

# FOR LEASE

10023 128th Street East  
South Hill, WA 98373



\*IMAGE MODIFIED FOR VISUAL PRESENTATION



## FORMER AUTO SHOP

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**10023 128TH ST E** is strategically positioned in the heart of South Hill's thriving commercial corridor. This well-located asset benefits from strong demographics, proximity to major retail anchors, and seamless access to Meridian Avenue (SR-161), making it ideal for a wide range of commercial uses. Whether for retail, medical, or professional services, this site delivers both accessibility and long-term value potential.

**AVAILABLE**

**2,700 SF: \$22.00 PSF + NNN (EST \$6.91 PSF)**

- **(2) Roll up** garage doors.
- **Strong** frontage & signage potential
- **Ample parking** in a suburban context: 51 stalls—adequate for neighborhood retail compared to urban constrained sites.
- **Main thoroughfare** exposure on 128th St E gives excellent visibility.
- **Access** to surrounding residential catchment with increasing density, as well as transit/commuter routes into the broader Tacoma / Seattle metro region.
- **Well-established** retail corridor and shopping node.

**SUMMARY**



Regis - 2025

Population



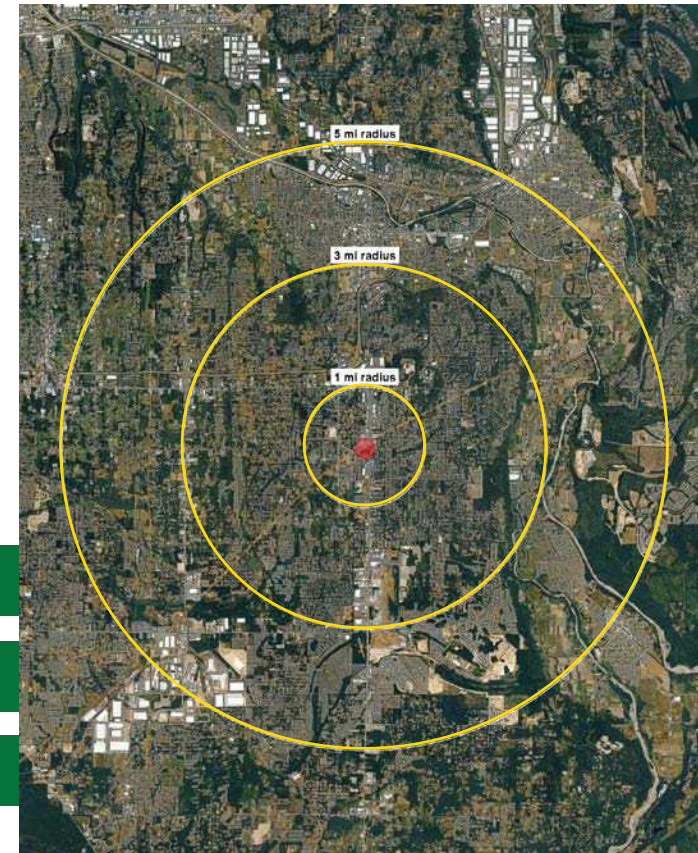
Average HH Income



Daytime Population

	Population	Average HH Income	Daytime Population
Mile 1	15,283	\$104,819	8,555
Mile 3	86,981	\$138,007	42,282
Mile 5	190,494	\$138,356	89,060

**NEARBY TENANTS**



INTERIOR PHOTOS



INTERIOR PHOTOS



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# LOCATION DETAILS



43,266 CPD  
Meridian E



9,254 CPD  
128th Street E



Located in the heart  
of South Hill corridor



Seamless access  
to Meridian Avenue

# LOCATION DETAILS













**BOEING**  
1,800 EMPLOYEES

TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.


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