

# NEW RETAIL DEVELOPMENT

## Shell Construction Completed!

*MAJOR ARTERIAL LOCATION*



**PACIFIC RETAIL | FOR LEASE**

1094 Valentine Avenue SE & Stewart Road SW, Pacific, WA

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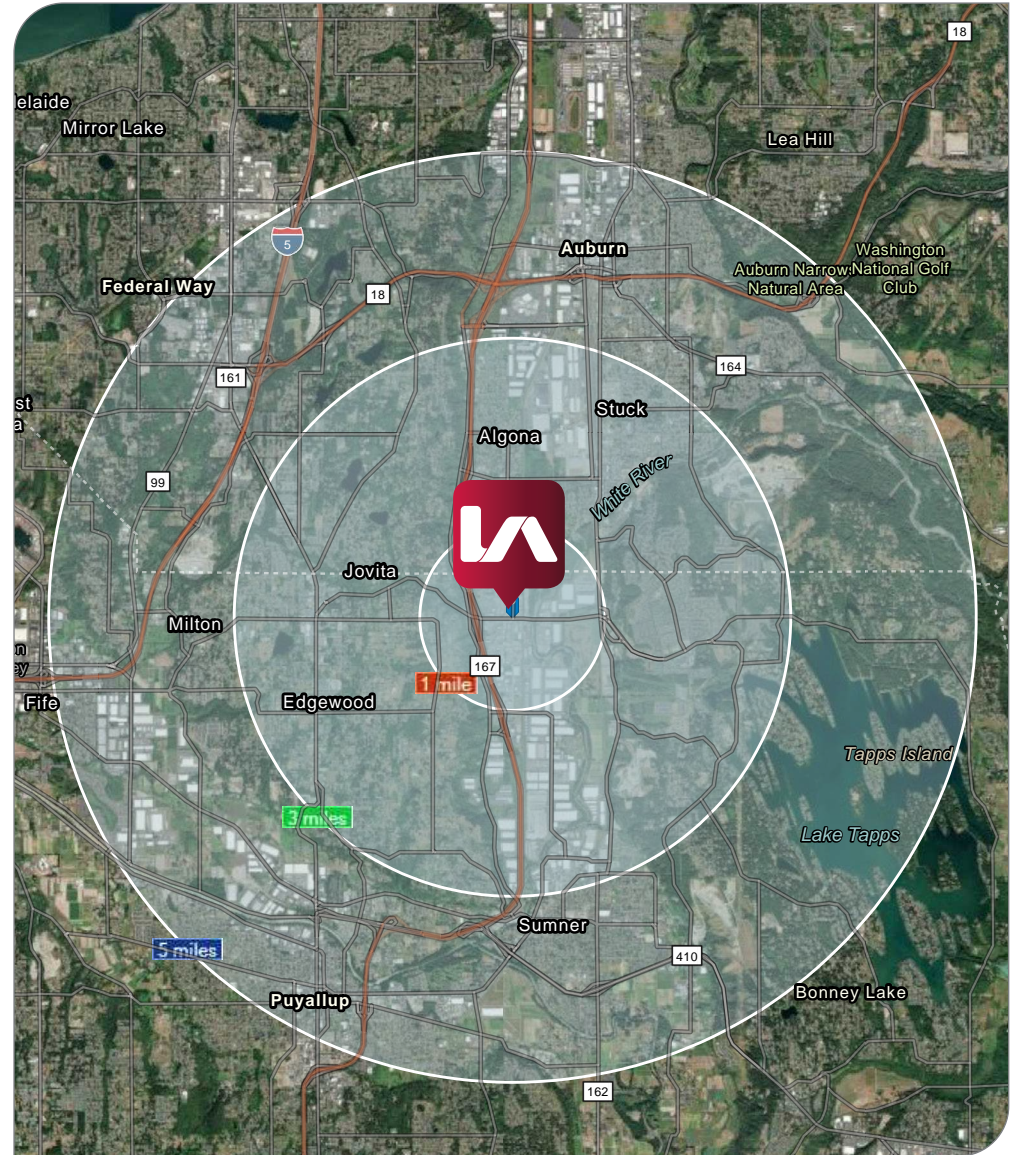
# PROPERTY DETAILS

A newly completed retail project with an exceptional opportunity for retail on Stewart Road, located on a busy intersection in Pacific, Washington.

- Hard corner at signalized intersection
- Amazing frontage and visibility with 7,200 VPD and an estimated 15,000 VPD by 2030
- Views of Mt. Rainier

## PROPERTY DETAILS

<b>PROJECT SIZE</b>	±18,800 SF
<b>AVAILABLE SF</b>	<b>BLDG A</b> ±10,700 SF (Divisible to 1,500 SF)
<b>YEAR BUILT</b>	2025
<b>PARCEL #</b>	4495400150, 4495400143
<b>LOT SIZE</b>	±110,464 SF (±2.5 acres)
<b>ZONING</b>	C - Commercial
<b>MOVE IN</b>	Upon Construction Completion
<b>LEASE RATE</b>	Contact Broker for Rates

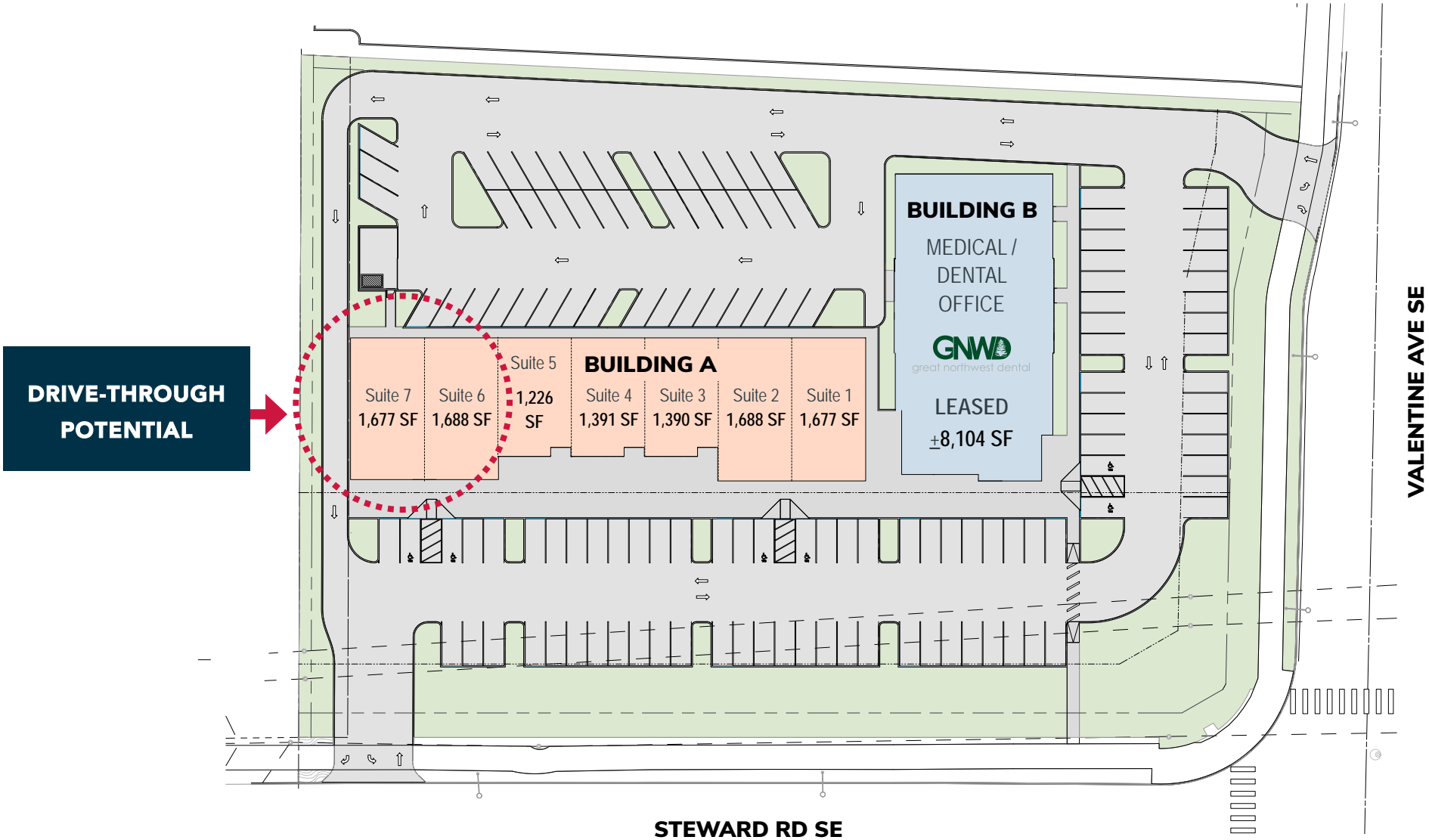


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# SITE PLAN

AVAILABLE SPACE RANGING FROM 1,500 SF to ±10,700 SF

SUITES CAN BE COMBINED TO-SUIT



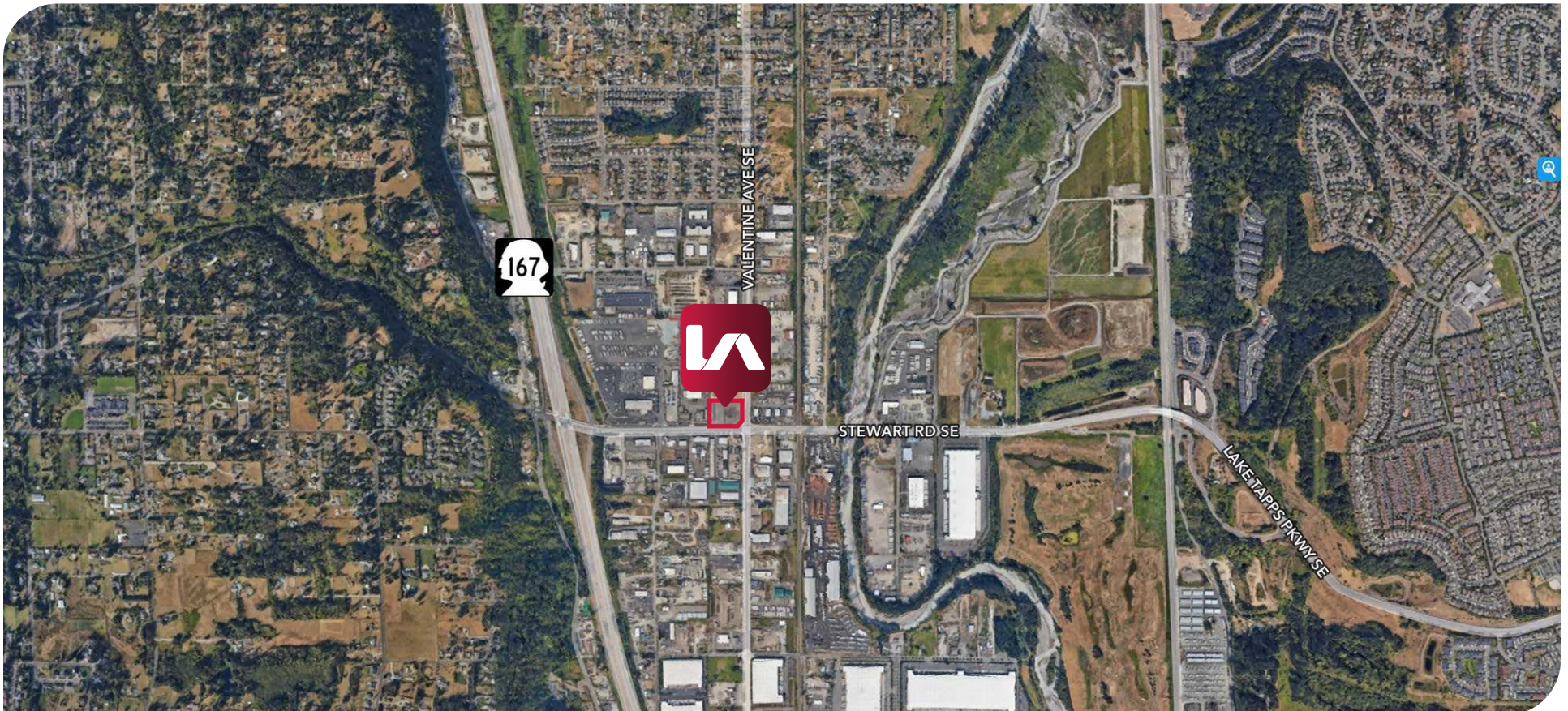
# CONSTRUCTION PROGRESS



# NEARBY AMENITIES

## 2 MILE RADIUS

- 76
- 7 Eleven
- Arco
- Associated Espresso
- AutoZone
- BigFoot Java
- Brank's BBQ & Catering
- Chevron
- Dairy Queen
- Dollar Plus
- Fat Zach's Pizza
- Gravity Coffee
- Haggen
- Half Lion Brewing Co
- Hops n Drops
- Ichi Teriyaki
- Jack In The Box
- Mac's Mart & Deli
- McDonalds
- MOD Pizza
- North Coach Deli
- O'Reilly Auto Parts
- Puerto Vallarta Restaurant
- Rio Blanco Family Restaurant
- Safeway
- Shell
- Stack 571 Burgers & Whiskey
- Starbucks
- Sushi Konami
- Taco Time
- The Rock Wood Fired Pizza
- Valley Mart Inc



# STEWART ROAD/8TH STREET WHITE RIVER BRIDGE REPLACEMENT

COMPLETION SLATED FOR 2026



+ 3.5M SF OF NEW/PROPOSED INDUSTRIAL/MANUFACTURING FACILITIES, WITH 4,000 POTENTIAL EMPLOYEES



VALENTINE AVENUE



STEWART ROAD SE



EXISTING BRIDGE

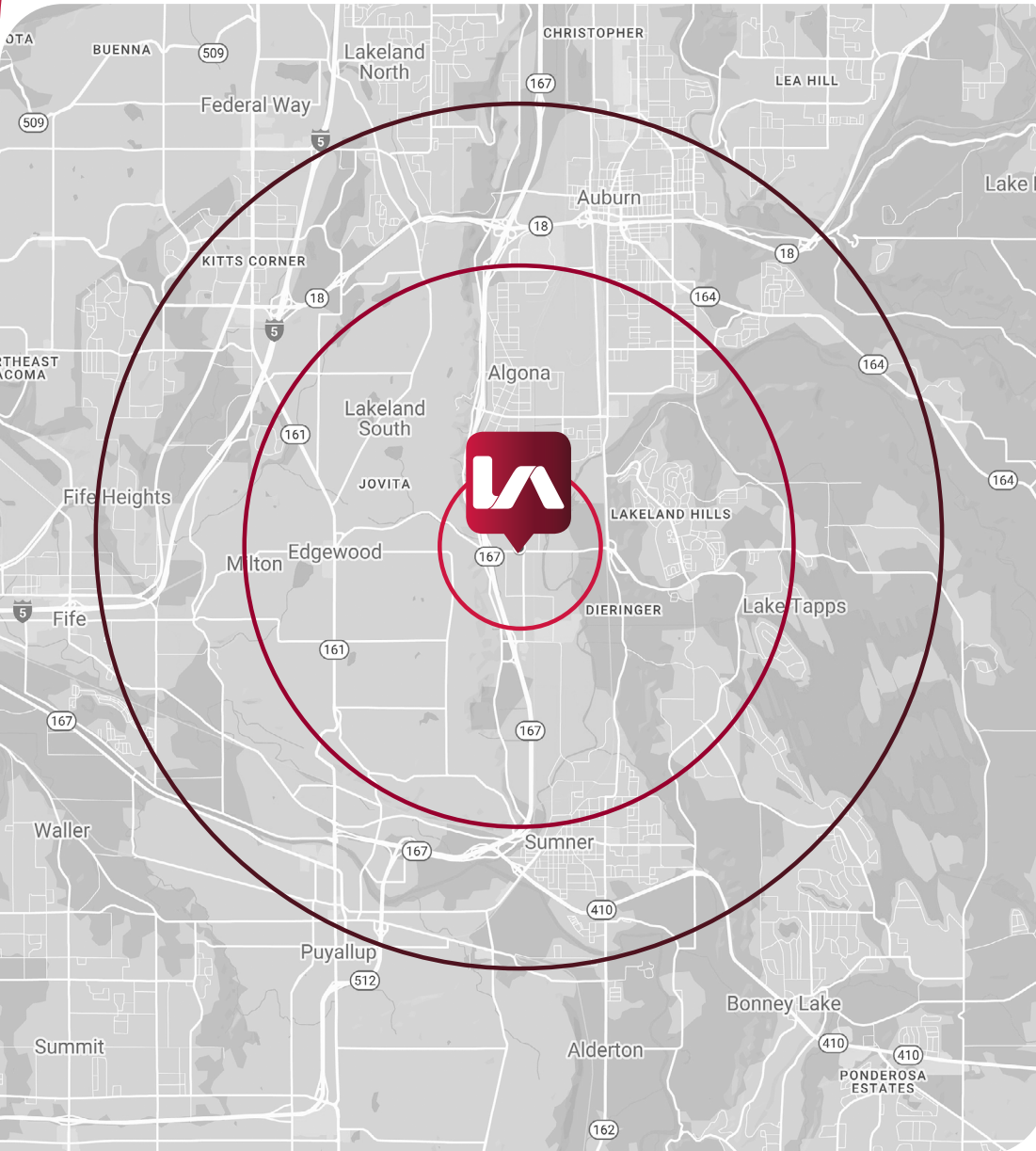


NEW BRIDGE

The Stewart Road / 8th Street White River Bridge Project, located just east of the property is slated for completion in 2026. This project will replace the existing 2-lane bridge with a new 74-foot wide bridge. The new structure will accommodate four vehicle lanes, a sidewalk, and a trail crossing. Additionally, the new bridge will alleviate the current bottleneck in the corridor, allow better traffic flow, and will also support safe pedestrian movement across the bridge to existing pedestrian facilities.

Photo Source: City of Sumner, 2022 Rendering

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,742	58,389	158,533
Median Age	35.7	37.7	37.7
Average Age (Male)	35.6	37.3	37.3
Average Age (Female)	36.1	37.7	28.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,344	21,601	61,908
# of Persons Per Household	2.8	2.7	2.6
Average HH Income	\$83,954	\$100,098	\$92,166
Average House Value	\$315,765	\$345,610	\$320,956



For more information, please contact one of the following individuals:

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