

# FOR LEASE

9909 224th Street East  
Graham, WA 98338



## UPDATE CENTER

Patric Grissom

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



**UPDATE CENTER** located along a key arterial corridor in a growing residential and commercial area. The center has a spacious layout with ample parking, making it ideal for customer-facing businesses. With strong visibility and easy access to Meridian Avenue East and surrounding neighborhoods. It is in proximity to major routes like SR-161 allows for easy logistics and commuter access.

## NEARBY TENANTS



## SUMMARY

**AVAILABLE**

**1,200+ SF      \$24.00 PSF + NNN**

- Located in a high-growth residential area
- Close proximity to SR-161 for easy access
- Ample on-site parking available
- Strong visibility along a well-trafficked road
- Near schools, parks, and shopping centers
- High daily traffic volume and strong visibility
- Ample on-site parking for customers and staff
- Signage exposure and branding visibility



Regis - 2025

Population

Average HH Income

Daytime Population

Mile 1

2,558

\$135,112

1,624

Mile 3

44,446

\$142,845

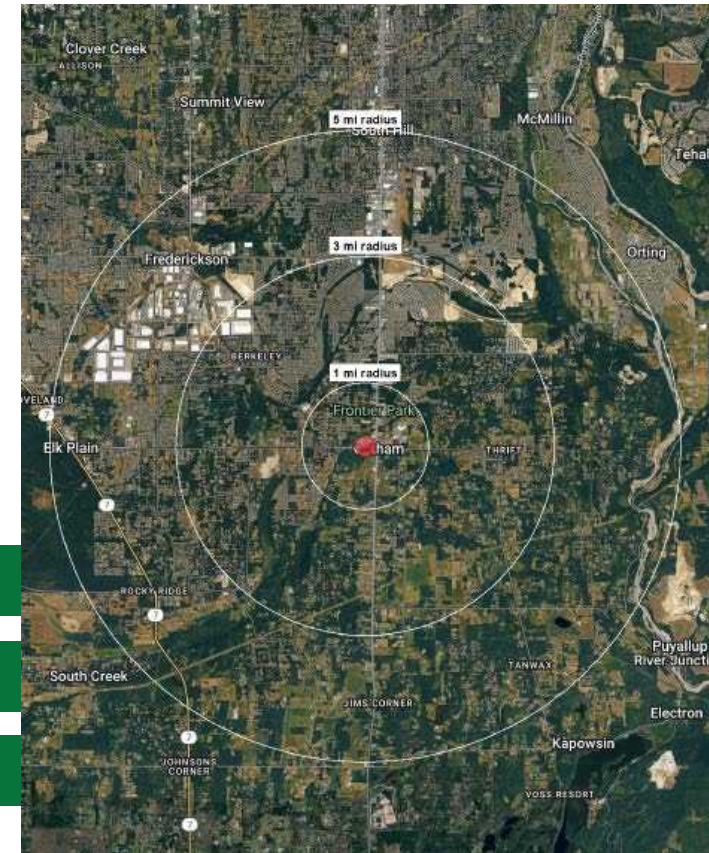
15,444

Mile 5

106,979

\$144,504

39,709



PHOTOS



# LOCATION DETAILS



11,201 CPD  
224th Street E



24,740 CPD  
SR-161



Close proximity  
to SR-161



Strong visibility along  
well-trafficked road




TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.



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