

OFFICE FOR LEASE

ARABELLA BUSINESS PARK

13909 MERIDIAN AVENUE EAST, SOUTH HILL, WA 98374



OFFICE/INDUSTRIAL FOR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

13909 MERIDIAN AVENUE EAST



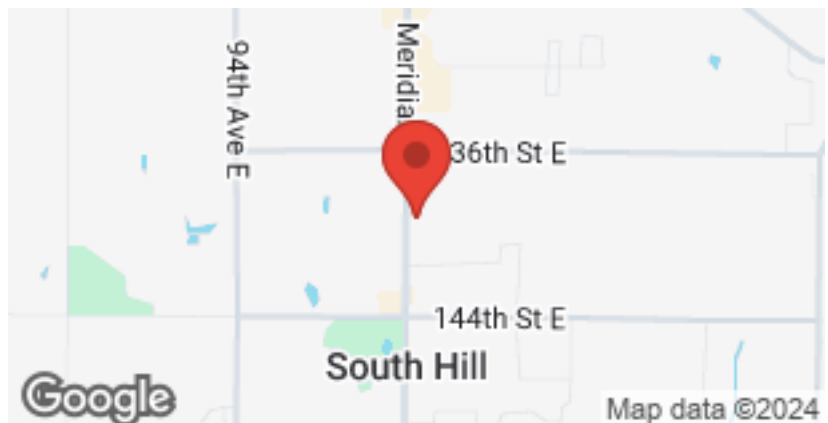
OFFERING SUMMARY

LEASE RATE:	\$19.00 + NNN
LEASE TERM:	3-5 yrs
BUILDING SF:	25,966
AVAILABLE SF:	635 SF
YEAR BUILT:	1997
RENOVATED:	2002
BUILDING CLASS:	C
FLOORS:	1
HVAC:	Heat Pump, Forced Air
PARKING:	Surface
PARKING RATIO:	2.27
ZONING:	C - Corridor

PROPERTY OVERVIEW

Space for lease in Arabella Business Park! The property consists of 4 separate buildings, two of which focus on retail and office space and two with the additional option for industrial use.

The parking lot was sealed & striped and the landscaping redone, all within the last year. The large monument sign at the front of the property gets excellent exposure from both directions of Meridian traffic.



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AVAILABLE SPACES

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Office
Retail
Industrial

FOR
LEASE



Suite	Size	Rate	Term	Use	Type	Available
D2	635 SF	\$19/SF/YR	3-5 yrs	Light Industrial	Triple Net	10/01/2024

Suite C4 Description

High Bays

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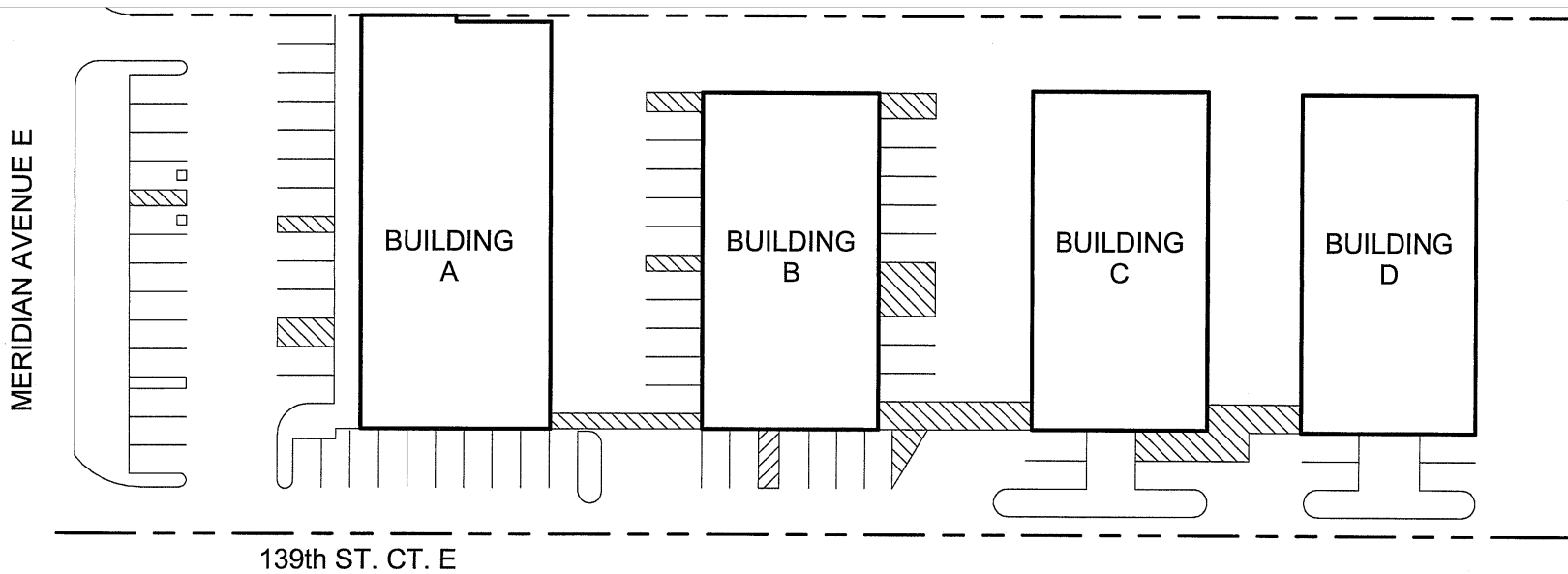
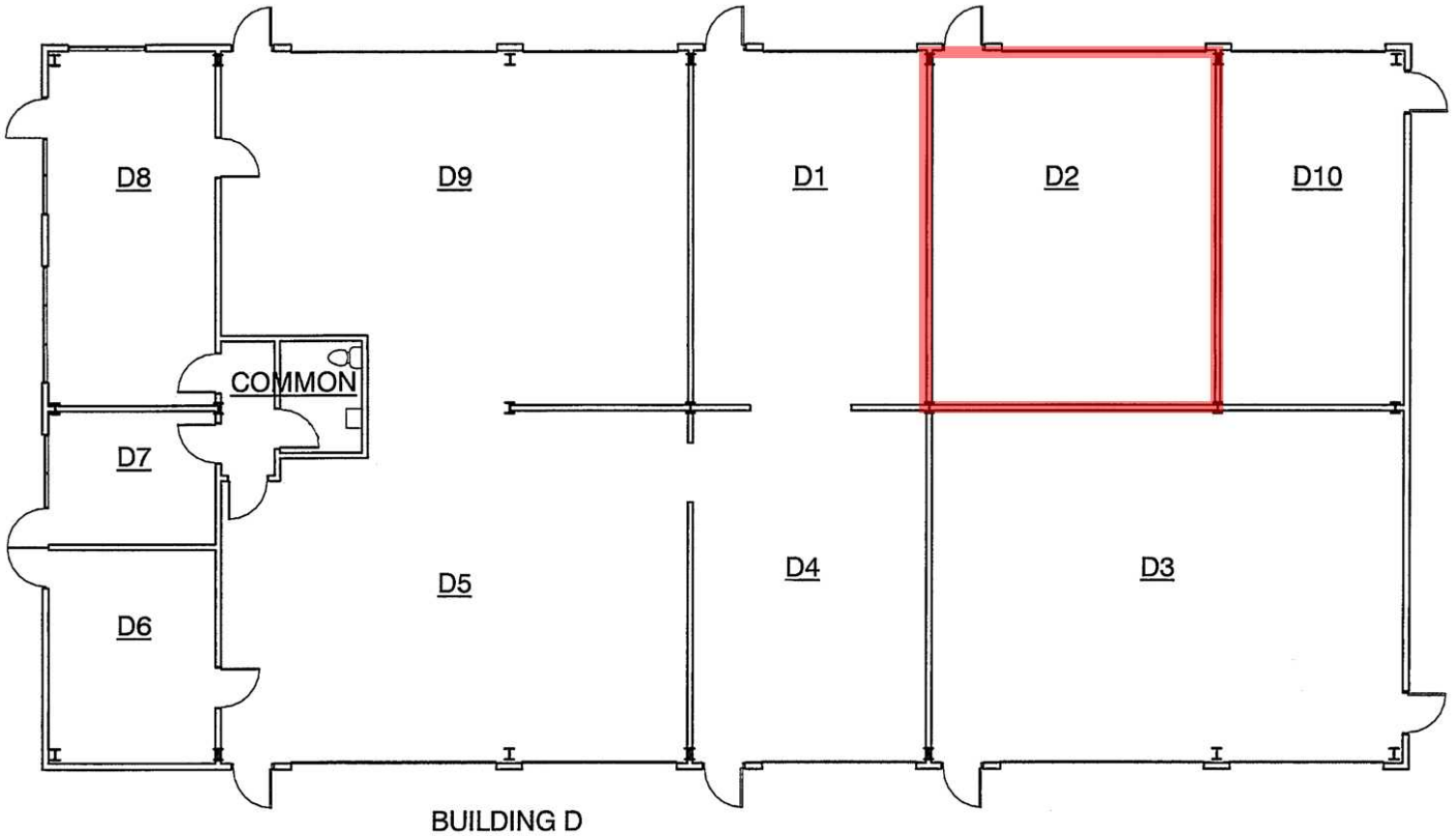
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FLOOR PLANS

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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: Arabella Business Park
Street Address: 13909 Meridian Avenue East
City, State, Zip: South Hill, WA 98374
County: Pierce
Market: Puyallup
Sub-market: South Hill
Cross Streets: 139th St Ct E



LOCATION OVERVIEW

Arabella Business Park is ideally placed in South Hill with approximately 168 ft of frontage on Meridian E which sees an average annual daily traffic count of 42,926. The entrance to the parking lot has easy access from both directions of Meridian traffic and there is additional parking available through an easement with an adjacent property.

The property is surrounded by various other Office, Retail, and Industrial business making it an ideal mix for any business looking to lease space in the area. Local businesses include Safeway, Joann Fabrics, Sonic Drive in, Banner Bank, Auto Zone, and Apex Auto Repair.



PROPERTY HIGHLIGHTS

- Large monument sign
- Excellent exposure on Meridian
- Rare industrial spaces in South Hill
- Parking lot sealed & stripped within the last year

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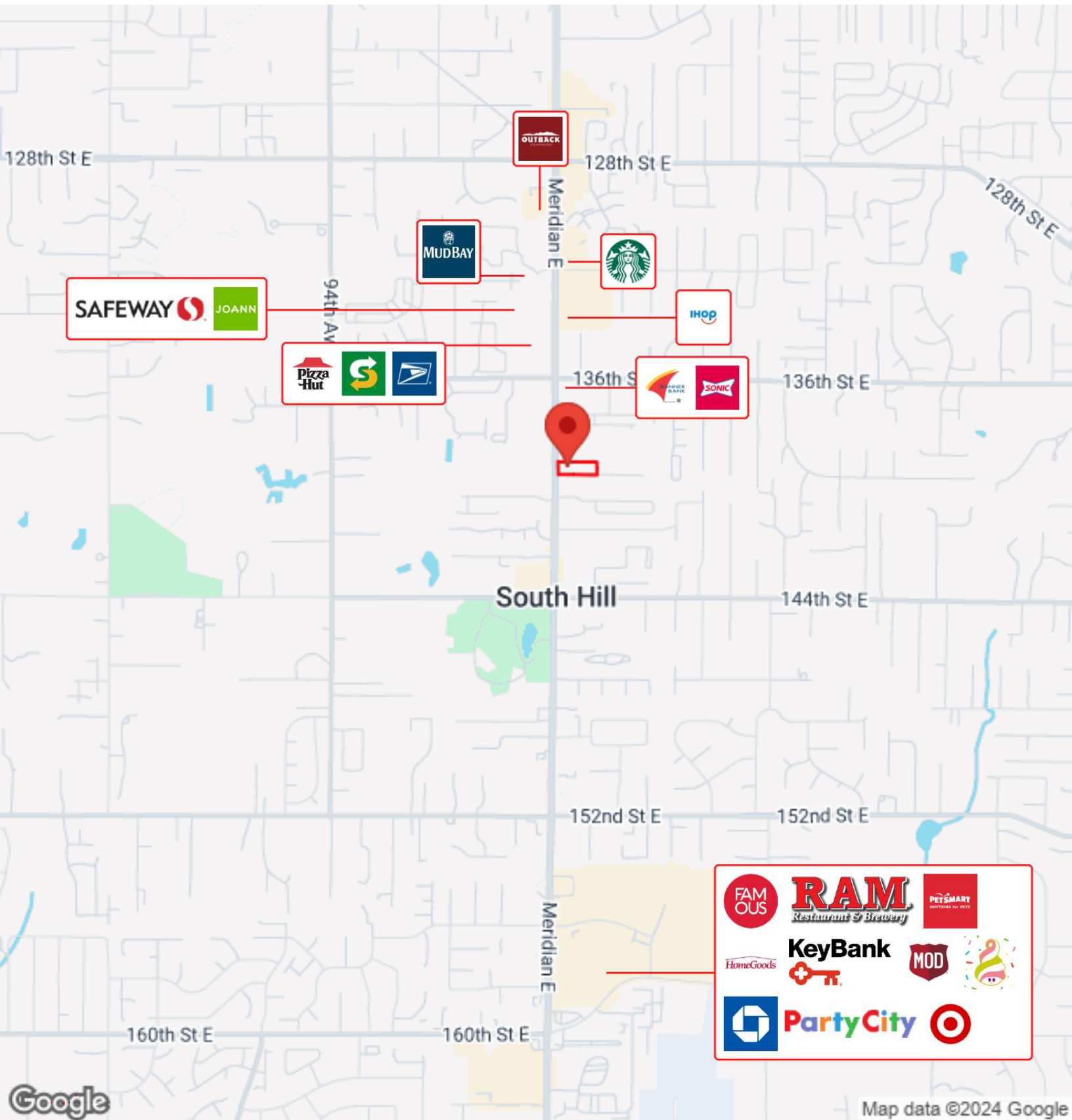
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BUSINESS MAP

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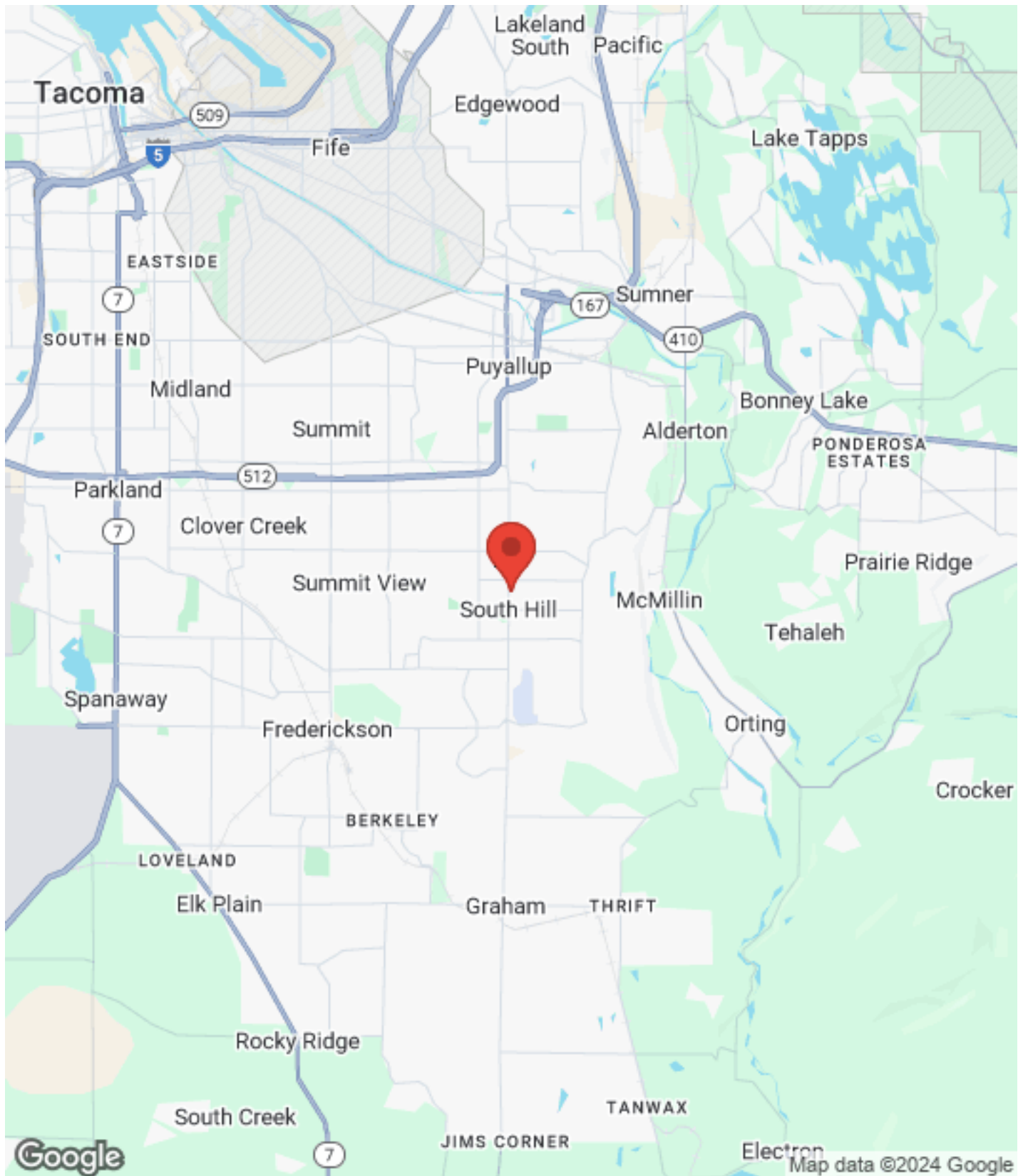
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REGIONAL MAP

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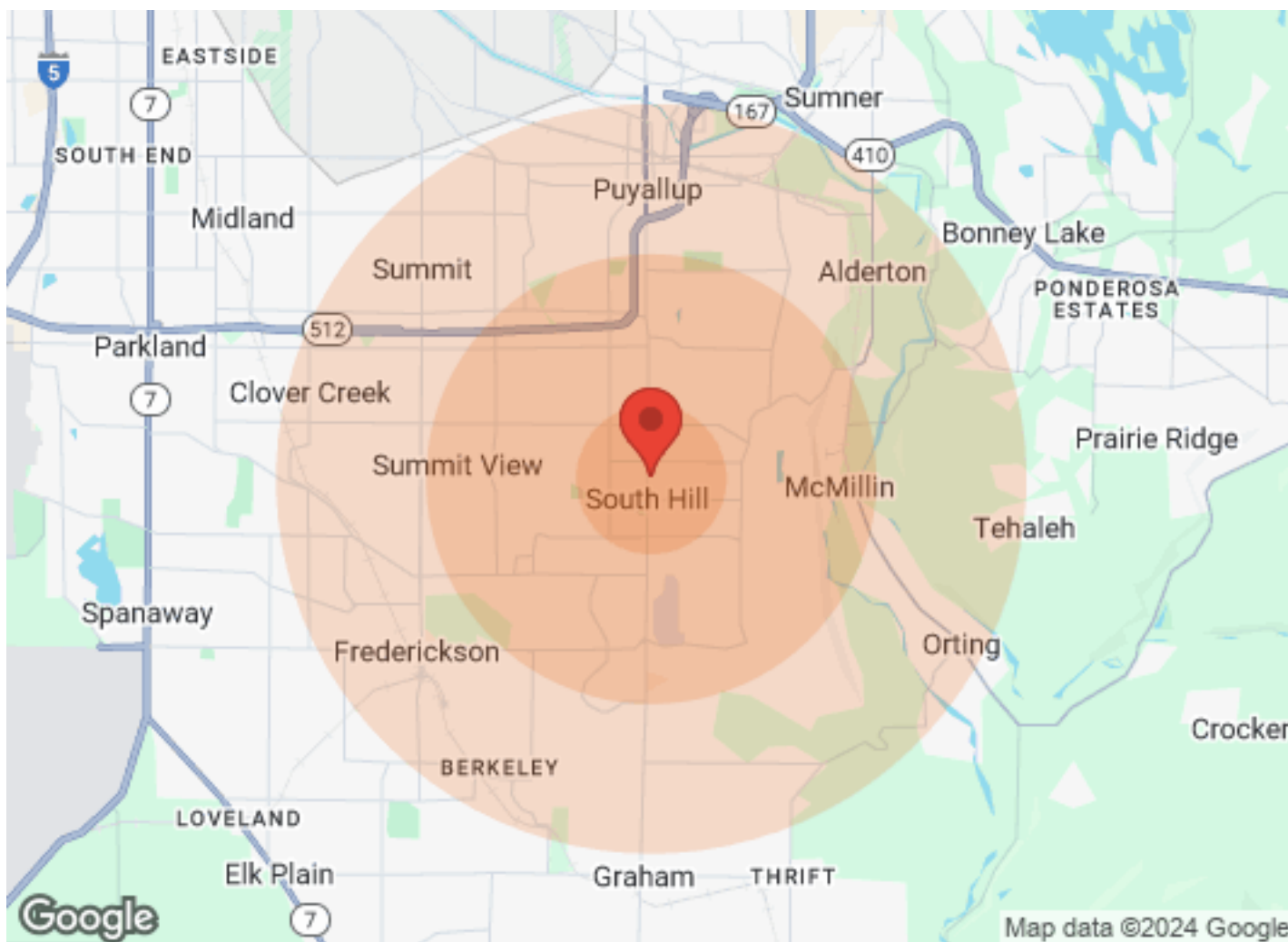
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,275	40,685	80,052
Female	7,532	41,760	82,063
Total Population	14,807	82,445	162,115

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,322	18,210	34,557
Ages 15-24	2,298	12,918	24,491
Ages 25-54	5,967	31,385	61,891
Ages 55-64	1,679	9,406	18,951
Ages 65+	1,541	10,526	22,225

Race	1 Mile	3 Miles	5 Miles
White	11,926	67,047	135,294
Black	567	2,641	4,747
Am In/AK Nat	60	255	589
Hawaiian	156	553	1,051
Hispanic	1,304	7,072	12,679
Multi-Racial	2,974	15,860	28,670

Income	1 Mile	3 Miles	5 Miles
Median	\$78,720	\$76,527	\$67,136
< \$15,000	226	1,513	3,482
\$15,000-\$24,999	485	2,293	3,901
\$25,000-\$34,999	474	1,858	4,385
\$35,000-\$49,999	750	3,595	8,727
\$50,000-\$74,999	902	5,984	13,002
\$75,000-\$99,999	1,183	5,471	9,835
\$100,000-\$149,999	978	6,001	10,936
\$150,000-\$199,999	168	1,673	2,982
> \$200,000	96	811	1,282

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,540	30,445	62,582
Occupied	5,176	28,714	58,613
Owner Occupied	3,199	20,230	41,335
Renter Occupied	1,977	8,484	17,278
Vacant	364	1,731	3,969

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