



**FOR LEASE | BUILD TO SUIT
GROUND LEASE**
11 Eagle Drive
Elma, WA 98541

NOW OPEN!



EAGLES LANDING
Carrie Walker | Ryan Haddock

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

AVAILABLE

1,620 ± SF
ADJACENT TO STARBUCKS

UP TO 7,200 SF

PAD OPPORTUNITIES:

33,108 SF

34,014 SF

36,078 SF [PENDING LEASE]

- Options for Lease, Build to Suit, and Ground Lease
- New Medical Facility Across the Street
- Near Major Developments
- High Traffic Counts with 6,000 cars per day on Highway 12 and over 18,000 cars per day on Highway 8



Population



Average HH Income



Daytime Population

Regis - 2023

| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 1,971 | \$90,919 | 550 |
| Mile 3 | 7,144 | \$91,586 | 1,194 |
| Mile 5 | 9,246 | \$93,769 | 1,477 |

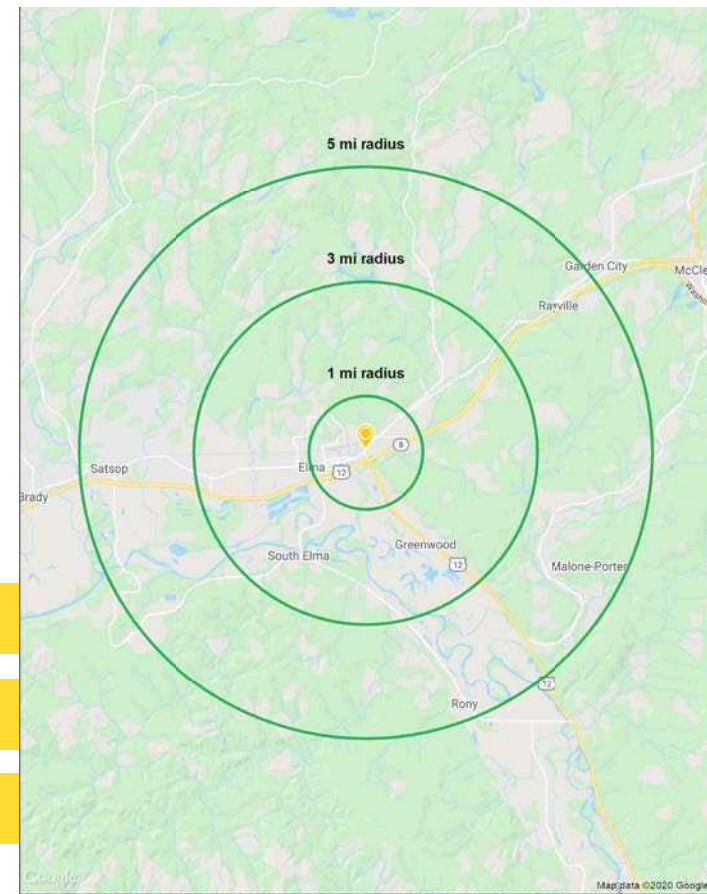
TENANTS



NOW OPEN!



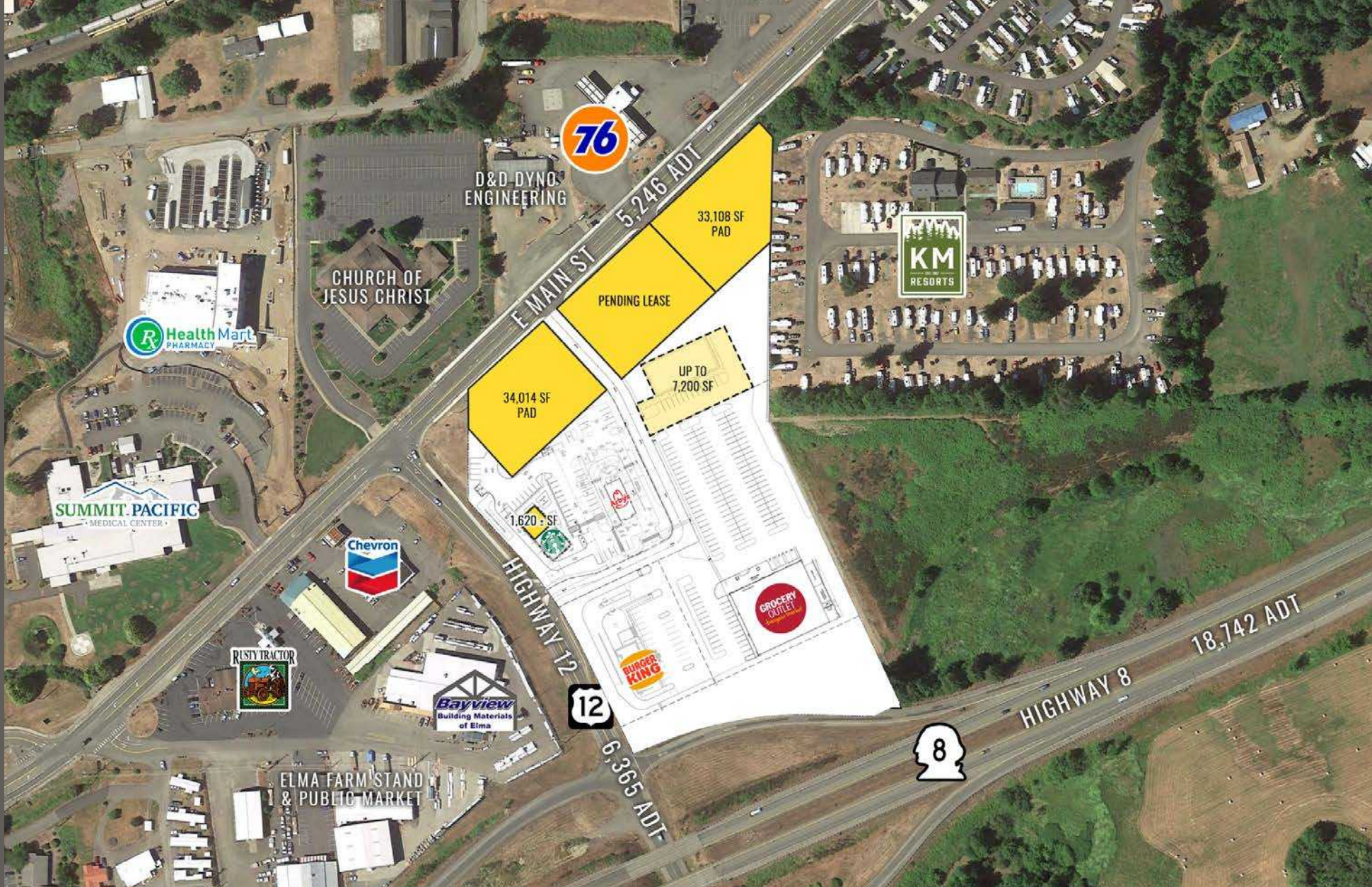
NOW OPEN!



SUMMARY



LOCATION DETAILS



Conveniently located at the intersection of Hwy 12 & Hwy 8

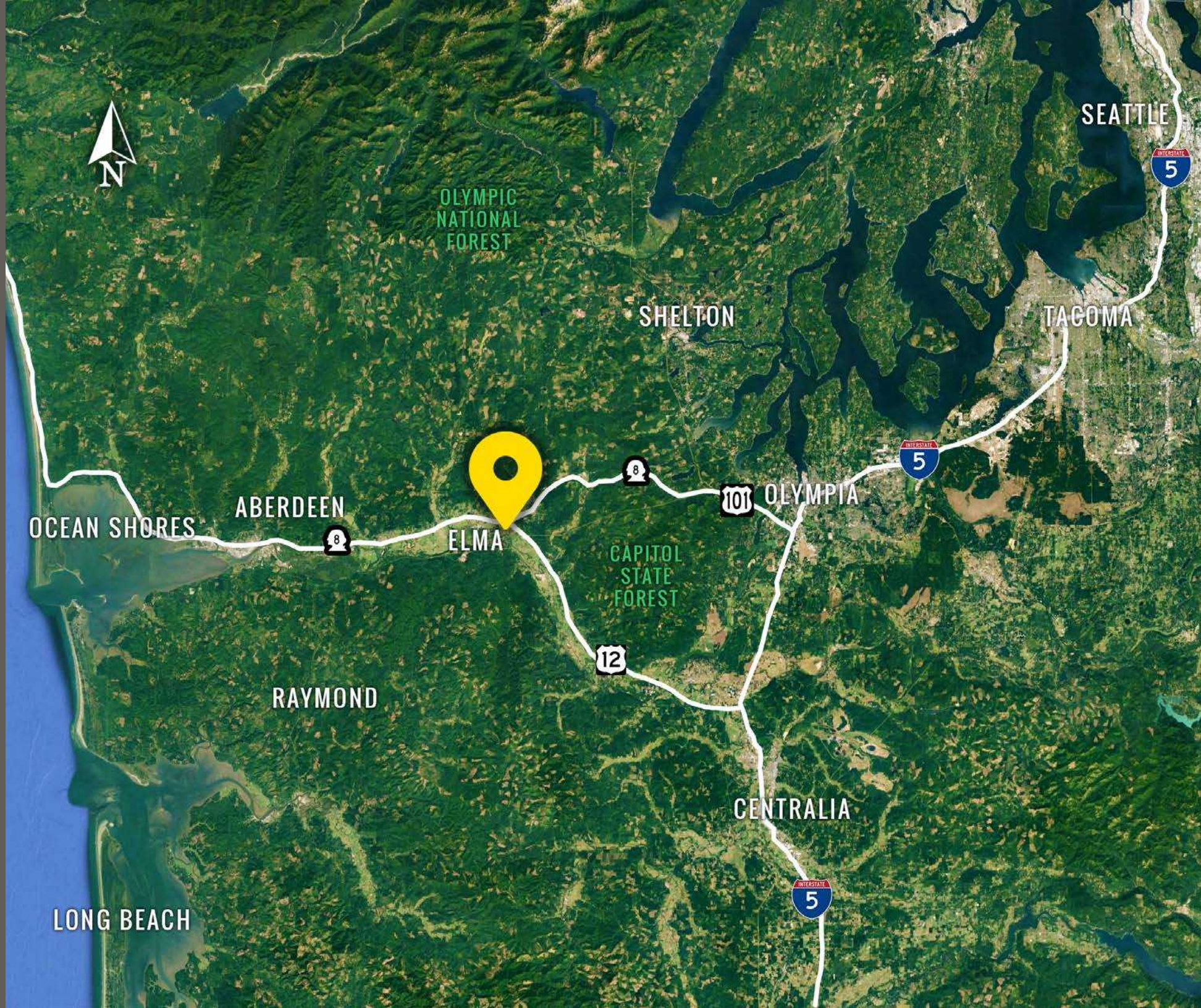


6,365 ADT Highway 12

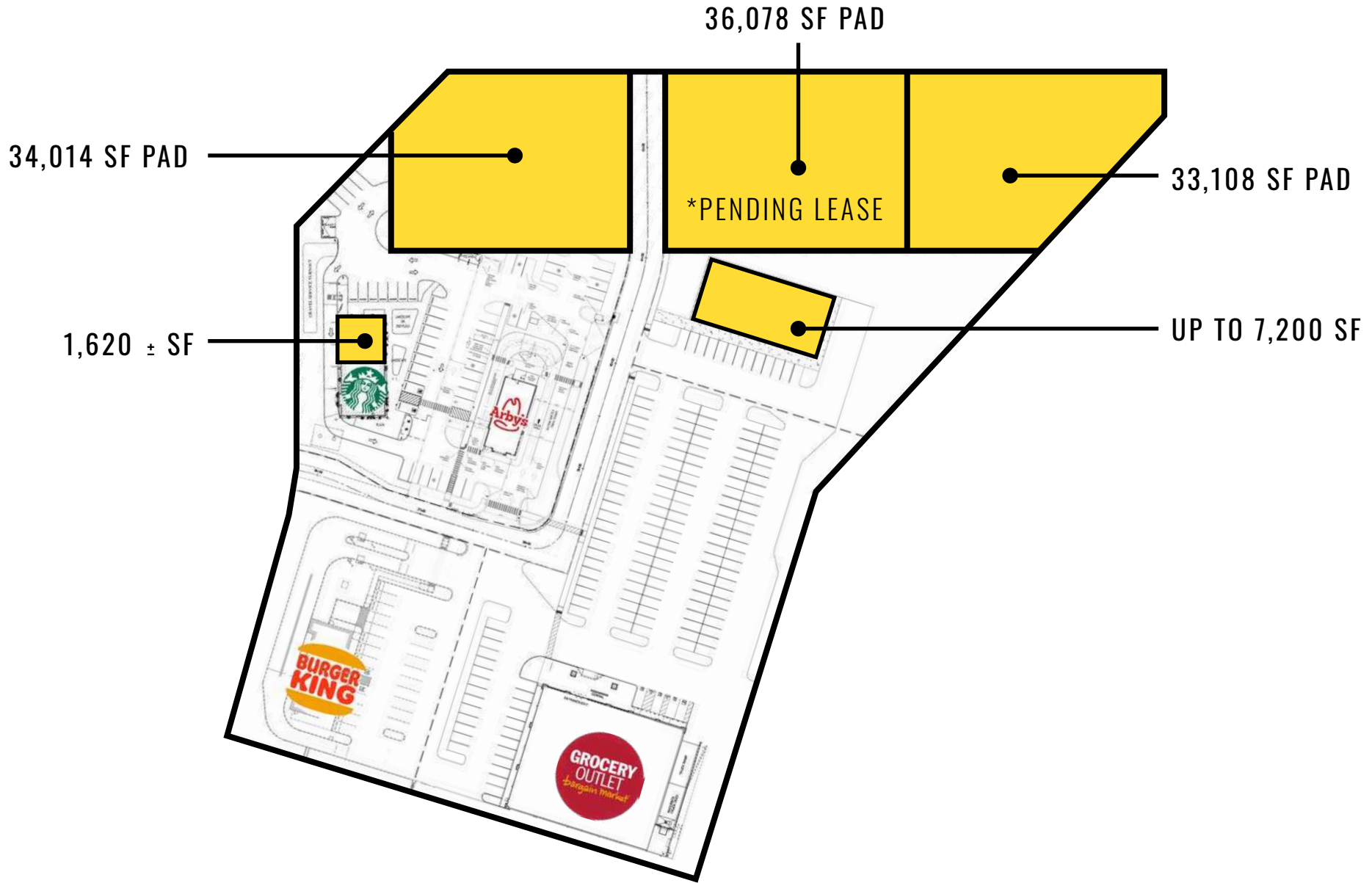


18,742 ADT Highway 8

LOCATION AERIAL



SITE PLAN





TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.



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