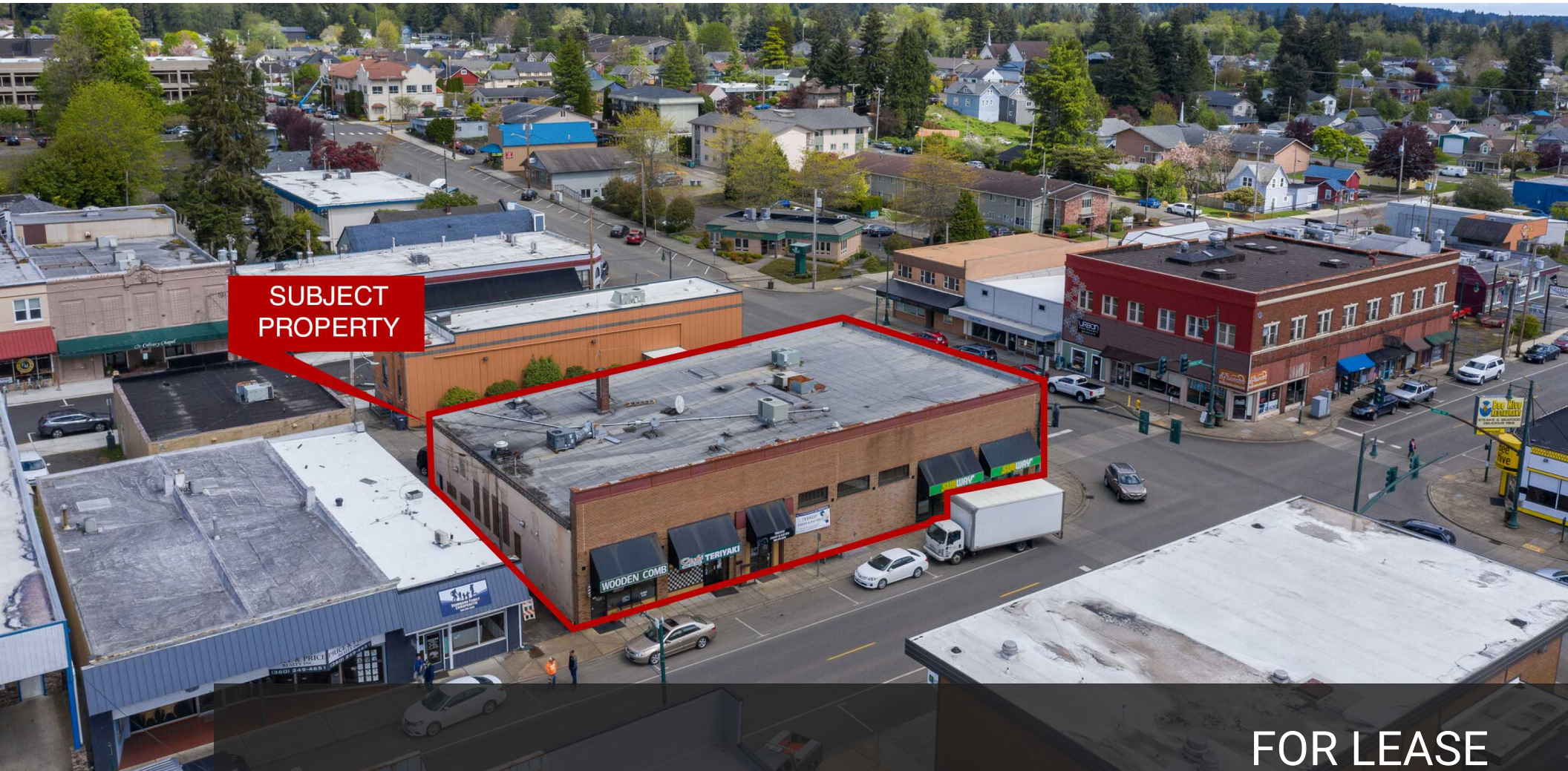


RETAIL FOR LEASE

MONTESANO BUILDING

112 PIONEER AVENUE WEST, MONTESANO, WA 98563



SUBJECT
PROPERTY

FOR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN
Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

SIMRANJIT KAUR
Commercial Broker
C: (425) 577-1347
simrankv@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

112 PIONEER AVENUE WEST



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
rickbrown@kw.com
Lic: 27026, WA

SIMRANJIT KAUR

Commercial Broker
C: (425) 577-1347
simrankv@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

112 PIONEER AVENUE WEST



OFFERING SUMMARY

AVAILABLE SF:	400
LEASE RATE:	\$15.00/SF/YR, NNN
LEASE TERM:	3 - 5 Years
FRONTAGE:	Pioneer Avenue
PARKING:	Street

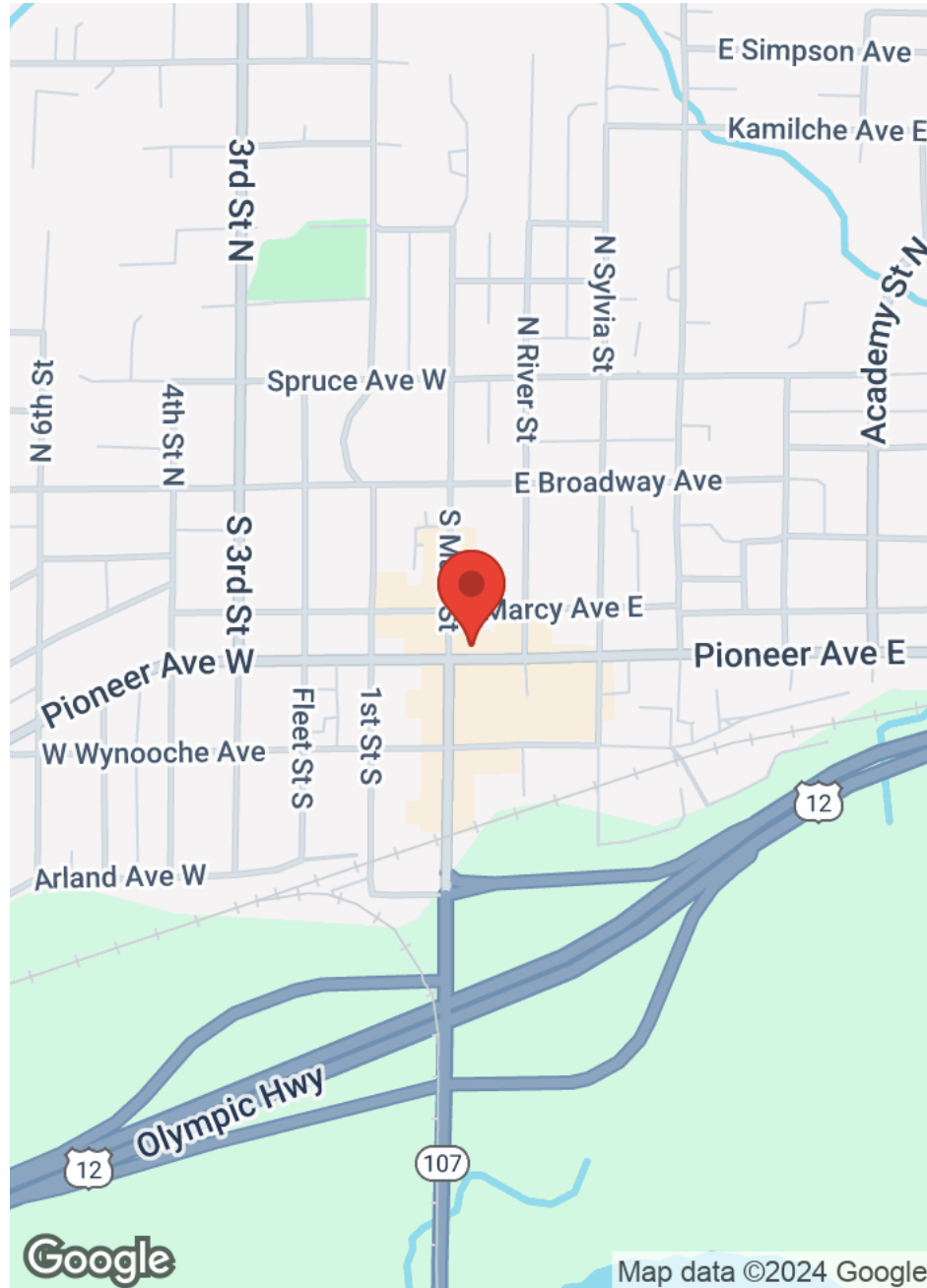
PROPERTY OVERVIEW

Prime location in downtown Monteseano, heavy daytime foot and vehicle traffic, retail/office space.



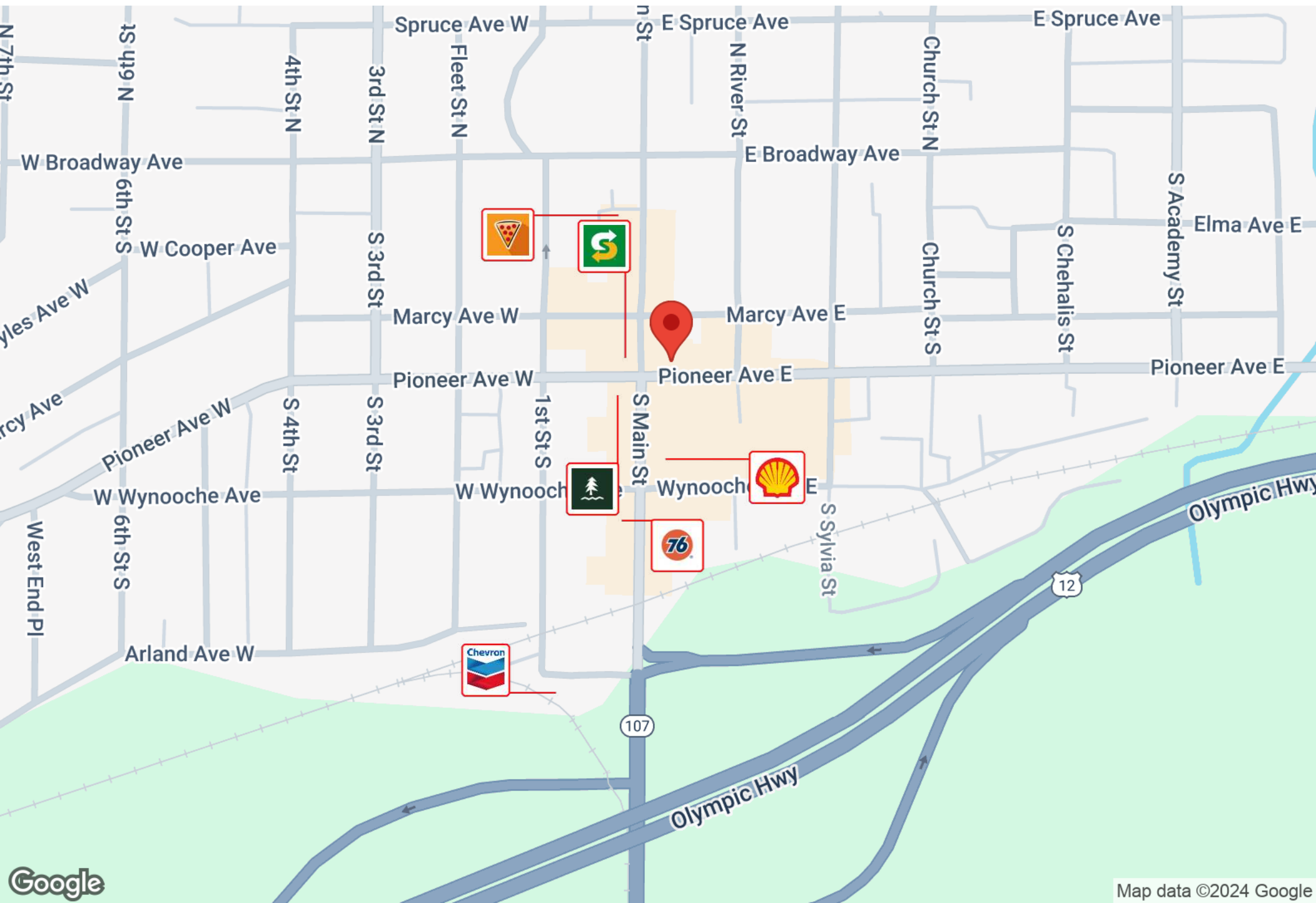
LOCATION MAPS

112 PIONEER AVENUE WEST



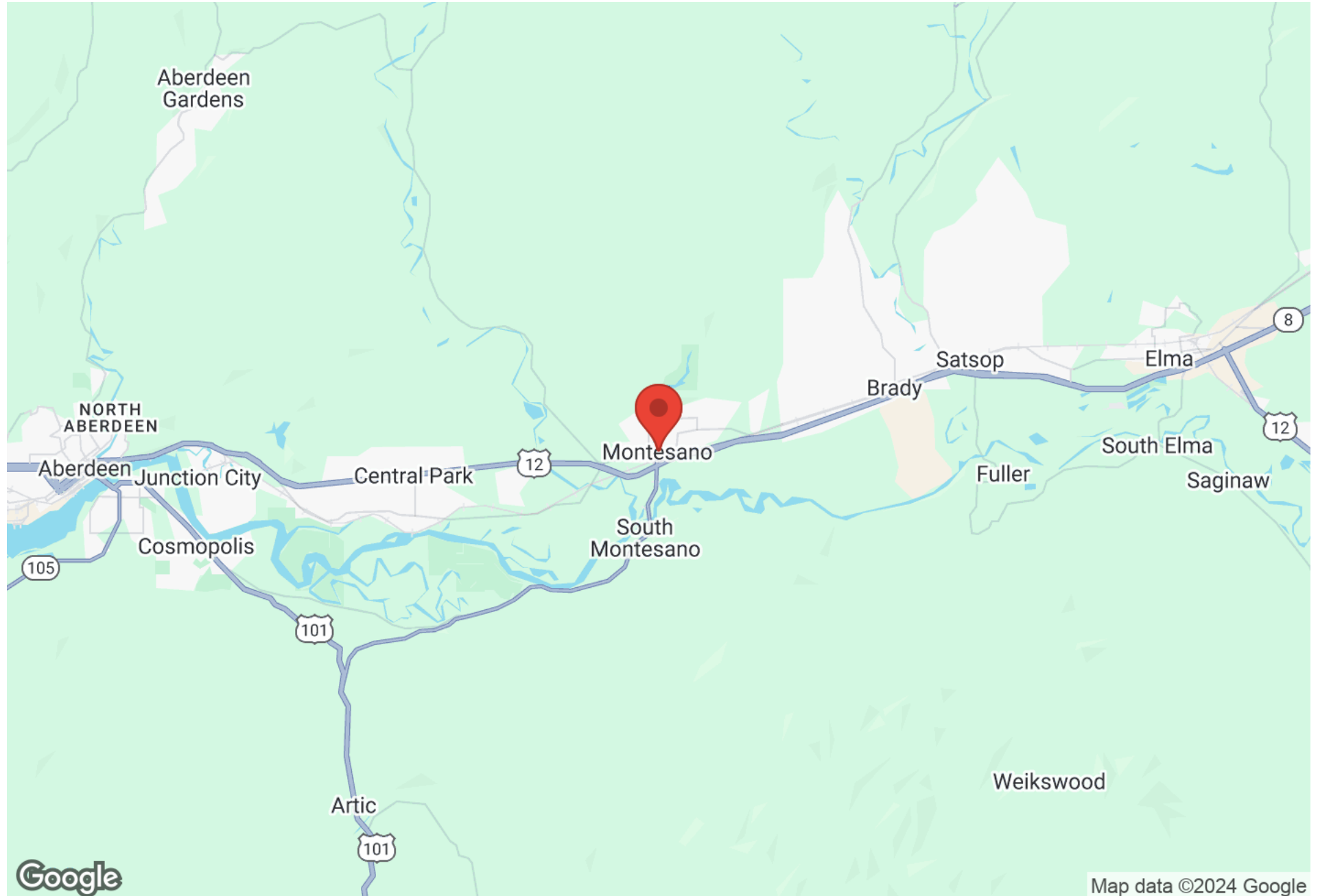
BUSINESS MAP

112 PIONEER AVENUE WEST



REGIONAL MAP

112 PIONEER AVENUE WEST

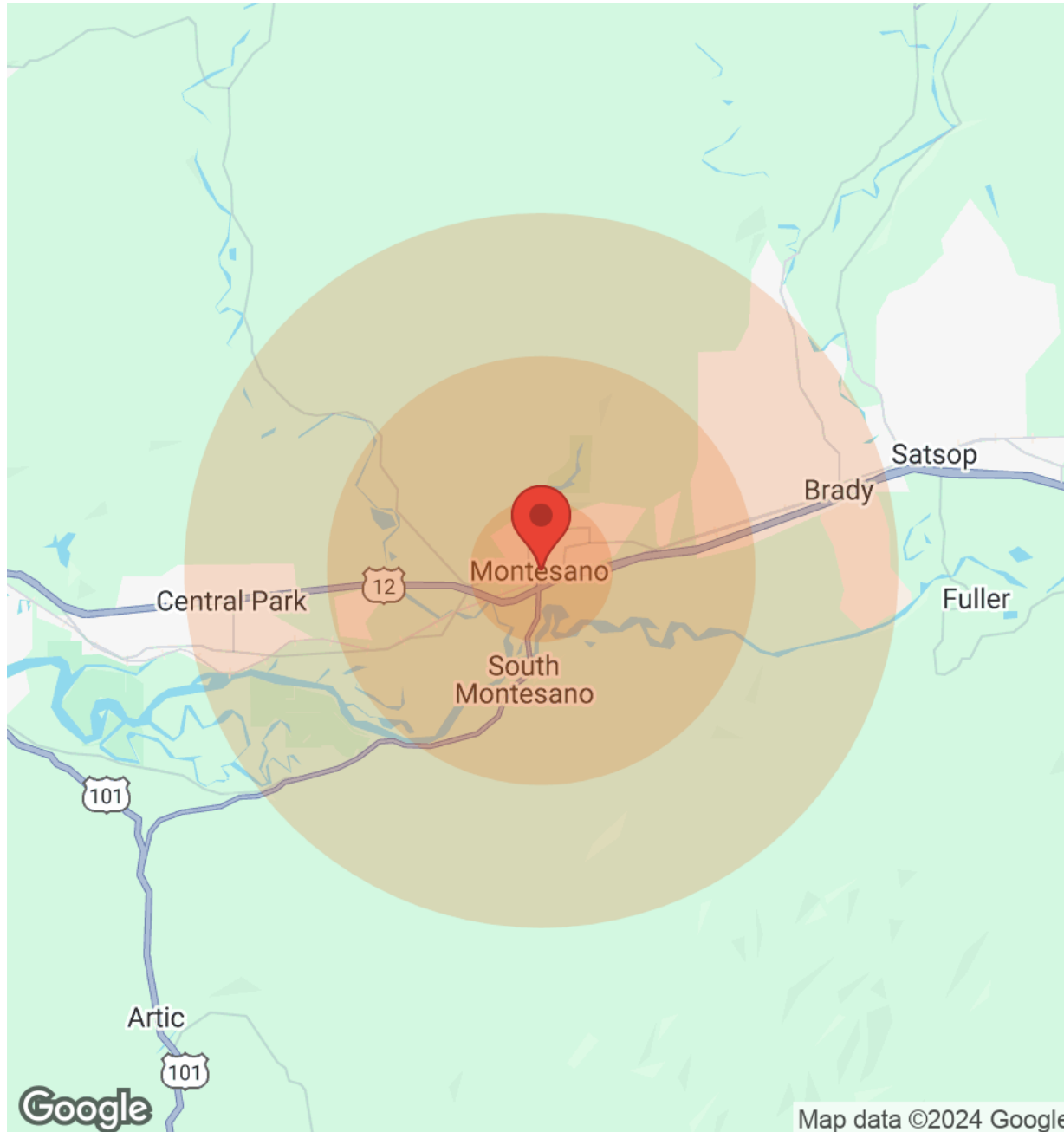


Google

Map data ©2024 Google

DEMOGRAPHICS

112 PIONEER AVENUE WEST



Population	1 Mile	3 Miles	5 Miles
Male	1,501	1,501	2,587
Female	1,488	1,488	2,598
Total Population	2,989	2,989	5,185

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	470	470	841
Ages 15-24	381	381	671
Ages 25-54	1,272	1,272	2,031
Ages 55-64	440	440	773
Ages 65+	426	426	869

Race	1 Mile	3 Miles	5 Miles
White	2,914	2,914	5,037
Black	13	13	13
Am In/AK Nat	18	18	21
Hawaiian	N/A	N/A	N/A
Hispanic	44	44	100
Multi-Racial	70	70	196

Income	1 Mile	3 Miles	5 Miles
Median	\$37,947	\$37,947	\$50,587
< \$15,000	204	204	238
\$15,000-\$24,999	174	174	311
\$25,000-\$34,999	147	147	211
\$35,000-\$49,999	184	184	360
\$50,000-\$74,999	322	322	601
\$75,000-\$99,999	71	71	207
\$100,000-\$149,999	76	76	113
\$150,000-\$199,999	22	22	32
> \$200,000	N/A	N/A	12

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,209	1,209	2,093
Occupied	1,122	1,122	1,944
Owner Occupied	735	735	1,403
Renter Occupied	387	387	541
Vacant	87	87	149

Map data ©2024 Google