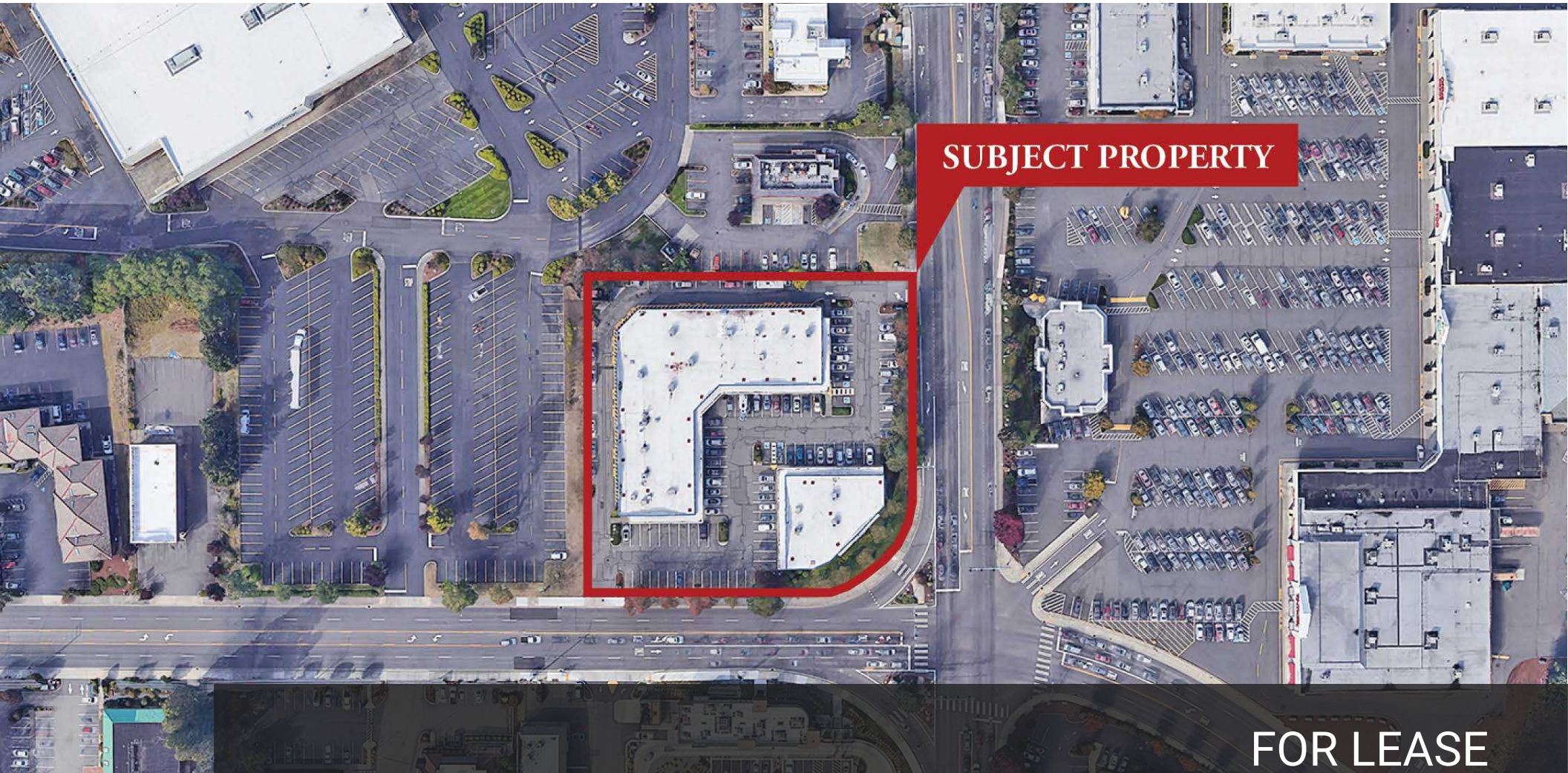


RETAIL FOR LEASE

# SOUTH HILL PLAZA

3850 SOUTH MERIDIAN, PUYALLUP, WA 98373



**KELLER WILLIAMS COMMERCIAL**

1011 E Main, Suite 420  
Puyallup, WA 98372



Each Office Independently Owned and Operated

**PRESENTED BY:**

**RACHEL CORP**

Director of Commercial Real Estate  
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C: (253) 686-7474  
rachel.corp@kwcommercial.com

**SIMRANJIT KAUR**

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

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3850 SOUTH MERIDIAN



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# EXECUTIVE SUMMARY

3850 SOUTH MERIDIAN



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	4,231
<b>LEASE RATE:</b>	\$14.00/SF/YR + NNN
<b>LEASE TERM:</b>	5 Years
<b>FRONTAGE:</b>	S. Meridian
<b>YEAR BUILT:</b>	1989
<b>PARKING:</b>	Surface
<b>PARKING RATIO:</b>	6/1,000
<b>TRAFFIC COUNT:</b>	60,000 VPD on Meridian
<b>ZONING:</b>	LMX - Limited Mixed Use

## PROPERTY OVERVIEW

Great for a variety of retail needs. There is great signage available for the new tenant, including signage on both the front and back of the Premises, as well as on the two monument signs, which is a huge plus!

## PROPERTY HIGHLIGHTS

- 4,231 SF
- Abundant Parking
- Monument Signage
- High Traffic Counts
- Very Walkable (70 Score from CoStar)

# LOCATION & HIGHLIGHTS

3850 SOUTH MERIDIAN



## LOCATION INFORMATION

Building Name: South Hill Plaza  
Street Address: 3850 South Meridian  
City, State, Zip: Puyallup, WA 98373  
County: WA - Pierce  
Market: Pierce County  
Sub-market: Puyallup  
Signal Intersection: 39th Ave SW & .S Meridian

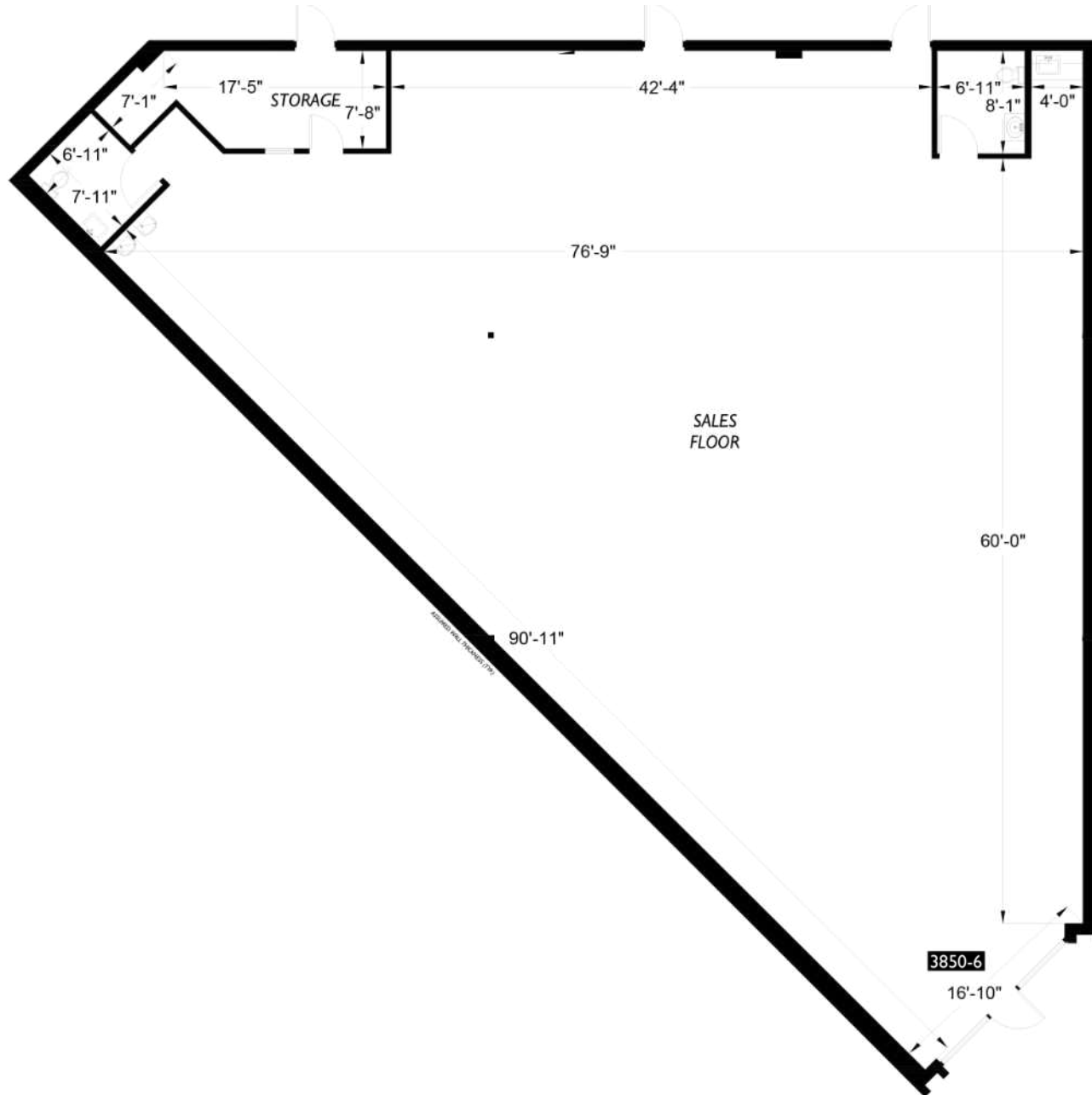
## LOCATION OVERVIEW

The property is located at the northeast corner of South Meridian and 39th Avenue SW with the South Hill Mall bordering the property on the north and east sides. The intersection has very high traffic, with over 60,000 vehicles per day which causes the access to be "right in/right out" from both streets.



# AS BUILT FLOORPLAN SUITE 6 - 4,231 SF

3850 SOUTH MERIDIAN



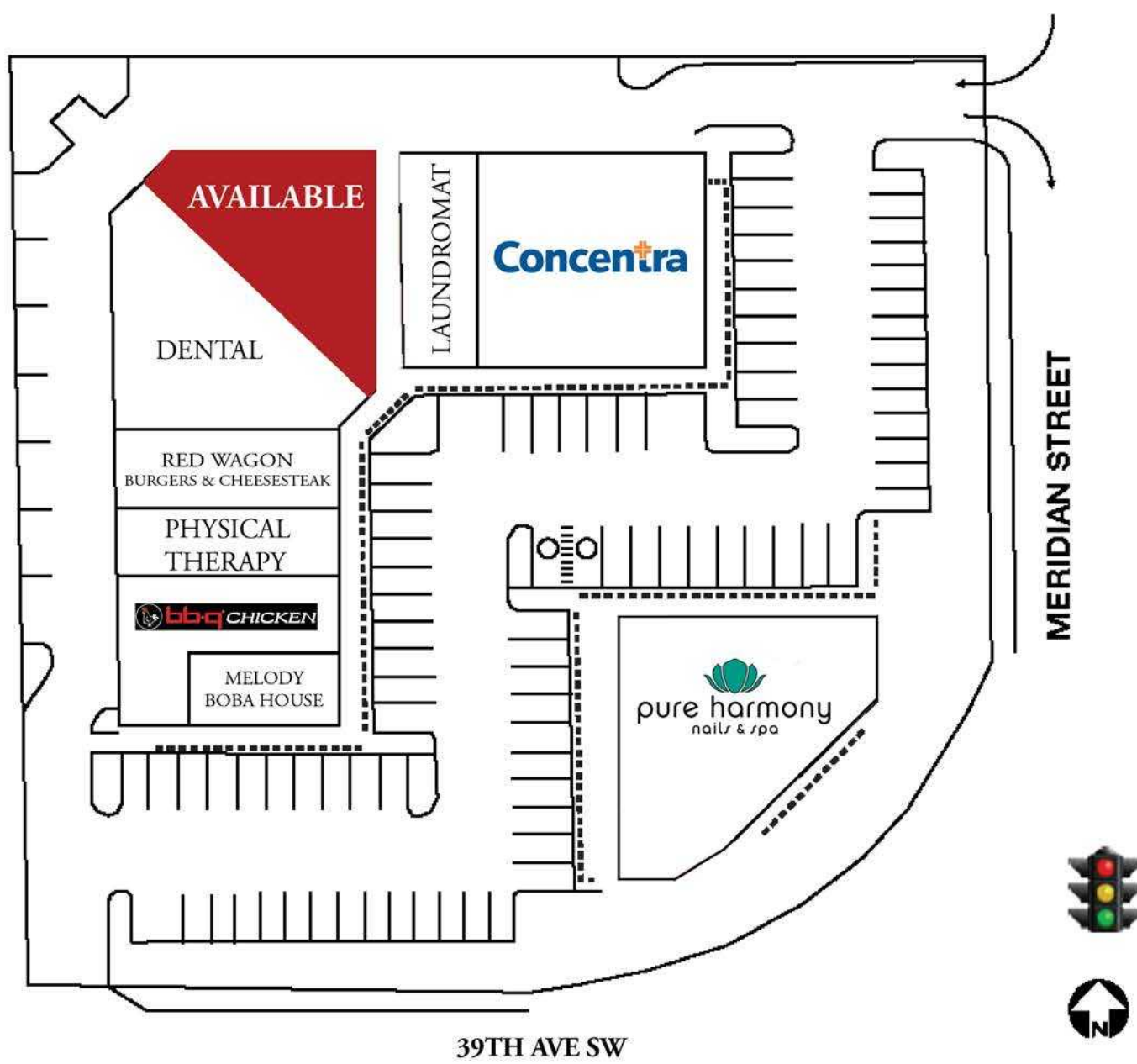
# PROPERTY PHOTOS

3850 SOUTH MERIDIAN



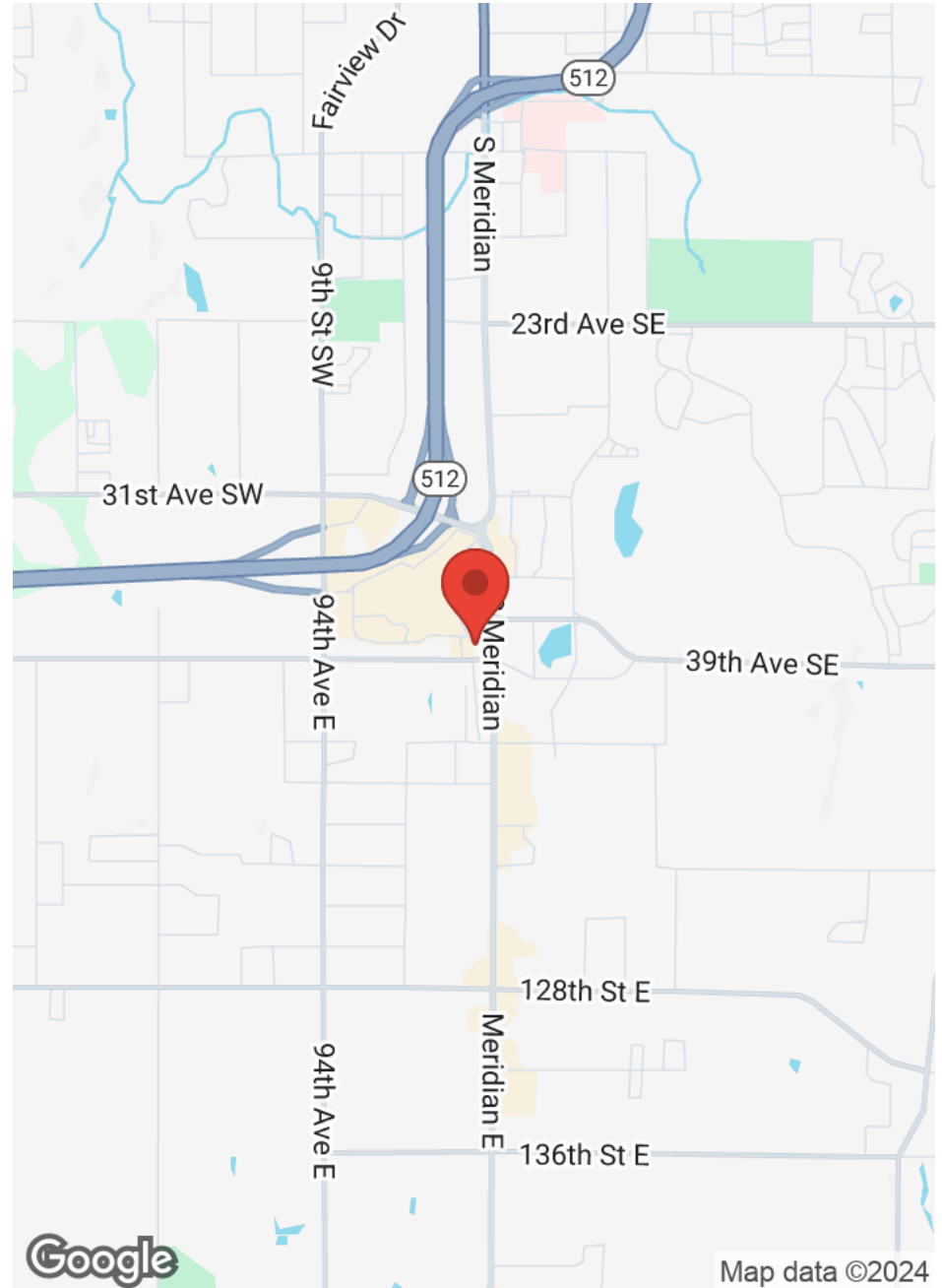
# MAJOR TENANTS

3850 SOUTH MERIDIAN



# LOCATION MAPS

3850 SOUTH MERIDIAN





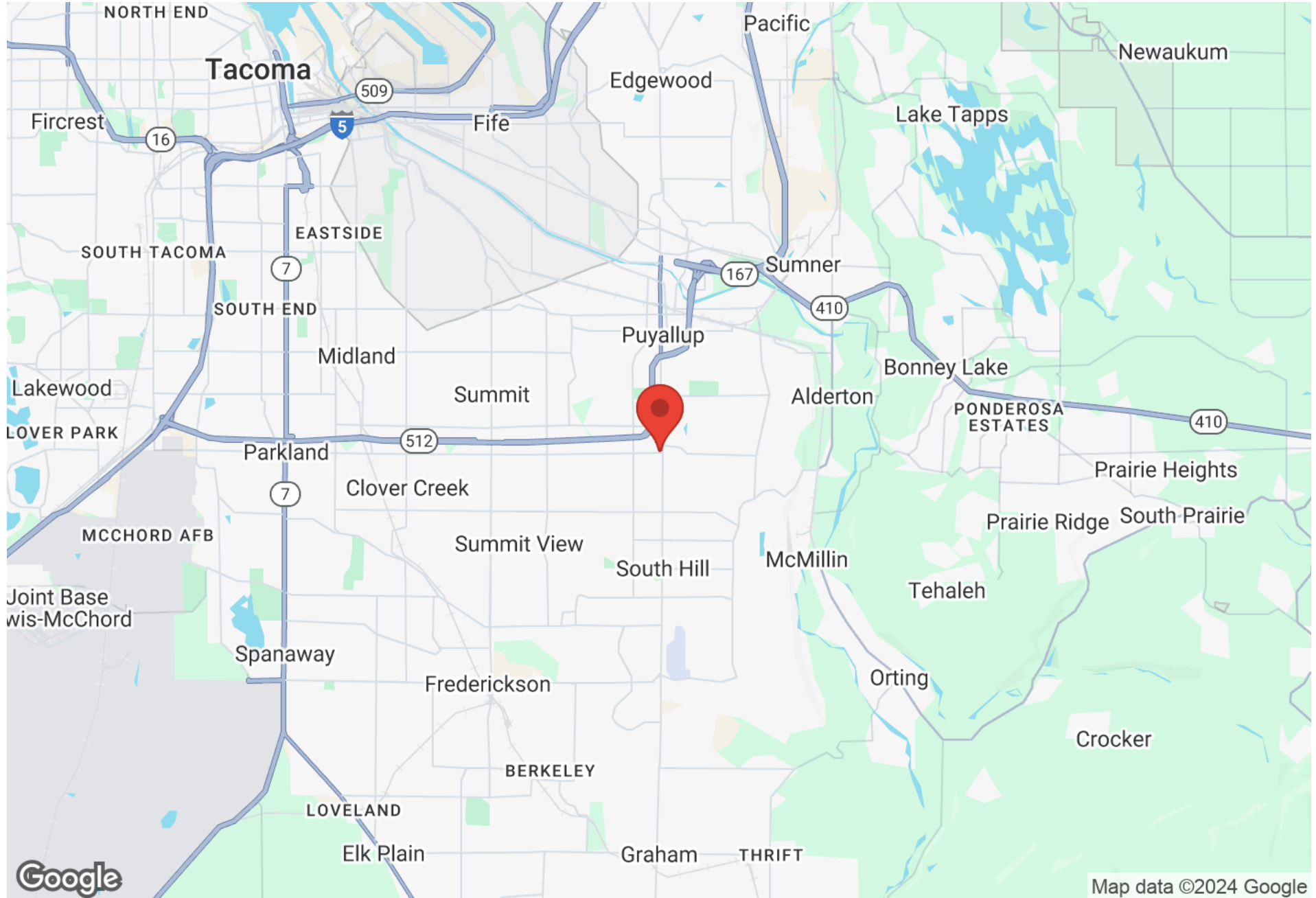
# BUSINESS MAP

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# REGIONAL MAP

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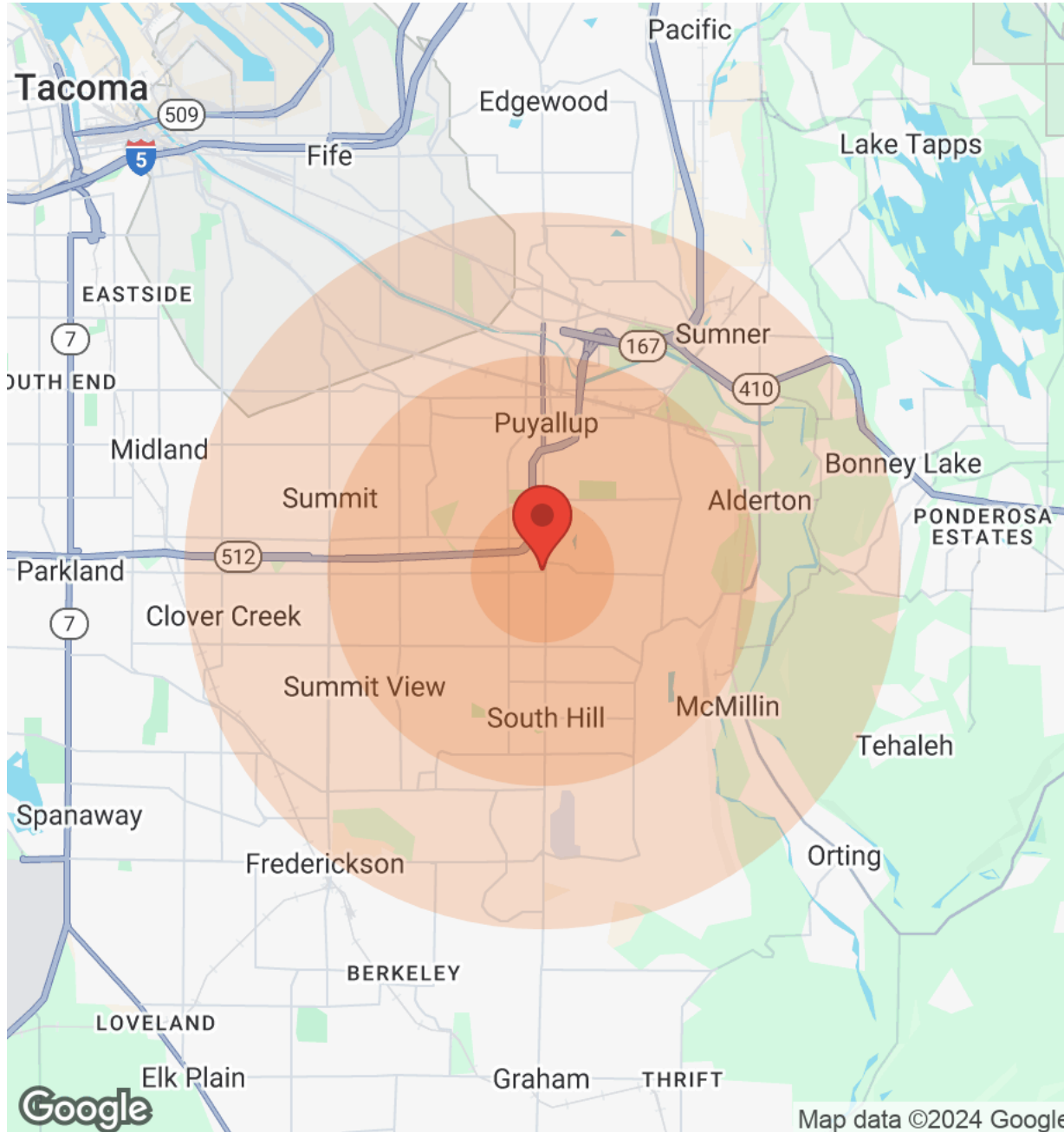
# AERIAL MAP

3850 SOUTH MERIDIAN



# DEMOGRAPHICS

3850 SOUTH MERIDIAN



Population	1 Mile	3 Miles	5 Miles
Male	4,420	36,747	73,590
Female	4,838	38,936	75,629
Total Population	9,258	75,683	149,219

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,919	15,328	30,388
Ages 15-24	1,159	10,656	21,766
Ages 25-54	4,236	29,356	56,759
Ages 55-64	871	9,046	18,105
Ages 65+	1,073	11,297	22,201

Race	1 Mile	3 Miles	5 Miles
White	7,547	64,148	126,488
Black	289	1,855	3,407
Am In/AK Nat	28	303	577
Hawaiian	101	504	719
Hispanic	946	5,579	11,767
Multi-Racial	1,882	12,518	25,344

Income	1 Mile	3 Miles	5 Miles
Median	\$42,104	\$62,617	\$64,146
< \$15,000	407	2,090	3,533
\$15,000-\$24,999	738	2,368	4,241
\$25,000-\$34,999	494	2,532	4,547
\$35,000-\$49,999	656	4,291	8,017
\$50,000-\$74,999	899	5,660	11,609
\$75,000-\$99,999	600	4,697	9,064
\$100,000-\$149,999	301	4,995	10,403
\$150,000-\$199,999	58	1,514	2,840
> \$200,000	40	680	1,446

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,343	31,179	60,055
Occupied	4,074	29,267	56,211
Owner Occupied	1,327	18,369	37,988
Renter Occupied	2,747	10,898	18,223
Vacant	269	1,912	3,844



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