

# RETAIL PADS

FOR SALE, LEASE, OR BUILD TO SUIT

176th St E & Canyon Rd E  
Frederickson, WA 98375



## FREDERICKSON TOWN CENTER

Jameson Sullivan | Josh Parnell

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

## AVAILABLE

SOUTH LOT 1: 1.47 A (64,033 SF) - \$750,000

SOUTH LOT 6: 1.71 A (74,488 SF) - \$1,500,000

- Available for Sale, Ground Lease, or Build-to-Suit
- Contact Listing Brokers' for Details



- Conveniently located intersection offering easy access to multiple amenities and facilities.
- Close proximity to grocery stores, making shopping hassle-free.
- Well-connected with public transportation options, facilitating seamless travel.
- Growing area with potential for future development and investment opportunities.

## TENANTS



## NEARBY TENANTS



Population



Average HH Income



Daytime Population

Regis - 2023

Mile 1

3,874

\$65,306

1,296

Mile 3

90,469

\$133,829

8,722

Mile 5

194,523

\$124,974

31,659

CENTER IMAGES



CENTER IMAGES



LOCATION AERIAL




**SITE**

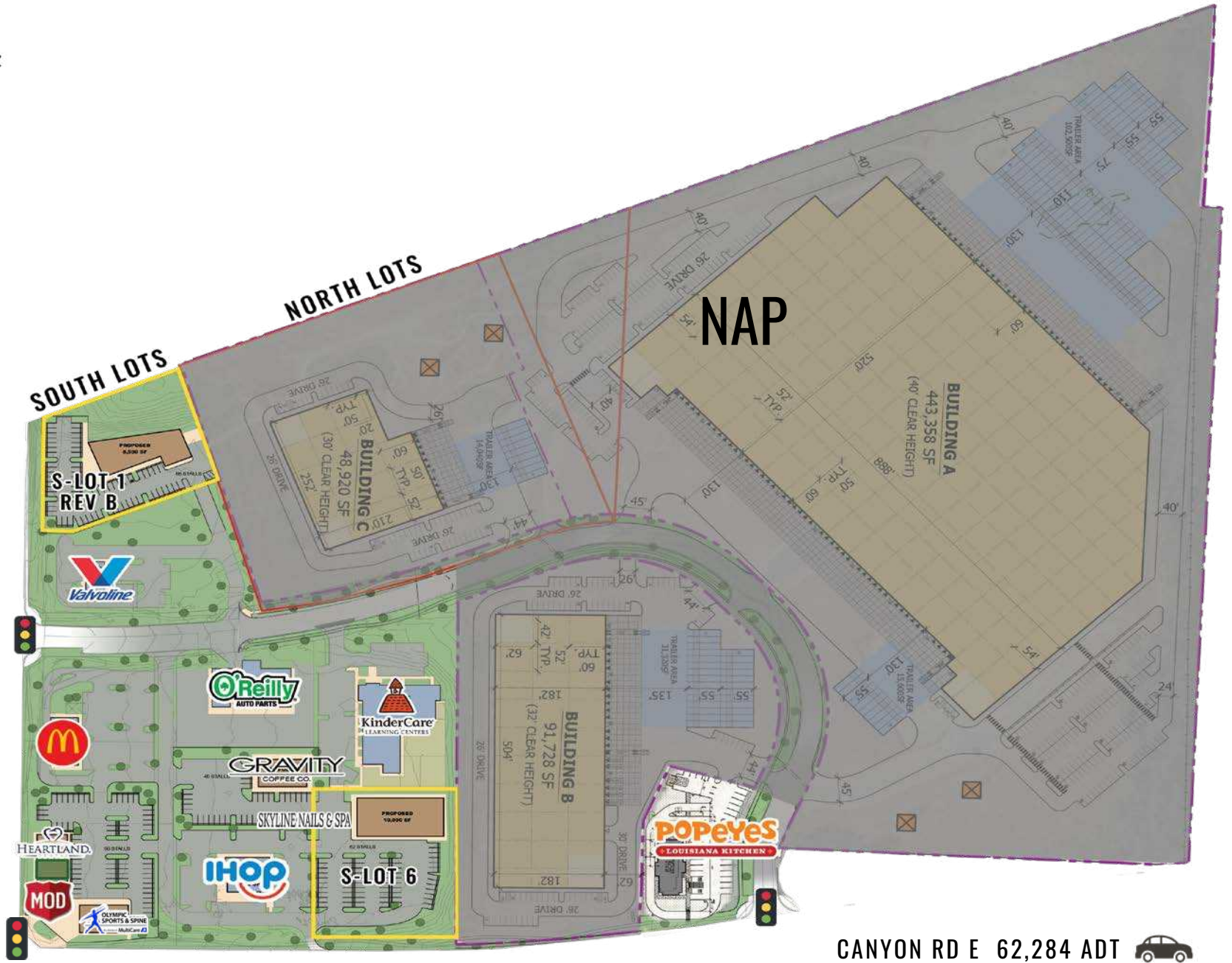
**FREDERICKSON INDUSTRIAL AREA**  
2.5M SQUARE FEET


- Star Market Place
- Firestone
- Walgreens
- Tractor Supply Co
- Rite Aid
- McDonald's
- IHOP
- GC
- Walmart Supercenter
- Fred Meyer
- WinCo Foods
- Verizon
- Great Clips
- Subway
- Walmart Supercenter
- Whirlpool
- IKEA
- niagara
- Boeing
- Toray
- Carlson
- Medallion Foods
- Firestone
- Carls Jr.
- MultiCare
- Gentle Dental
- PETPROS
- usbank
- xfinity
- Taco Time
- Magellan
- Starbucks
- MURPHY'S
- WAR BLOC
- Builders FirstSource
- ACE Hardware
- EVERETT 19
- DOLLAR TREE
- RITE AID
- JOANN
- FAMOUS LA FITNESS Parry City
- Target
- 161
- 176TH STREET E
- 224TH STREET E



# SITE PLAN

176TH STE 32,394 ADT 



CANYON RD E 62,284 ADT 

LOT	ACRES	SALE PRICE
Lot 1	1.47	\$750,000
Lot 6	1.71	\$1,500,000

CALL FOR DETAILS REGARDING \*SALE PRICE & GROUND LEASE/BUILD TO SUIT




**FREDERICKSON, WA** is an expanding part of Pierce County with a diverse mix of residents. Of those residing in Frederickson, the majority are homeowners who enjoy the suburban yet rural feel of the area. The Frederickson Industrial Center is among the largest industrial development sites in the Puget Sound area that includes production for Boeing and distribution for IKEA and Whirlpool.



TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

**JAMESON SULLIVAN**

 253.471.5508

 [jsullivan@firstwesternproperties.com](mailto:jsullivan@firstwesternproperties.com)

**JOSH PARNELL**

 253.284.3630

 [josh@firstwesternproperties.com](mailto:josh@firstwesternproperties.com)

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

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