

# EAST TOWN CROSSING

*Now Under Construction*

*Retail & Professional  
Space Available for Lease*

INTERSECTION OF SHAW RD & E PIONEER,  
PUYALLUP, WA 98372

*1,250 - 5,000 SF*

BUILDING A

KIDDER.COM





*Retail/Professional Space  
Available for Lease in Puyallup*

**PROPERTY OVERVIEW**

Prime retail professional space

Excellent visibility

Shaw road frontage

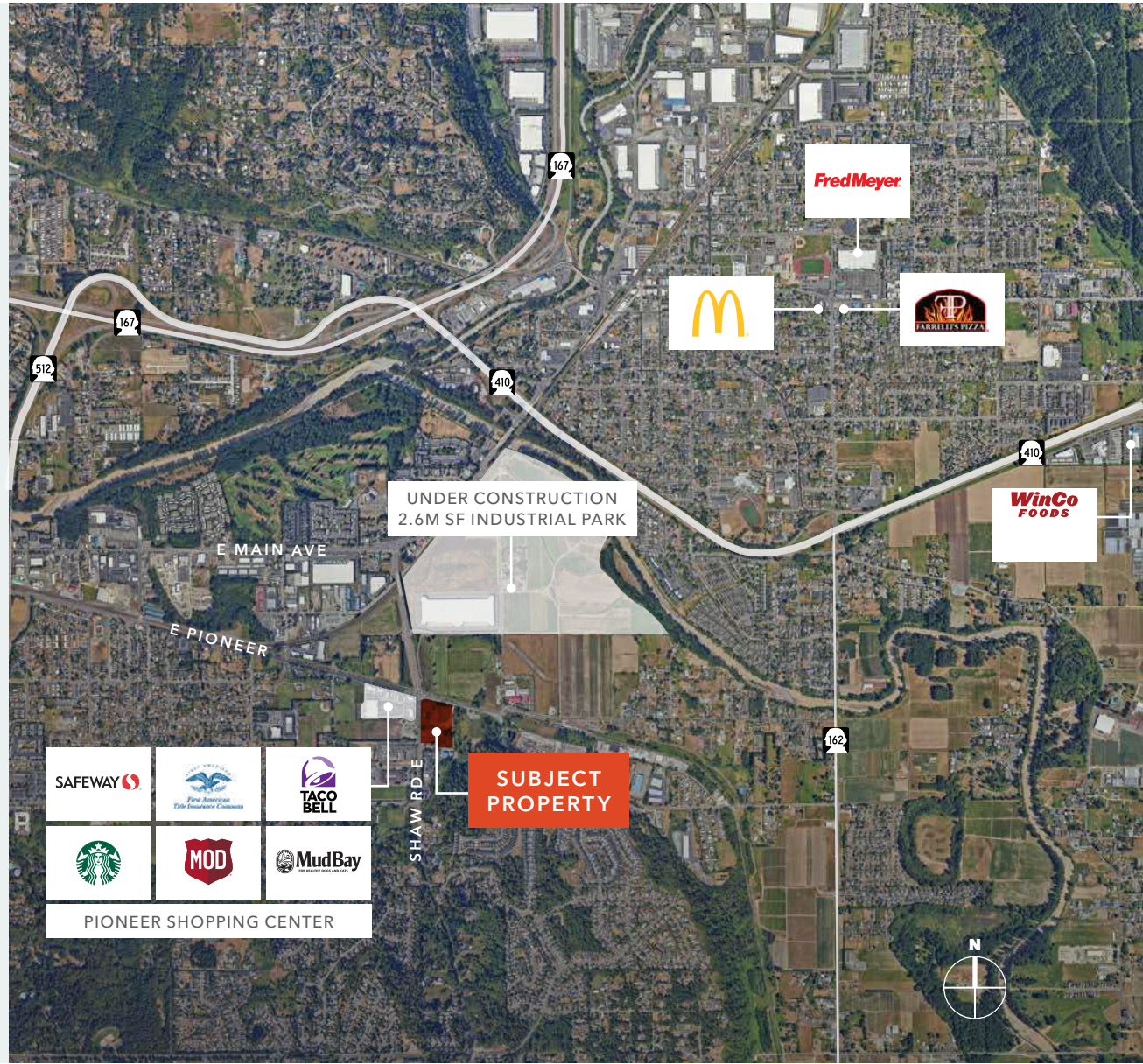
Abundant parking

Signalized access

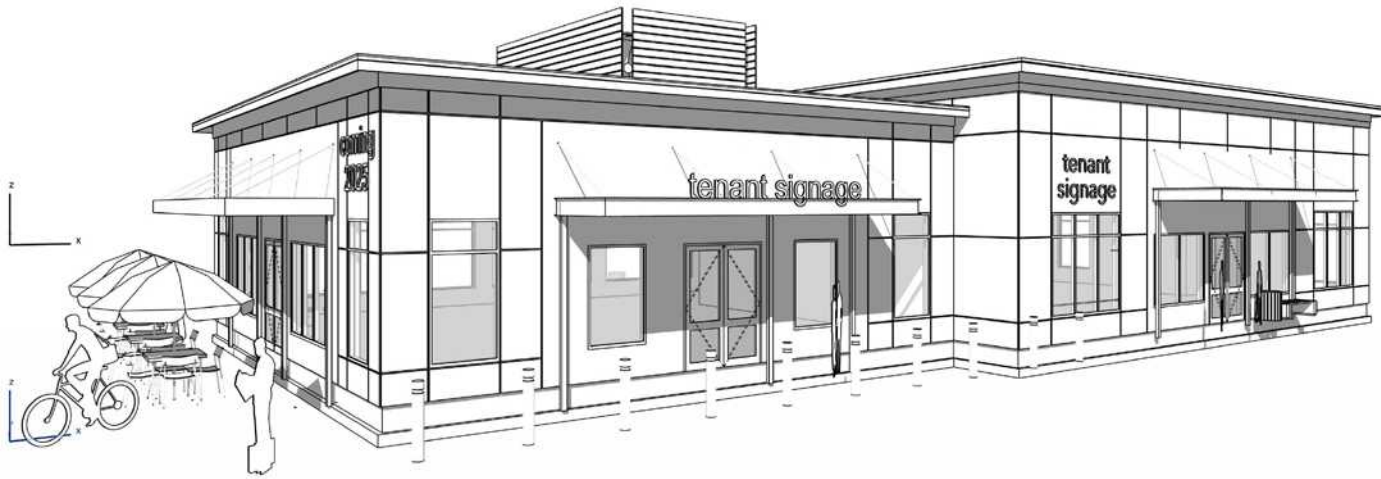
Across from Safeway, Starbucks, Mod Pizza, Taco Bell, and others

**DEMOGRAPHIC**

	1 Mile	2 Miles	3 Miles	5 Miles
ESTIMATED POPULATION	7,756	32,159	59,572	166,448
AVG HOUSEHOLD INCOME	\$147,947	\$126,385	\$123,687	\$146,631
AVG AGE	36.8	39.2	38.8	37.9



# BUILDING ELEVATIONS



*NOW*

NEGOTIATING LEASES

*UNDER*

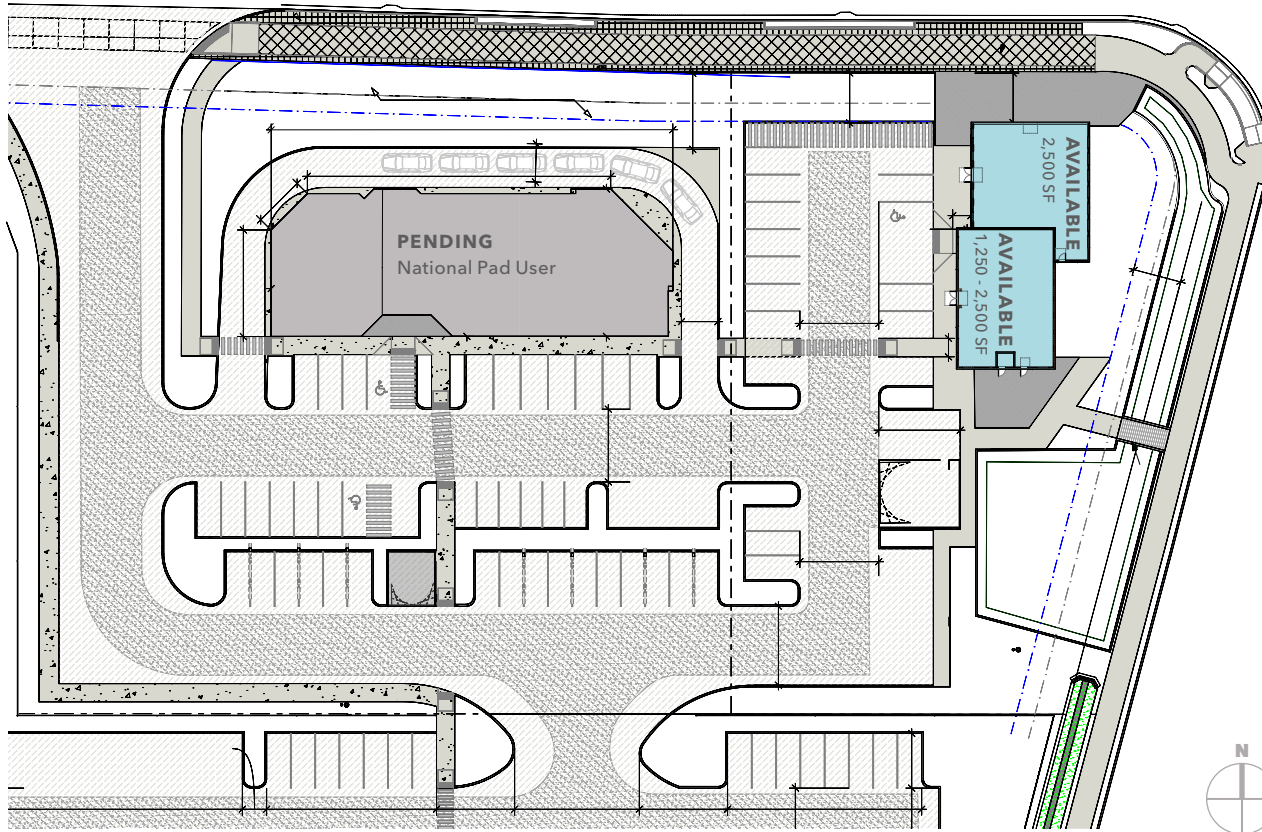
CONSTRUCTION

*PRICING*

CONTACT BROKER



# RETAIL/PROFESSIONAL SPACE AVAILABLE BUILDING A & B



3

SPACES AVAILABLE

## PRICING

CONTACT BROKER

### BUILDING A

Suite	Status	Total SF
101	AVAILABLE	2,500 SF
102	AVAILABLE	2,500 SF
101 & 102	AVAILABLE	5,000 SF

### SITE B

Status	
PENDING	National Pad User

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	7,756	59,572	166,448
2028 PROJECTION	7,519	59,158	170,812
2020 CENSUS	7,540	59,778	163,375
PROJECTED GROWTH 2023 - 2028	-0.6%	-0.1%	0.5%

## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	36.8	38.8	38.8
% FEMALE	49.4%	50.9%	50.9%
% MALE	50.6%	49.1%	49.1%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	2,960	23,861	62,695
2028 PROJECTED	2,838	23,523	63,672
2020 CENSUS	2,796	23,612	61,173
GROWTH 2023 - 2028	-0.8%	-0.3%	0.3%
OWNER-OCCUPIED	61.3%	61.8%	63.4%
RENTER-OCCUPIED	38.7%	38.2%	36.6%

## INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$147,947	\$123,687	\$136,847
2028 PROJECTED HH INCOME	\$170,744	\$136,568	\$110,809
ANNUAL CHANGE 2023 - 2028	3.1%	2.1%	1.4%

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	417	3,295	6,529
TOTAL EMPLOYEES	2,840	30,129	54,323
WHITE COLLAR WORKERS	2,339	18,365	52,330
BLUE COLLAR WORKERS	1,883	13,272	37,193

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	3.9%	4.3%	4.2%
HIGH SCHOOL DIPLOMA	22.2%	27.8%	27.4%
SOME COLLEGE	23.8%	24.9%	24.6%
ASSOCIATE	17.1%	12.0%	12.3%
BACHELOR'S	20.6%	19.3%	20.0%
GRADUATE	10.8%	9.0%	9.5%

Data Source: ©2023, Sites USA





## EAST TOWN CROSSING

*For more information on  
this property, please contact*

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