

FOR LEASE

Highway 410 & 192nd Avenue
Bonney Lake, WA 98391

Walmart

petco

Marshalls

STARBUCKS

45,000 CPD

Applebee's

TARGET



JUNCTION 192

Lisa Tallman

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

JUNCTION 192 in Bonney Lake, WA is a well-positioned commercial corner offering outstanding visibility and access in a rapidly expanding retail corridor. Positioned along a high-traffic route and surrounded by established national retailers and new residential growth. This location benefits from strong daily commuter flow and direct frontage along Highway 410, making it a strategic choice for maximum exposure and accessibility.

AVAILABLE

▶▶ 1,200+/- SF \$27.00 PSF
 PLUS NNN (EST. \$5.75 SF)

- Retail shop space
- Anchored by Marshall's, Petco, Mattress Firm, Famous Footwear and Red Robin
- 5 parking stalls per 1,000 SF
- Prominent visibility and exposure to Highway 410
- High income area brings strong sales numbers to tenants



Population



Average HH Income



Daytime Population

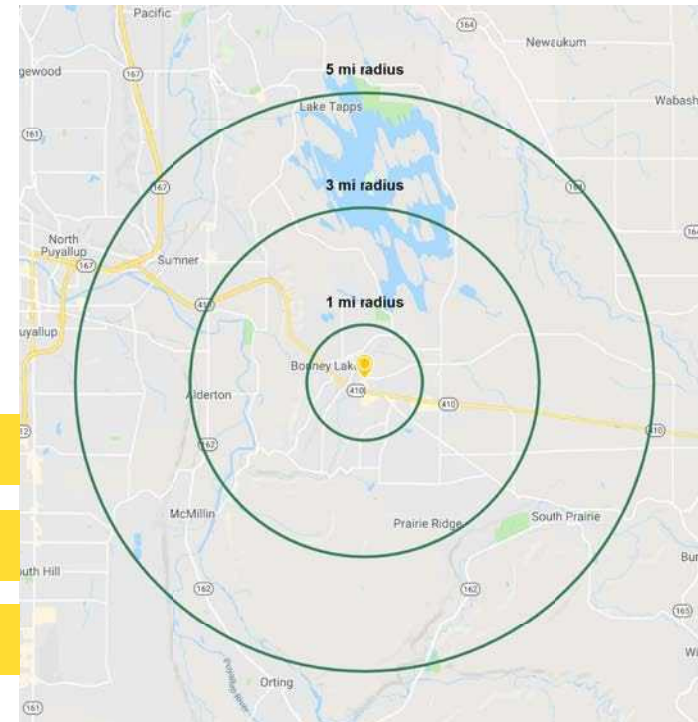
Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	9,403	\$162,162	3,965
Mile 3	50,750	\$161,327	18,545
Mile 5	108,374	\$164,896	46,432

TENANTS



NEARBY TENANTS



LOCATION DETAILS



High residential population with Tehaleh Community underway



Moments away from major retailers



45,000 CPD Highway 410

SITE PLAN



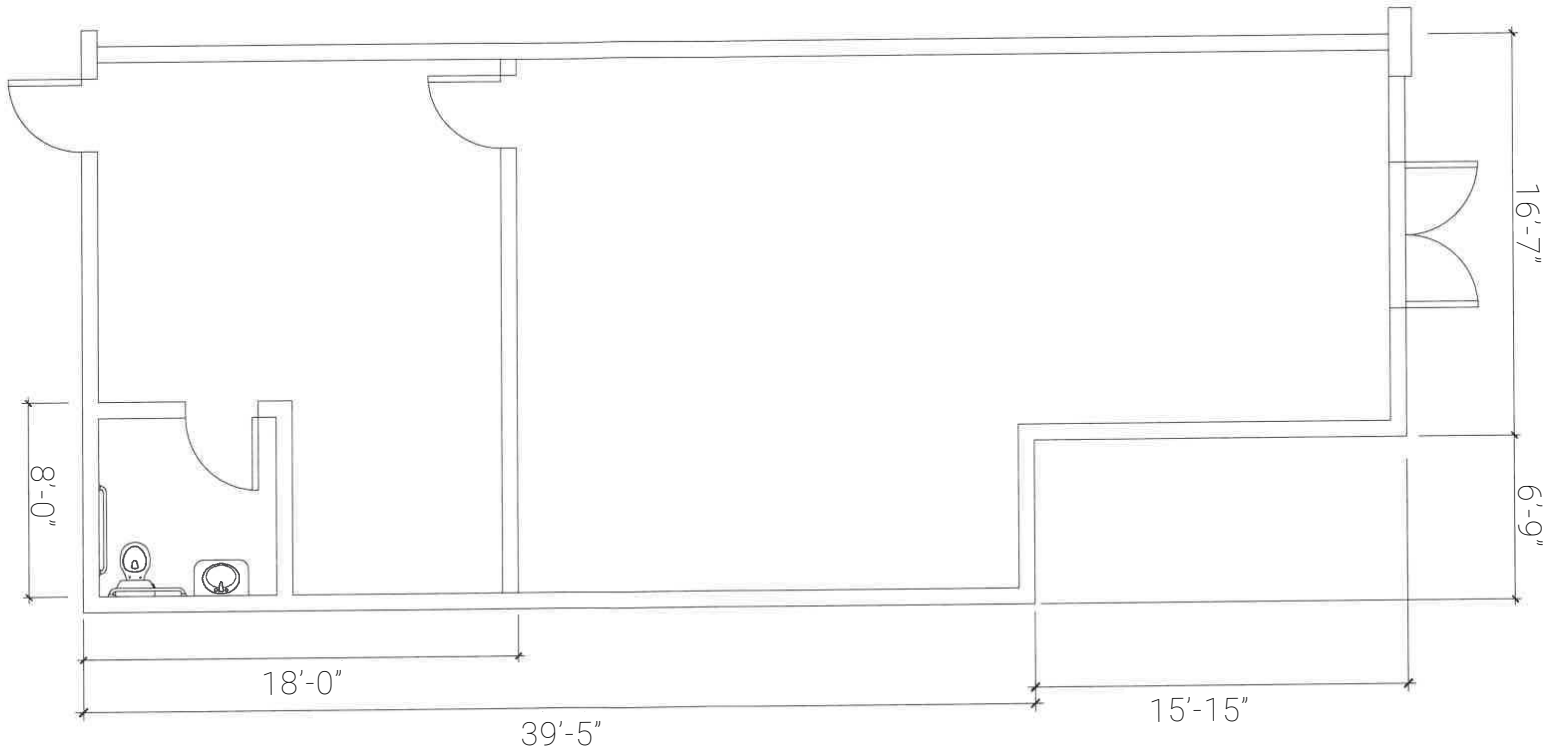
THIS LEASE PLAN IS CONCEPTUAL IN NATURE. THE LANDLORD RESERVES THE RIGHT TO MAKE MODIFICATIONS AS REQUIRED.



Tenant	SF	Rate
Target	-	Leased
Marshall's	30,009	Leased
Petco	15,257	Leased
Famous Footwear	6,050	Leased
Mattress Firm	6,680	Leased
IRG Physical Therapy	1,674	Leased
Red Robin	2,698	Leased
Red Robin	1,480	Leased
Go Wireless	1,383	Leased

Tenant	SF	Rate
AVAILABLE	1,200	\$27.00 PSF + NNN
Recruiting Office	1,360	Leased
America's Best Contacts & Lenses	3,333	Leased
Nail Salon	1,048	Leased
The Shop	1,228	Leased
D'Lara Mediterranean Grill	1,241	Leased
Bright Now Dental	3,051	Leased
T-Mobile	2,620	Leased
Fed Ex Office	1,921	Leased


FLOOR PLAN




TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

LISA TALLMAN

 253.471.5504

 lisa@firstwesternproperties.com



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