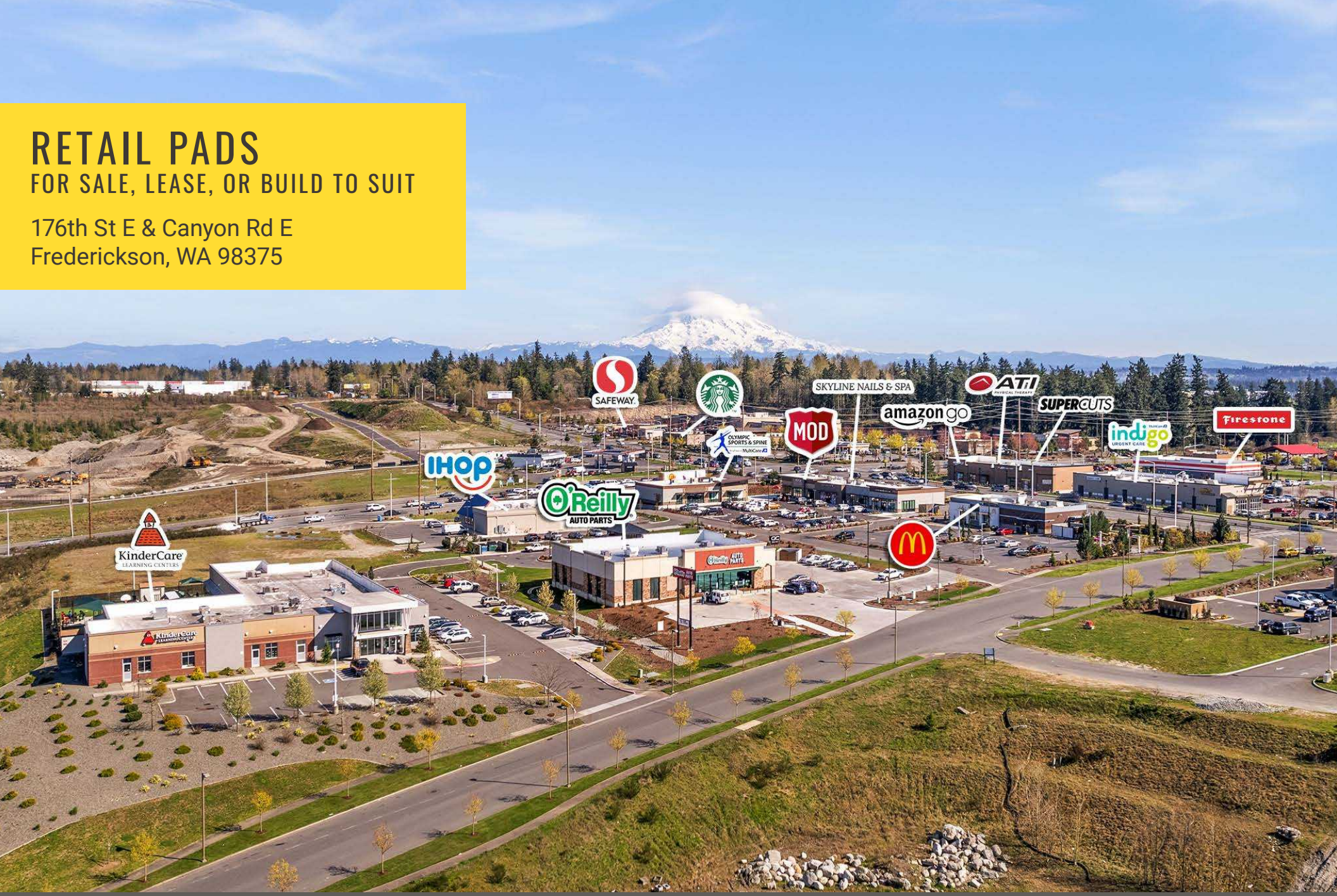
RETAIL PADS

FOR SALE, LEASE, OR BUILD TO SUIT

176th St E & Canyon Rd E
Frederickson, WA 98375



FIRST WESTERN PROPERTIES

FREDERICKSON TOWN CENTER

Jameson Sullivan | Josh Parnell

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

SUMMARY

AVAILABLE

SOUTH LOT 1: 1.47 A (64,033 SF) - $700,000

SOUTH LOT 6: 1.71 A (74,488 SF) - PENDING

- Available for Sale, Ground Lease, or Build-to-Suit
- Contact Listing Brokers' for Details

- Conveniently located intersection offering easy access to multiple amenities and facilities.
- Close proximity to grocery stores, making shopping hassle-free.
- Well-connected with public transportation options, facilitating seamless travel.
- Growing area with potential for future development and investment opportunities.

Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	4,107	$123,103	2,649
Mile 3	87,541	$138,379	28,363
Mile 5	192,205	$132,826	74,796

TENANTS

NEARBY TENANTS

FIRST WESTERN PROPERTIES

CENTER IMAGES

FIRST WESTERN PROPERTIES

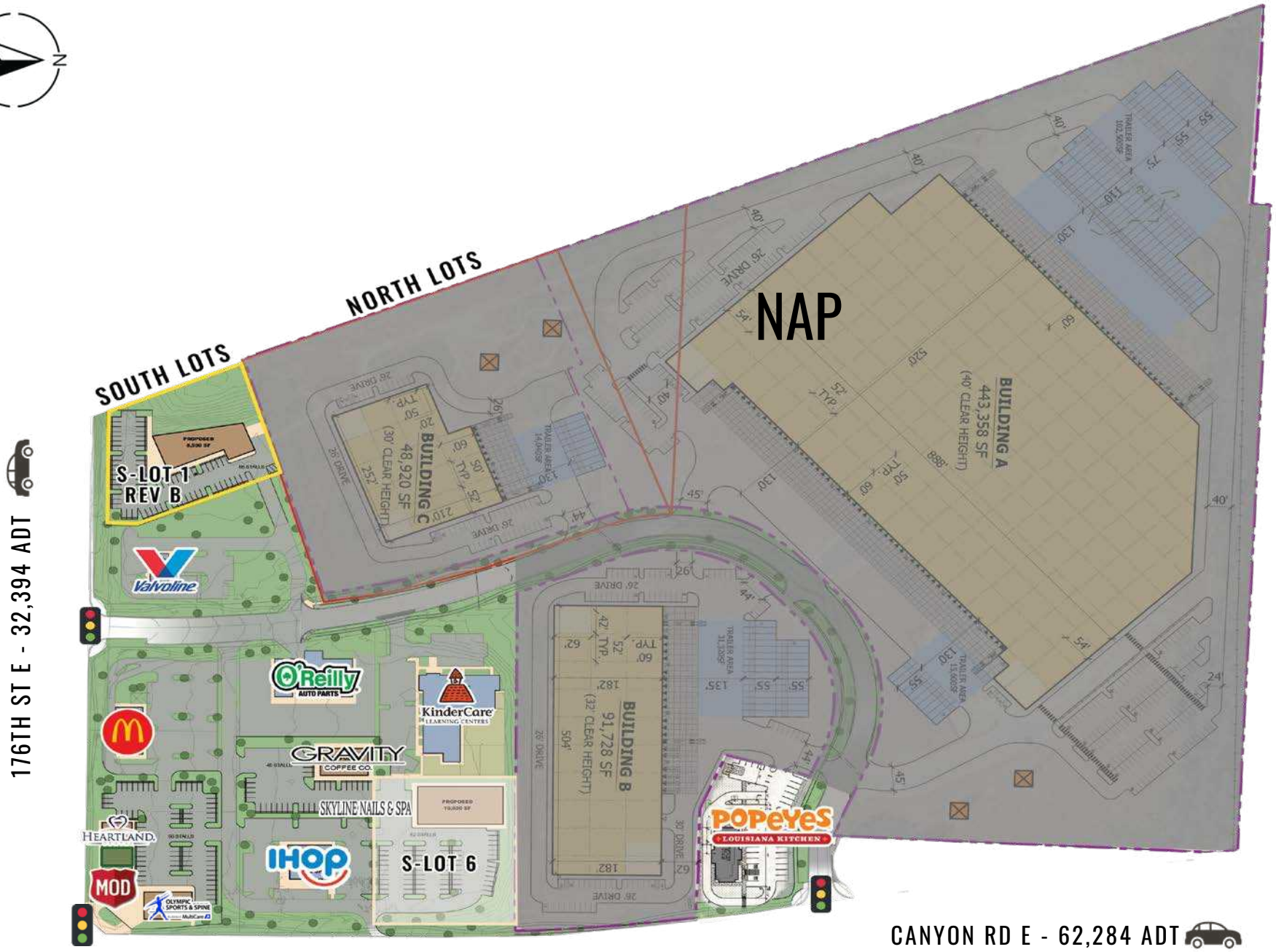
CENTER IMAGES

FIRST WESTERN PROPERTIES

LOCATION AERIAL

FIRST WESTERN PROPERTIES

SITE PLAN



LOT	ACRES	SALE PRICE
Lot 1	1.47	$700,000
Lot 6	1.71	PENDING

CALL FOR DETAILS REGARDING *SALE PRICE & GROUND LEASE/BUILD TO SUIT

FIRST WESTERN PROPERTIES

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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