

FOR LEASE | 12008 MERIDIAN E PUYALLUP, WA, 98373

Marcus & Millichap



Mike Horner // 360.620.5575 // Seattle, WA

12008 Meridian E, Puyallup, WA

PROPERTY SUMMARY



1988

Year Built

4,874 SF

Leasable Area

40,000± CPD

S Meridian E

Traffic Counts

0.50 AC

Lot Size

UCOR
(URBAN CORRIDOR DISTRICT)

Zoning

\$6.70

2025 NNN Estimate

NNN

Lease Type

12008 Meridian E, Puyallup, WA

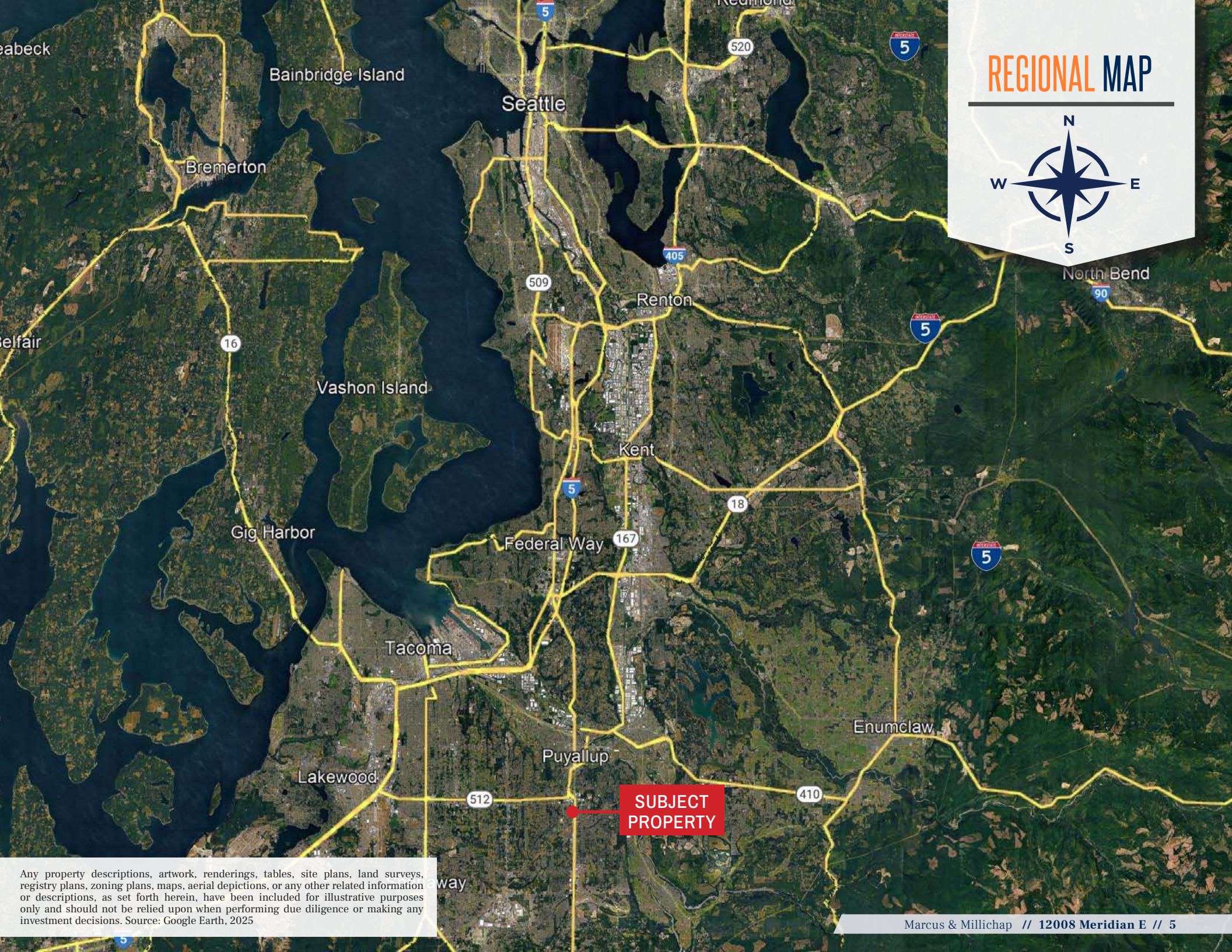
PROPERTY HIGHLIGHTS

Marcus & Millichap

- Prime former Bank of America retail branch location
- Great visibility and access to over 85,000 cars per day
- Located at a high traffic 4-way lighted intersection
- Large Pylon sign for Tenants exclusive use
- No financial use restrictions
- Drive thru, teller stalls and other bank improvements still in the space
- In the heart of the Puyallup retail core on Meridian Rd E
- Easy access from every direction of the 4-way intersection







REGIONAL MAP



**SUBJECT
PROPERTY**

Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions. Source: Google Earth, 2025

RETAILER MAP



512

512

161

161

SOUTH HILL MALL

target REGAL ROUND1
DICK'S BARNES & NOBLE ULTA
JCPenney OLD NAVY

SUBJECT PROPERTY

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FERRUCCI JUNIOR HIGH SCHOOL

PIERCE COLLEGE PUYALLUP



12008 Meridian E, Puyallup, WA

PROPERTY AERIAL

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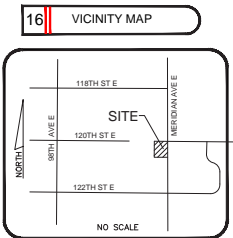
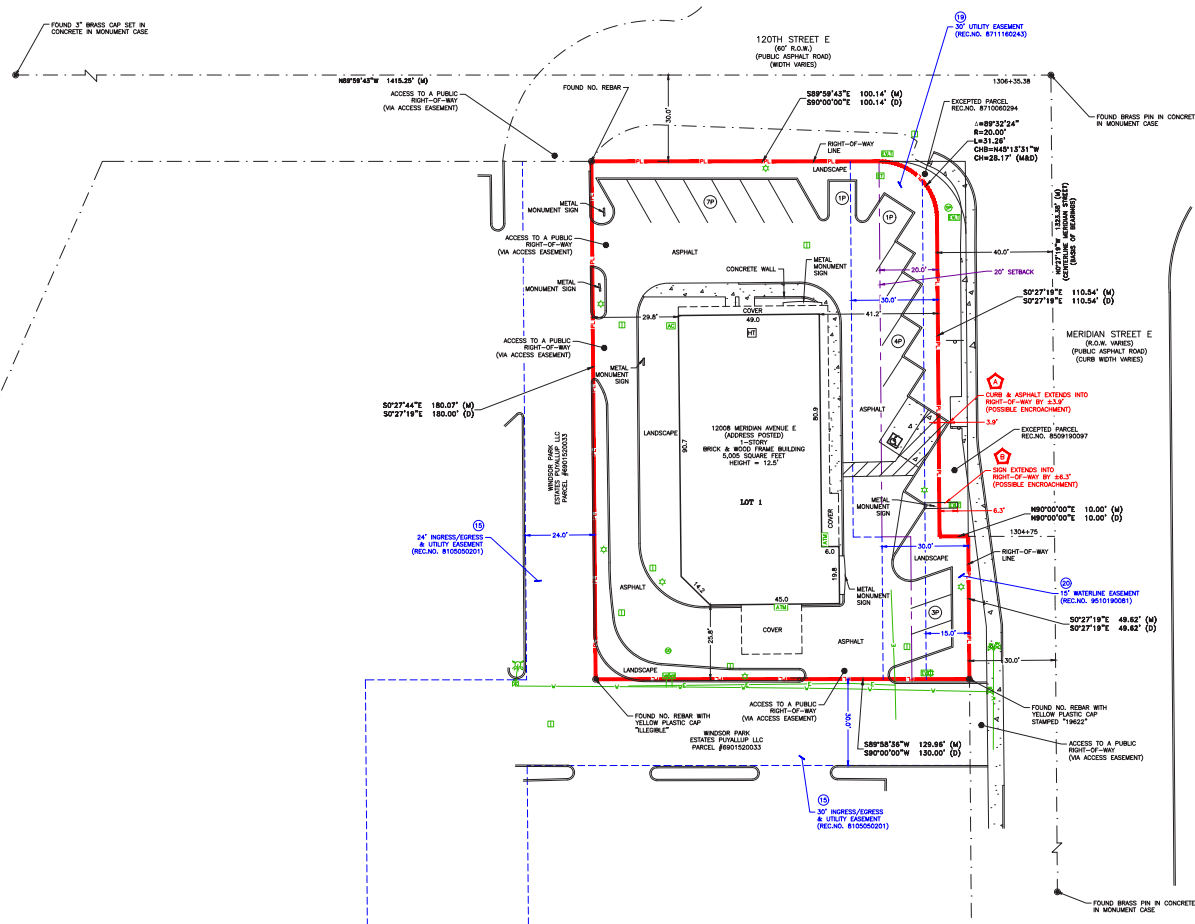


Meridian E

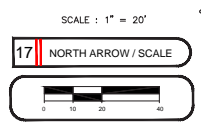


A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE SE $\frac{1}{4}$ OF SECTION 19 NORTH, RANGE 4 EAST OF THE W.M., COUNTY OF PIERCE, STATE OF WASHINGTON



Approved CDS Surveyor
 Survey and Plot by
Gregory A. Clark
 Professional Land Surveyor
 Certificate of Authorization Number: 45152
 Bledsoe, Reg., LLC
 9750 1st Ave
 Houston, TX 77048
 Telephone: 282-320-2200
 g.cklark@bmsurvey.com



18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2021)

This Work Coordinated by
 FA Commercial Due Diligence Services Co.

CDS
 COMMERCIAL
 DUE DILIGENCE SERVICES
 3550 W. Robinson Street, Third Floor
 Norman, Oklahoma 73072
 Office: 405-253-2444
 website: www.festandard.com
 Toll Free: 888.322.7371

Drawn By: jp	Date:
Surveyor (Reg. No.): 1CDD0753	Revision:
Approved By: GAC	Date:
Field Date: 6-7-2021	Revision:
Scale: 1" = 20'	Date:
	Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

12008 Meridian E,
 Puyallup, WA

Project Name:
 BOA MI & WA

CDS Project Number
 21-05-0647

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AREA OVERVIEW

Puyallup, WA, located approximately 35 miles south of Seattle and 10 miles east of Tacoma, is a vibrant city known for its strong sense of community, growing economy, and scenic surroundings. Nestled in the fertile Puyallup Valley, the city blends historic charm with modern amenities, making it an attractive destination for residents, visitors, and businesses alike. Its strategic location near major urban centers and transportation corridors positions Puyallup as a hub for commerce and development in Pierce County.

Puyallup benefits from excellent regional connectivity. State Route 512 and nearby Interstate 5 provide direct access to Tacoma, Seattle, and the broader Puget Sound region, ensuring steady commuter and shopper traffic. The Sounder commuter rail station in downtown Puyallup offers convenient transit options to Seattle and Tacoma, while Pierce Transit bus routes enhance local mobility. This robust transportation network supports both residential growth and commercial activity.

The city's historic downtown serves as a lively focal point for shopping, dining, and entertainment. Revitalization efforts have preserved Puyallup's small-town character while introducing modern mixed-use developments that combine retail, office, and residential spaces. Independent boutiques, cafes, and restaurants line walkable streets, creating a welcoming environment for locals and visitors. Seasonal events such as the Puyallup Farmers Market and holiday festivals draw consistent foot traffic and foster community engagement.

Puyallup's population includes a diverse mix of families, professionals, and retirees, contributing to a dynamic consumer base. Its relative affordability compared to Seattle and Tacoma, combined with quality schools and amenities, makes it a popular choice for those seeking suburban living with easy access to urban centers. This steady influx of residents drives demand for retail, dining, and service-oriented businesses, creating opportunities for sustained growth.

Recreational and cultural attractions further enhance Puyallup's appeal. The city is home to the Washington State Fairgrounds, hosting one of the largest fairs in the country and numerous year-round events that attract visitors from across the region. Nearby parks and trails, including Bradley Lake Park and the Puyallup Riverwalk Trail, offer outdoor activities and scenic views, enriching the quality of life for residents and visitors alike.

With its strategic location, vibrant downtown, and strong community identity, Puyallup offers a compelling environment for business and development. Ongoing residential and commercial growth, coupled with a diverse population and regional connectivity, positions the city for continued success as a thriving suburban center in the Puget Sound region.

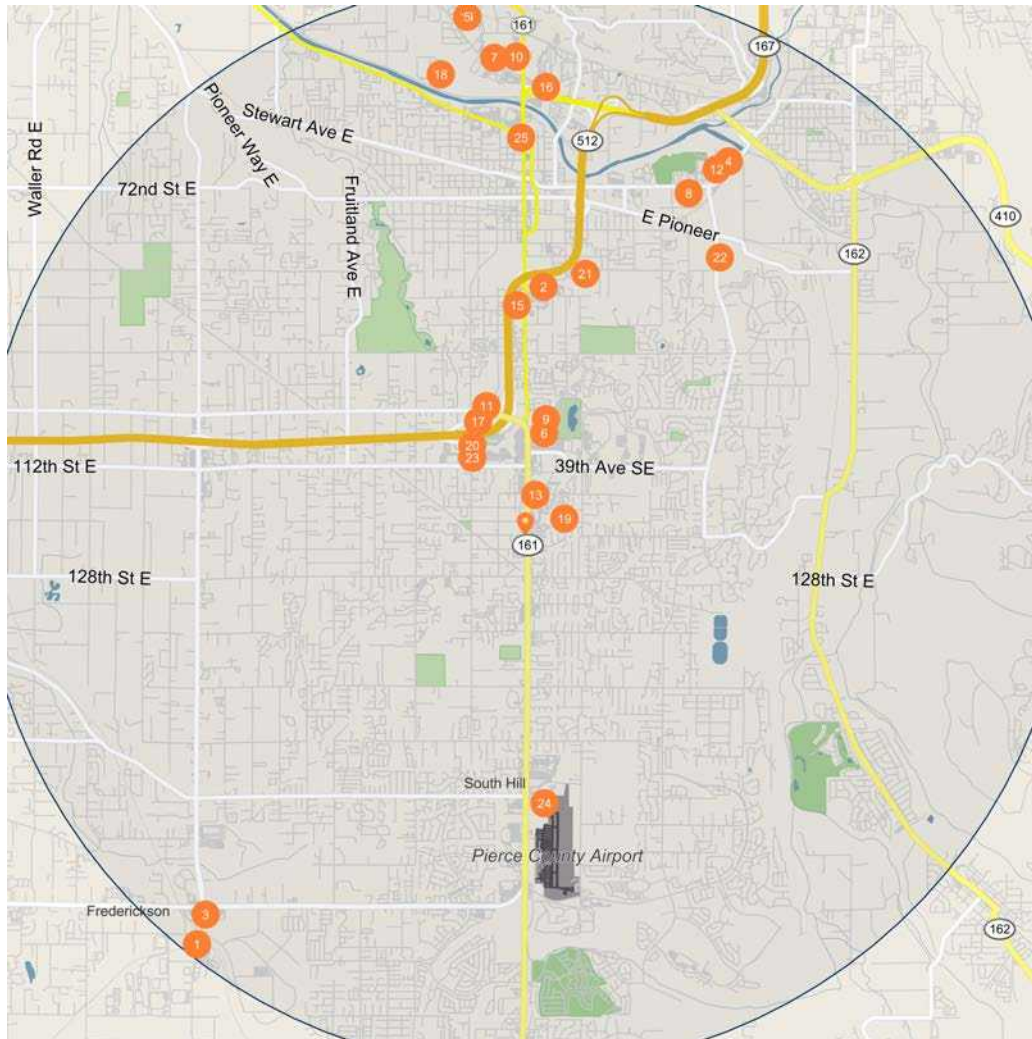


DEMOGRAPHICS BY MILE RADIUS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	14,459	93,588	205,342
2024 Estimate			
Total Population	13,906	90,611	195,918
2020 Census			
Total Population	13,046	87,082	185,467
2010 Census			
Total Population	10,756	73,235	151,229
Daytime Population			
2024 Estimate	9,695	68,797	149,042
HOUSEHOLDS			
2029 Projection			
Total Households	5,959	34,517	74,718
2024 Estimate			
Total Households	5,729	33,383	71,314
Average (Mean) Household Size	2.5	2.7	2.8
2020 Census			
Total Households	5,417	31,834	66,663
2010 Census			
Total Households	4,720	27,336	55,807
Growth 2024-2029	4.0%	3.4%	4.8%
HOUSING UNITS			
Occupied Units			
2029 Projection	6,309	35,989	77,838
2024 Estimate	6,065	34,799	74,263
Owner Occupied	2,263	21,485	48,416
Renter Occupied	3,440	11,925	22,925
Vacant	336	1,416	2,949
Persons in Units			
2024 Estimate Total Occupied Units	5,729	33,383	71,314
1 Person Units	28.9%	21.6%	21.0%
2 Person Units	34.0%	33.6%	33.4%
3 Person Units	14.8%	16.6%	16.7%
4 Person Units	13.9%	16.8%	16.4%
5 Person Units	6.0%	7.3%	7.9%
6+ Person Units	2.4%	4.2%	4.5%

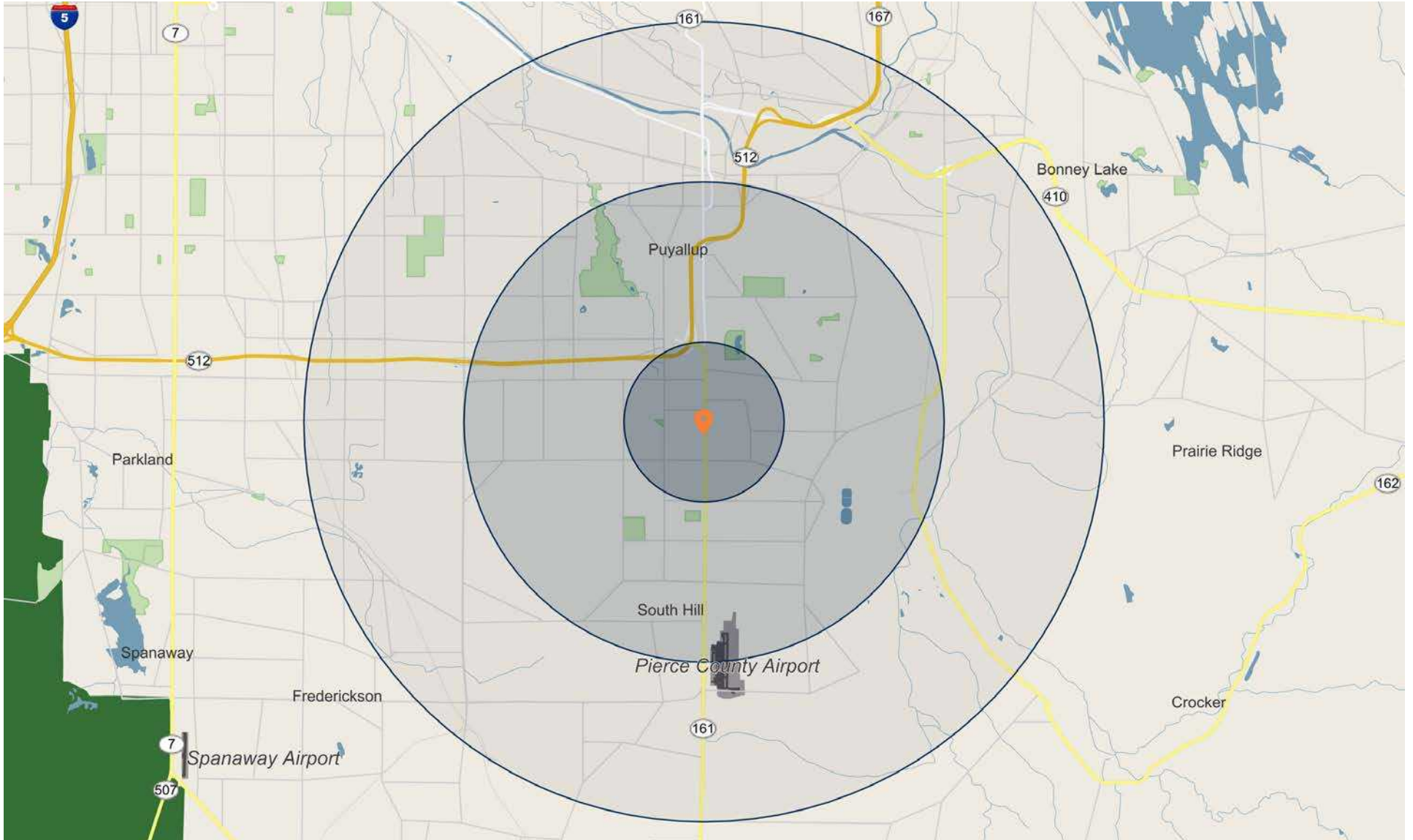
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	7.1%	12.3%	12.6%
\$150,000-\$199,999	7.8%	14.2%	13.9%
\$100,000-\$149,999	19.6%	22.8%	24.8%
\$75,000-\$99,999	17.7%	15.8%	15.7%
\$50,000-\$74,999	21.1%	14.4%	13.7%
\$35,000-\$49,999	9.9%	8.2%	7.8%
\$25,000-\$34,999	5.5%	4.3%	4.1%
\$15,000-\$24,999	5.4%	4.4%	3.8%
Under \$15,000	5.9%	3.5%	3.7%
Average Household Income	\$97,997	\$123,176	\$124,953
Median Household Income	\$81,843	\$104,047	\$106,713
Per Capita Income	\$39,332	\$44,674	\$44,763
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	13,906	90,611	195,918
Under 20	24.3%	25.7%	26.7%
20 to 34 Years	25.4%	21.1%	20.7%
35 to 39 Years	7.5%	7.6%	7.8%
40 to 49 Years	11.6%	13.0%	13.4%
50 to 64 Years	14.2%	18.0%	17.5%
Age 65+	16.9%	14.6%	13.9%
Median Age	38.0	38.0	37.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	9,518	61,732	131,878
Elementary (0-8)	0.8%	1.9%	2.1%
Some High School (9-11)	7.6%	4.9%	4.9%
High School Graduate (12)	33.1%	28.2%	27.6%
Some College (13-15)	26.8%	25.3%	26.0%
Associate Degree Only	11.2%	13.1%	12.5%
Bachelor's Degree Only	14.4%	17.7%	17.9%
Graduate Degree	6.0%	9.0%	9.0%
Population by Gender			
2024 Estimate Total Population	13,906	90,611	195,918
Male Population	52.0%	50.4%	50.1%
Female Population	48.0%	49.6%	49.9%

MAJOR EMPLOYERS



Major Employers		Employees
1	Boeing Company-Boeing	1,500
2	Good Samaritan Hospital-ALLENMORE HOSPITAL	1,451
3	Tempo Inc-Taco Time	901
4	Veterans Lending Group	523
5	Southern Glzers Wine Sprits of	389
6	Home Depot USA Inc-Home Depot The	339
7	Fred Meyer Stores Inc-Fred Myer Distribution Center	331
8	Red DOT Corporation	310
9	Walmart Inc-Walmart	290
10	Pinnacle Wrkfrce Logistics LLC	229
11	Coldwell Banker Bank	229
12	Cpl Management LLC-Linden Grove	214
13	Young MNS Chrstn Assn Prce Kts-Tacoma Pierce County YMCA	213
14	Southern Glzers Wine Sprits WA-Sgws of WA	208
15	City of Puyallup-Municipal Office	200
16	Miles Resources LLC-Miles Resources	200
17	Caskan Inc-Prime Ops	200
18	Idx Corporation-Idx Seattle	195
19	Emeritus Corporation-Courtyard At The Willows	191
20	Red Robin Gourmet Burgers Inc-Red Robin	190
21	Wildwood Healthcare Inc	188
22	Absher Construction Co-Absher Construction	186
23	Gmri Inc-Olive Garden	185
24	Northwest Cascade Inc-Honey Bucket	180
25	Korum Motors Inc-Korum Mitsubishi	175

1, 3, 5 MILE RADIUS MAP



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Marcus & Millichap



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