	1,088
LEASE RATE:	\$24.00/SF/YR + NNN
LEASE TERM:	5 Years
YEAR BUILT:	2006
PARKING:	Surface
ZONING:	U-Cor

PROPERTY OVERVIEW

High profile 6,372 square foot retail center located on busy Canyon Road has unparalleled visibility and street presence and a huge pylon sign as a bonus! Incredible opportunity to lease a small, 1,088 square foot space with signage typically provided for anchor tenants. Shadow anchored by Safeway and Walgreens, the site has full access with a traffic light and 50,000 vpd traffic counts. U-Cor zoning allows for a wide variety of retail and professional office uses.

PROPERTY HIGHLIGHTS

- Prime end cap at fully signalized intersection
- 1,088 sf available on 30 days notice
- Great visibility
- HUGE pylon signage
- Join Starbucks, Seattle Tan and Great Clips
- Shared access with Walgreens and Safeway
- Over 50,000 traffic counts
- Hard to find retail on bustling Canyon Road
- Do not disturb tenant, call for details

LOCATION & HIGHLIGHTS

11601 CANYON RD E



LOCATION INFORMATION

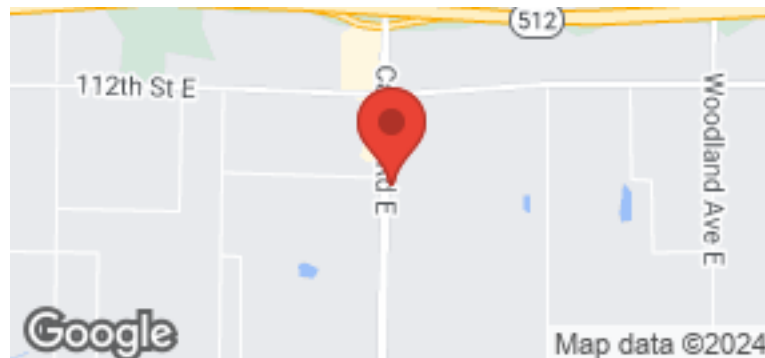
Building Name: 11601 Canyon Rd E

Street Address: 11601 Canyon Rd E

City, State, Zip: Puyallup, WA 98373

County: Pierce County

Sub-market: Puyallup

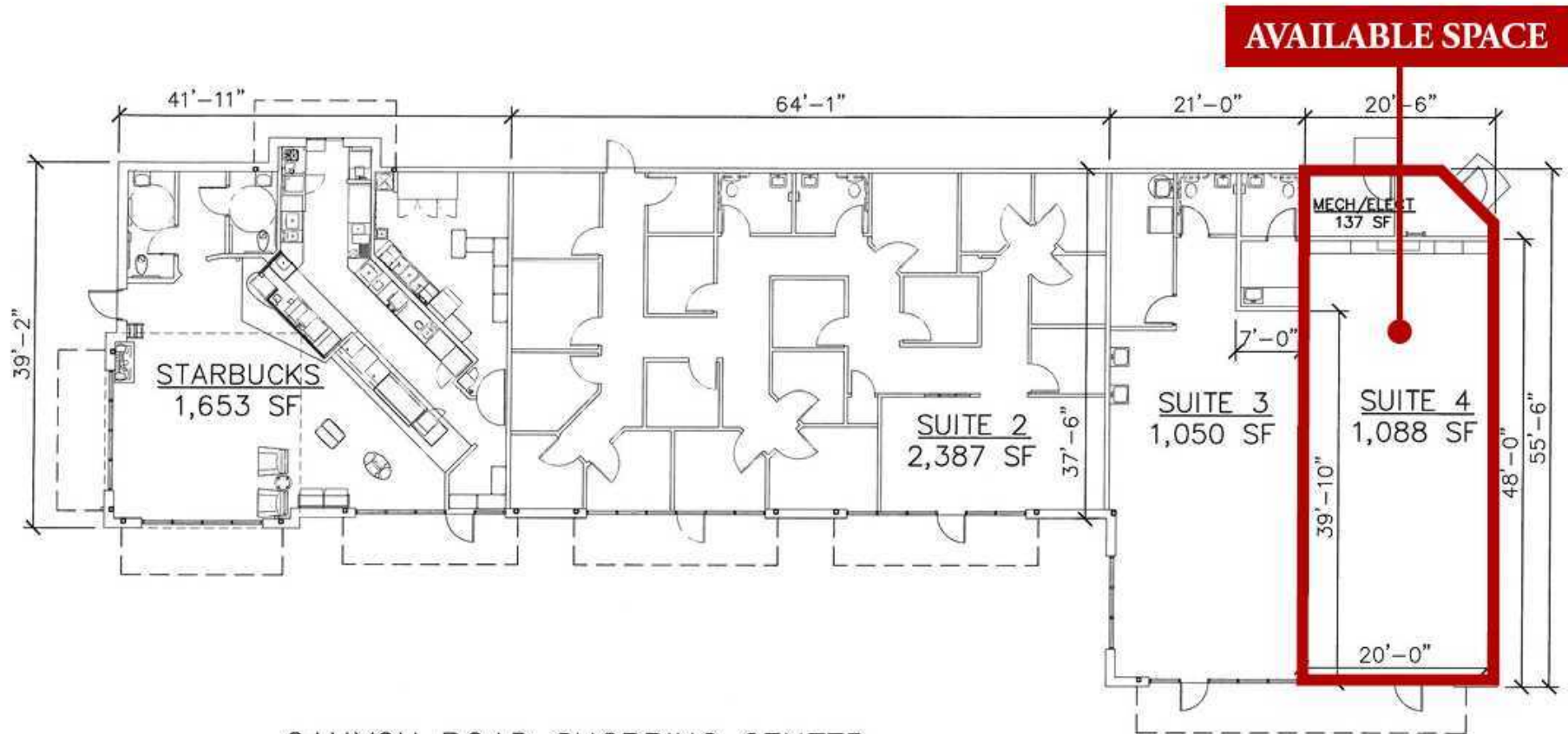


LOCATION OVERVIEW

Canyon Road is 5 lanes plus from the SR 512/Canyon Road interchange south (1/2 mile to the north) to the burgeoning Frederickson commercial district nearly 4 miles south has free flowing traffic 24/7! This area is characterized by low vacancy rates and high demand for retail services. Convenient to South Hill Puyallup, Frederickson and the Midland communities.

PROPERTY PHOTOS

11601 CANYON RD E



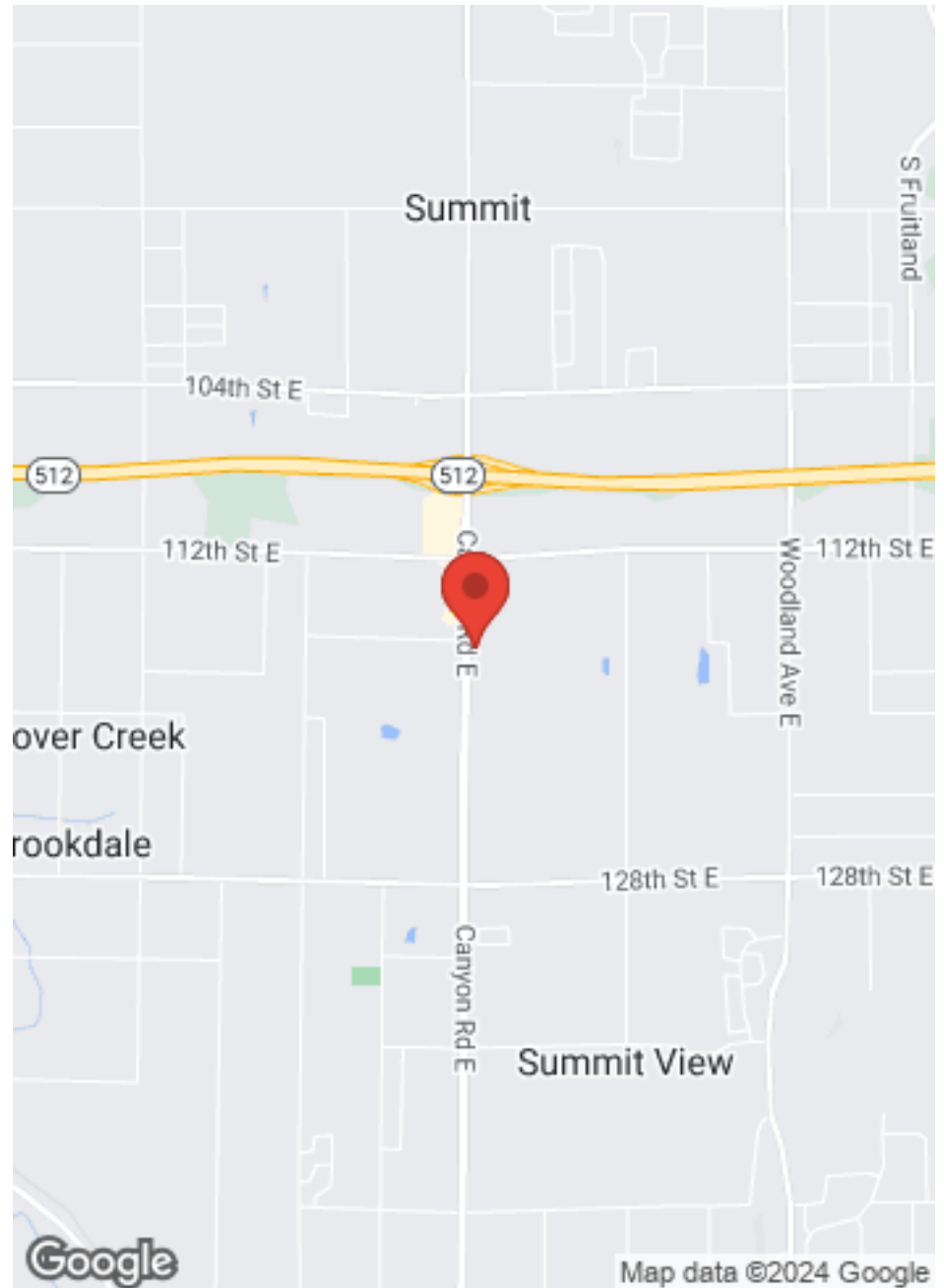
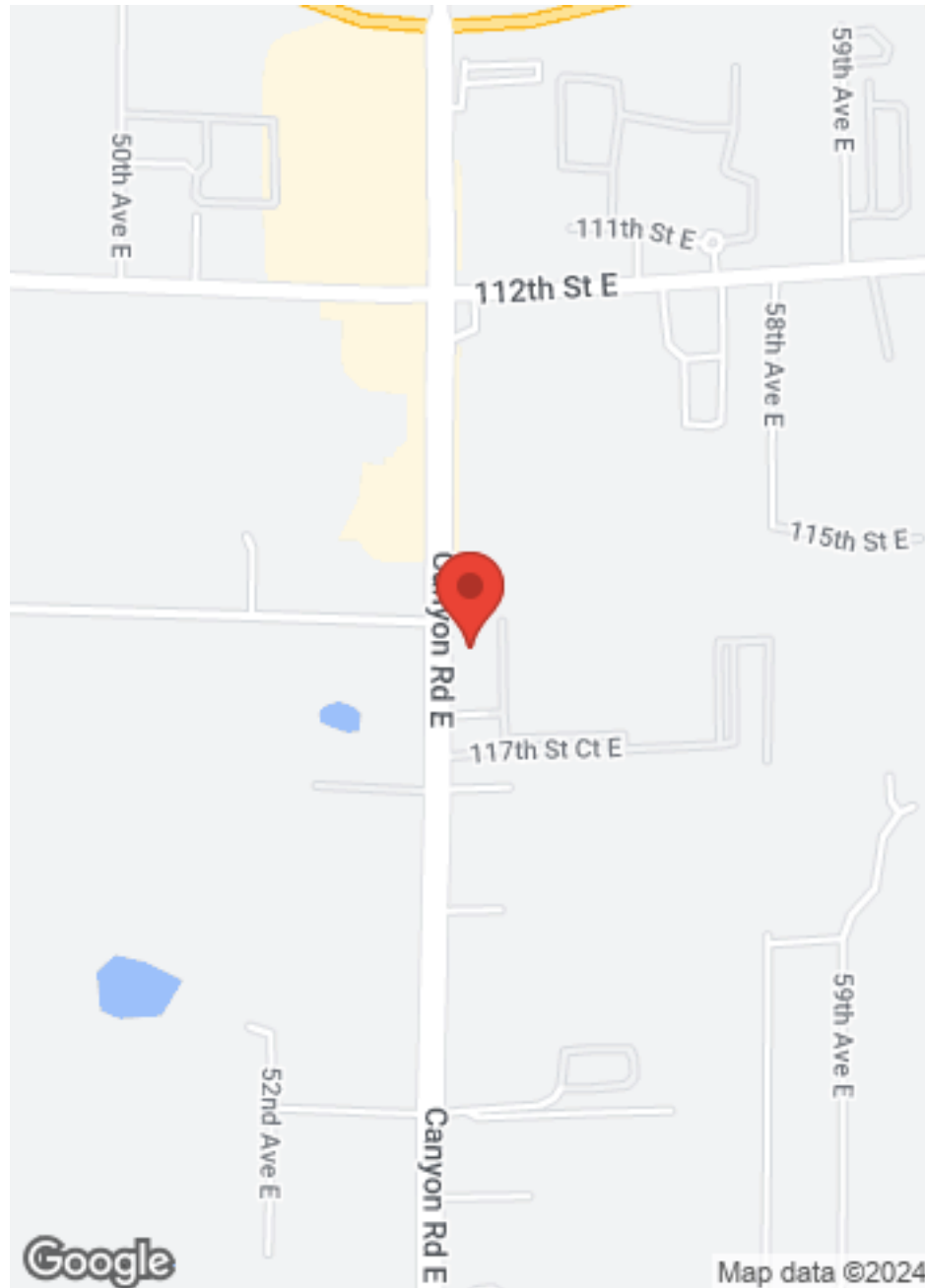
CANYON ROAD SHOPPING CENTER

site5

SCALE: 1/16" = 1'-0"

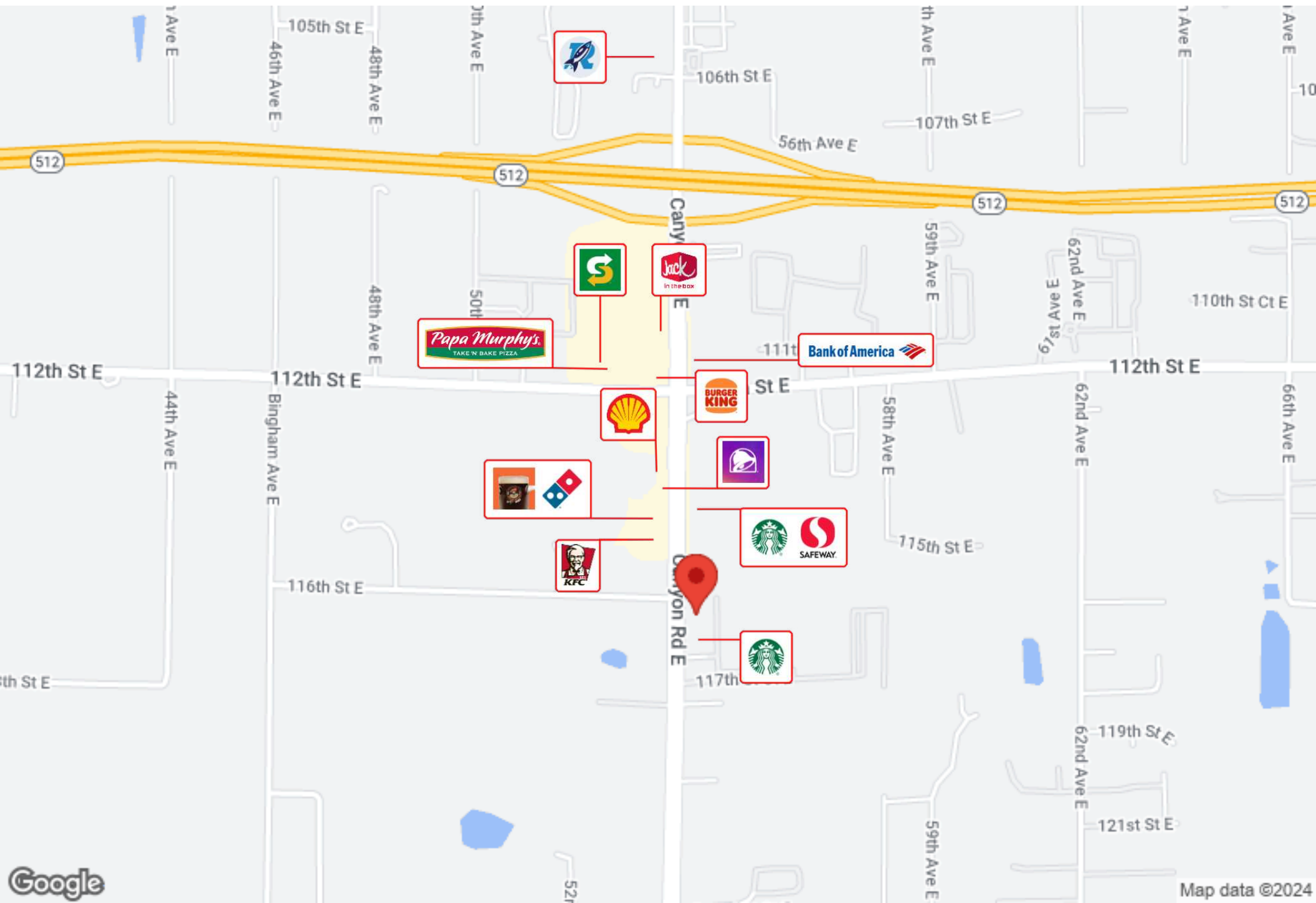
LOCATION MAPS

11601 CANYON RD E



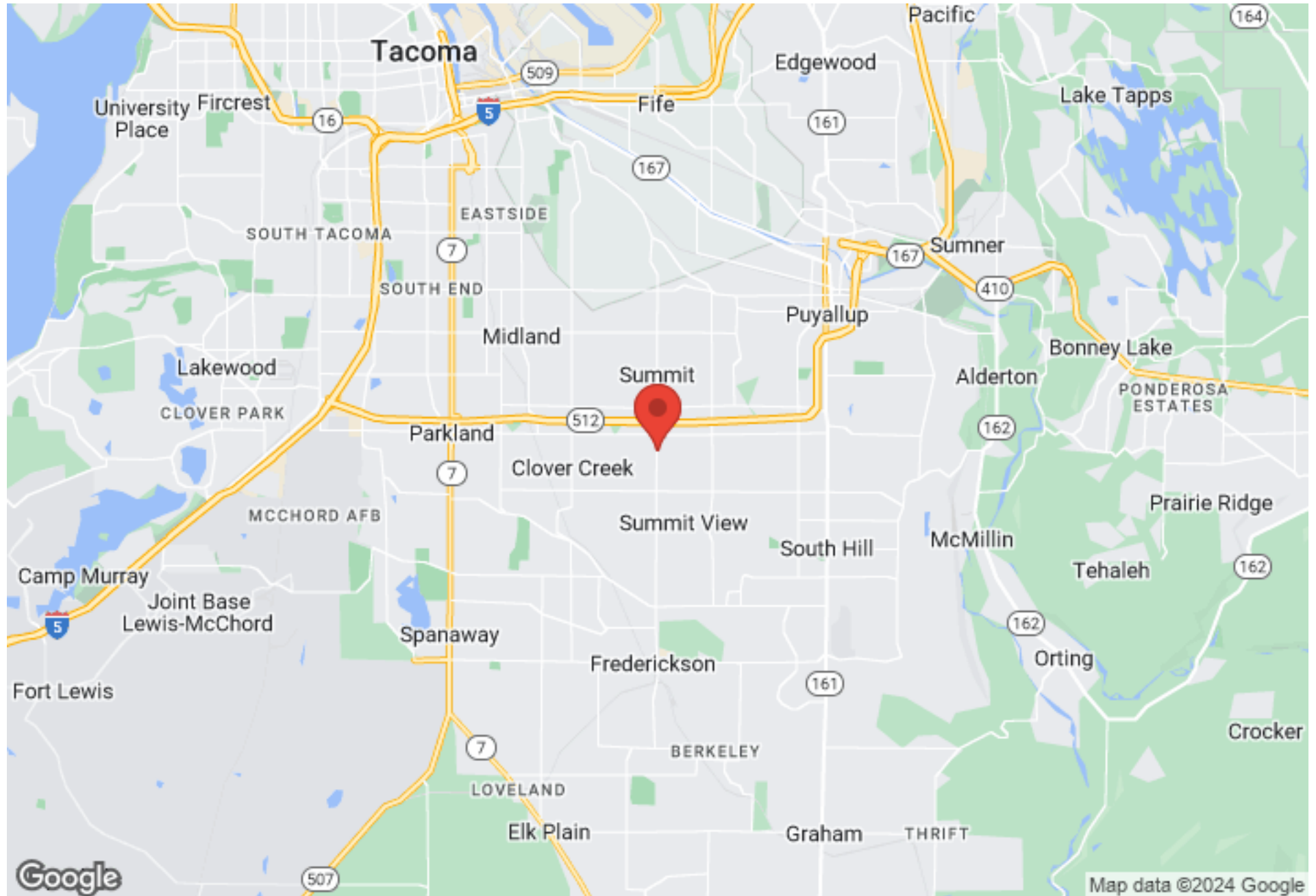
BUSINESS MAP

11601 CANYON RD E



REGIONAL MAP

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AERIAL MAP

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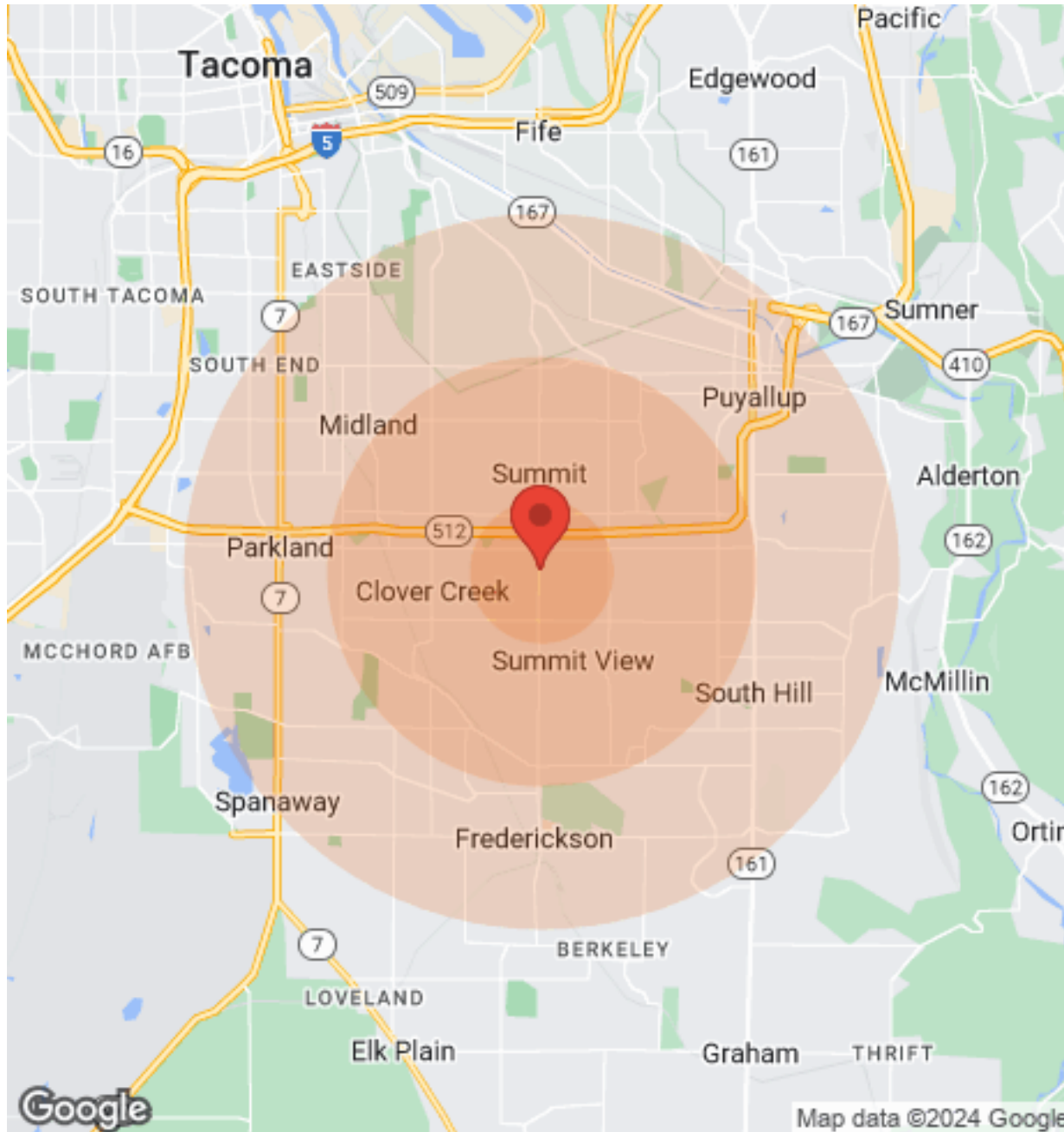


Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

DEMOGRAPHICS

11601 CANYON RD E



Population	1 Mile	3 Miles	5 Miles
Male	3,321	26,979	107,824
Female	3,440	28,093	111,486
Total Population	6,761	55,072	219,310

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,415	11,063	47,105
Ages 15-24	864	7,726	31,871
Ages 25-54	2,786	20,805	84,052
Ages 55-64	729	6,835	25,621
Ages 65+	967	8,643	30,661

Race	1 Mile	3 Miles	5 Miles
White	5,534	44,959	162,003
Black	260	1,965	12,156
Am In/AK Nat	20	191	1,044
Hawaiian	85	489	2,949
Hispanic	583	3,879	24,287
Multi-Racial	1,252	9,694	54,426

Income	1 Mile	3 Miles	5 Miles
Median	\$61,181	\$62,891	\$57,237
< \$15,000	167	1,237	7,231
\$15,000-\$24,999	126	1,707	7,068
\$25,000-\$34,999	328	1,898	7,557
\$35,000-\$49,999	468	3,013	12,546
\$50,000-\$74,999	817	4,767	17,504
\$75,000-\$99,999	409	3,158	12,044
\$100,000-\$149,999	270	3,441	11,518
\$150,000-\$199,999	63	815	2,887
> \$200,000	44	480	1,252

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,847	22,106	86,010
Occupied	2,672	20,804	80,605
Owner Occupied	1,259	14,579	51,750
Renter Occupied	1,413	6,225	28,855
Vacant	175	1,302	5,405