



# 13819 Meridian Ave E

## 13819 Meridian East, Puyallup, WA

FOR LEASE

Exclusively Listed by

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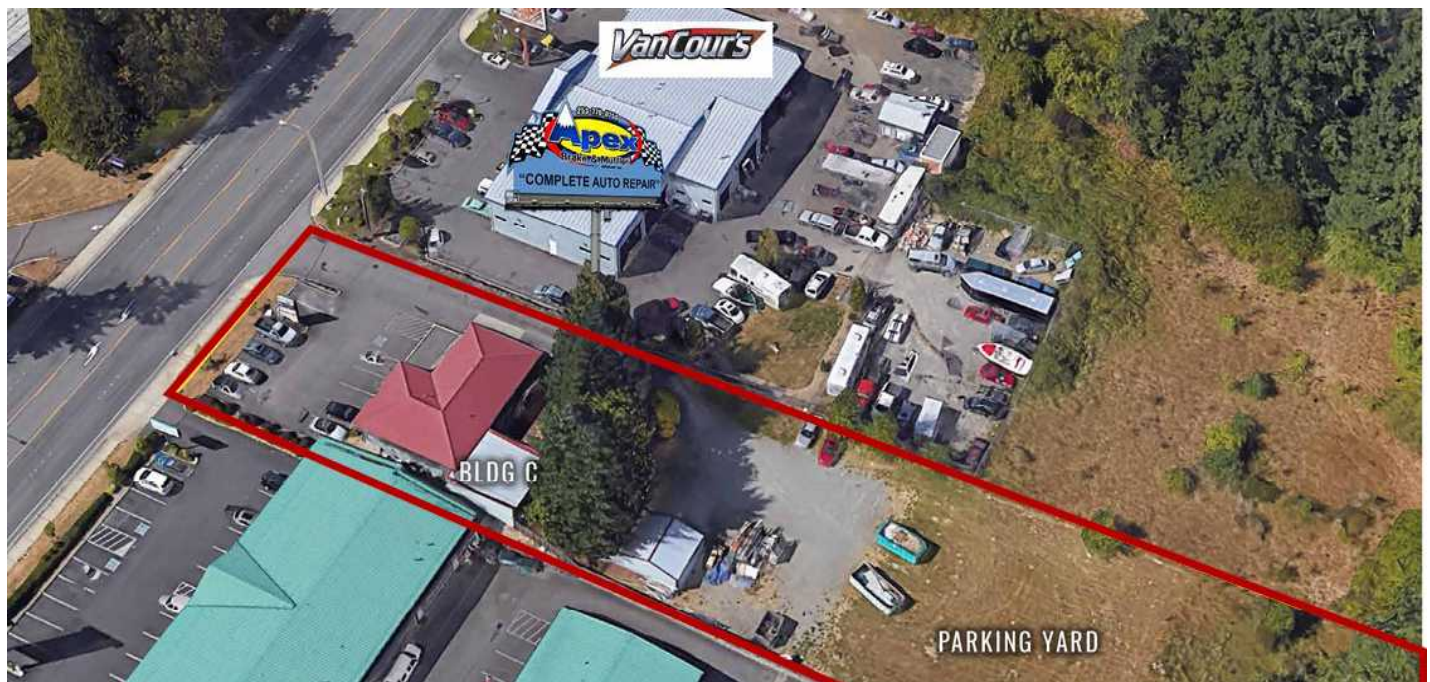
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# EXECUTIVE SUMMARY

13819 Meridian Ave E  
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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$24.00/SF/YR, NNN
<b>LEASE TERM:</b>	3 - 5 Years
<b>BUILDING SF:</b>	1,053
<b>AVAILABLE SF:</b>	813 SF of Office 240 SF of Storage
<b>PARKING:</b>	On-Site

## PROPERTY OVERVIEW

This versatile commercial space is perfect for construction-related businesses, contractors, or professional offices needing additional storage. Situated along Meridian Ave E, ensuring excellent visibility and accessibility. Easy access for staff and clients with available parking on-site. This space offers the perfect balance of office and storage, catering to businesses that need efficiency and convenience. Don't miss this opportunity to establish your operations in a prime Puyallup location!



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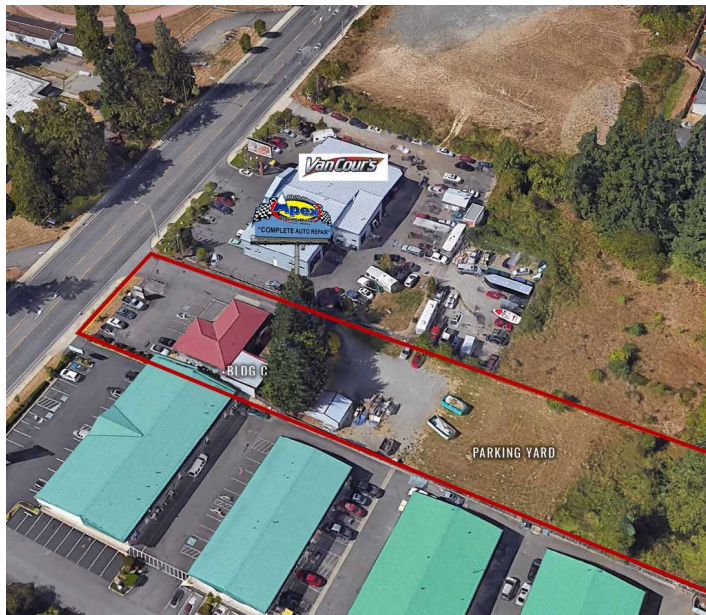
# LOCATION & HIGHLIGHTS

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## LOCATION INFORMATION

Building Name: 13819 Meridian Ave E  
Street Address: 13819 Meridian East  
City, State, Zip Puyallup, WA 98373  
County: WA - Pierce  
Market: Pierce County  
Sub-market: Puyallup



## LOCATION OVERVIEW

Strategically located on Meridian, this commercial property offers excellent visibility and accessibility along one of the area's busiest thoroughfares. Easy connections to SR-512 and surrounding business hubs, making it ideal for contractors, service businesses, and office operations. Surrounded by retail centers, industrial businesses, and residential neighborhoods, ensuring a steady customer and workforce base. Close to restaurants, banks, hardware stores, and other essential services to support daily business needs.

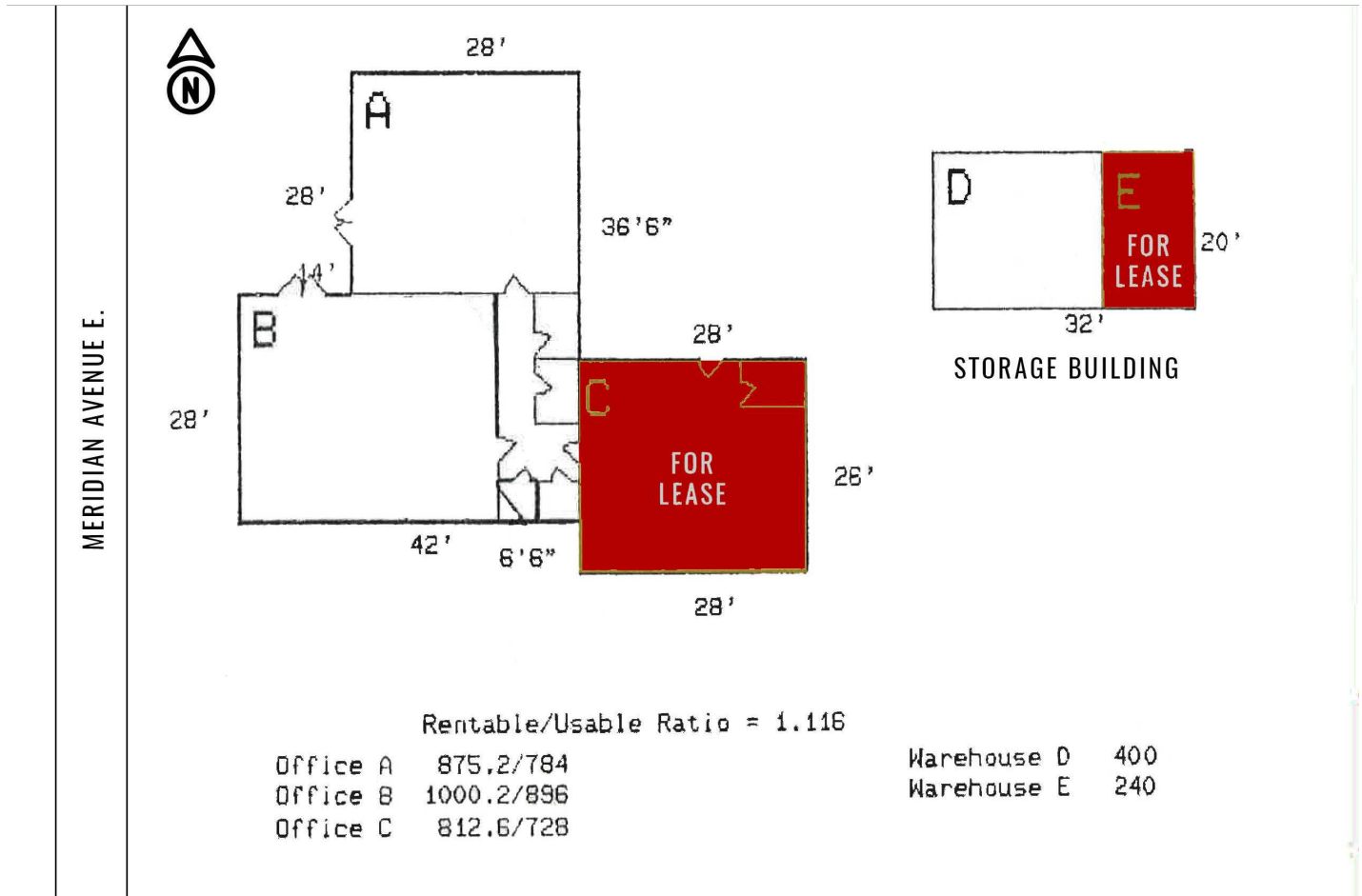


## PROPERTY HIGHLIGHTS

- Private entry located behind Permabilt
- Ideal space for construction related offices
- Fenced & secured contractor yard for vehicle parking
- Centrally located in South Hill's Meridian corridor

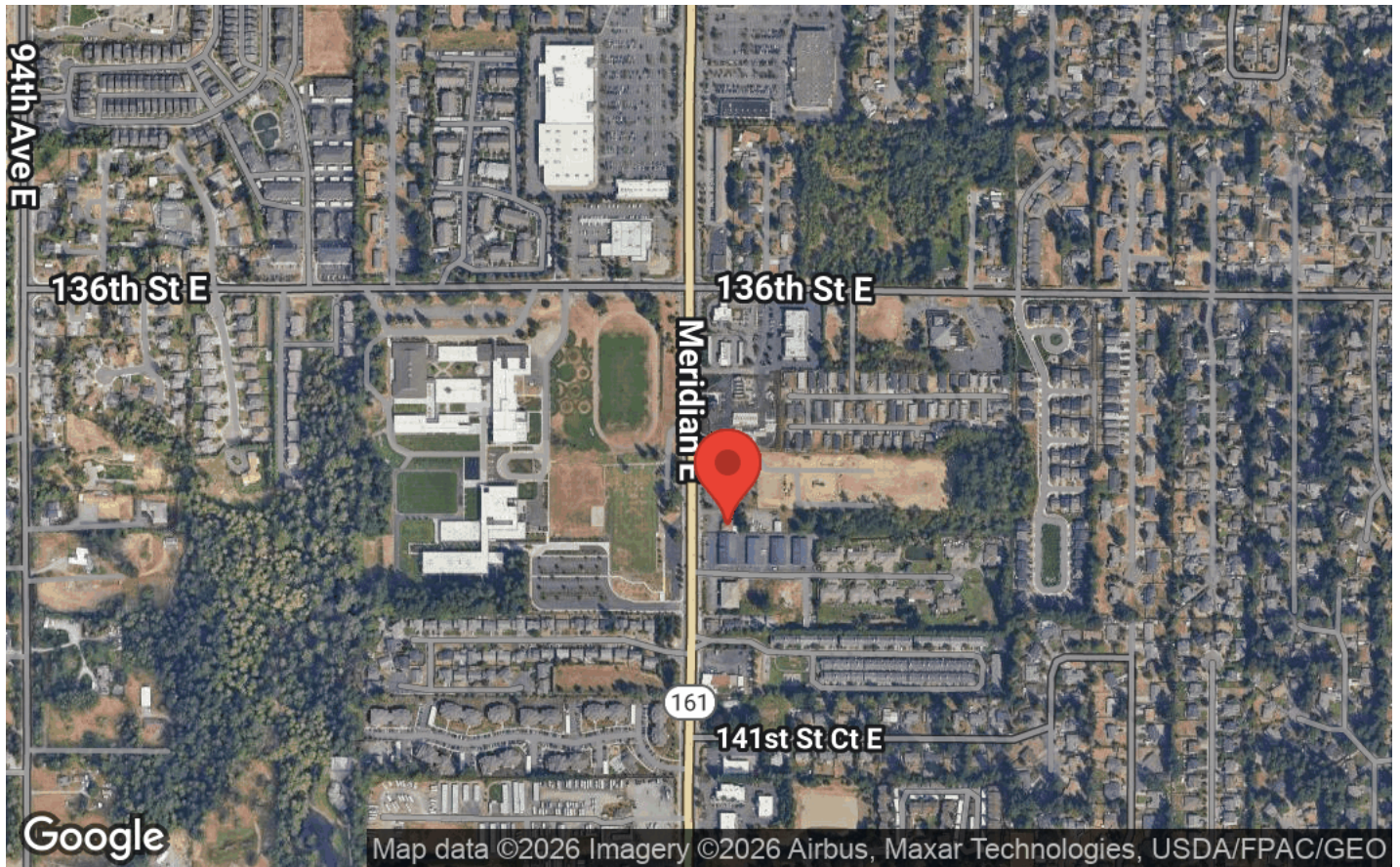
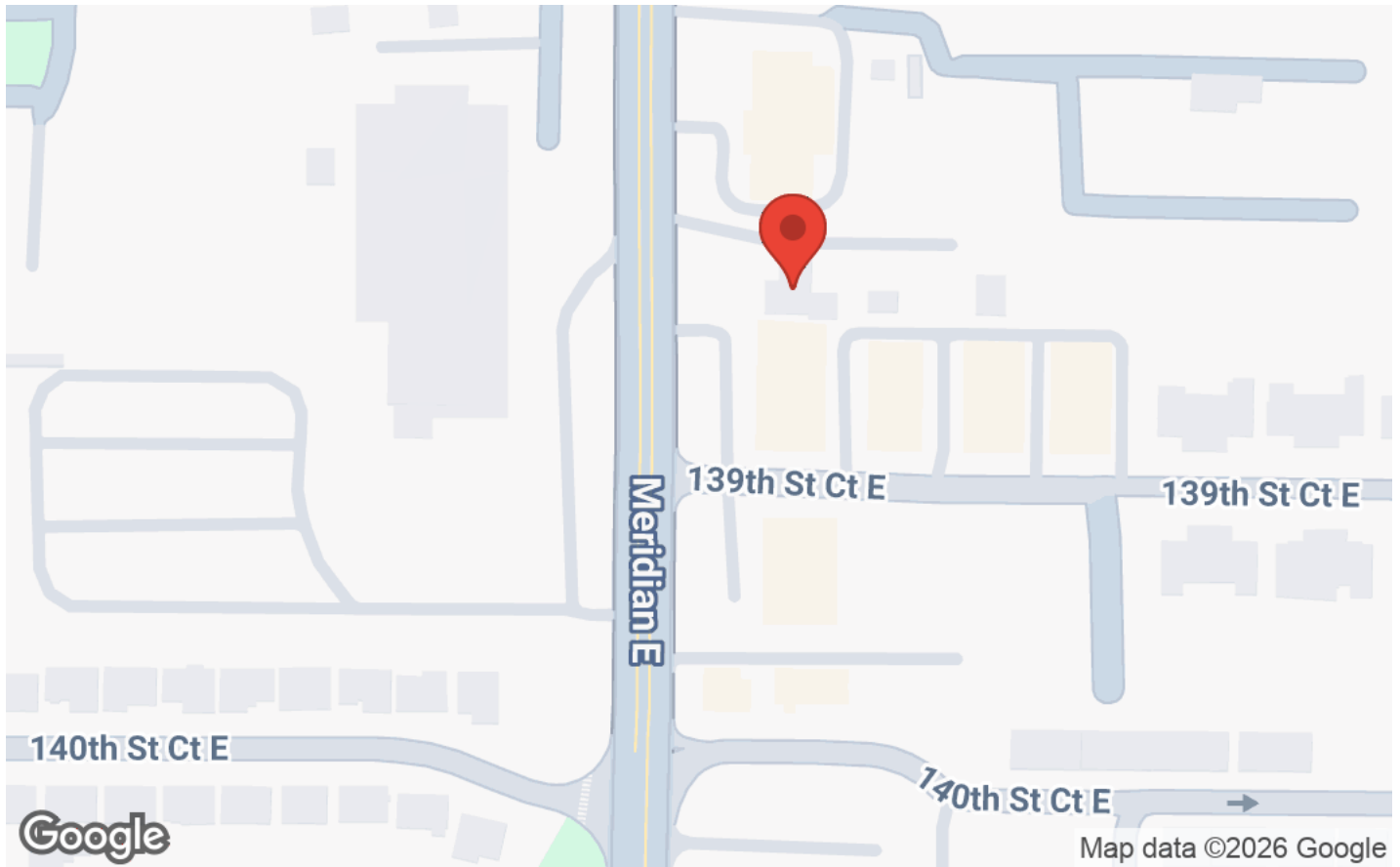
# PROPERTY PHOTOS

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# LOCATION MAPS

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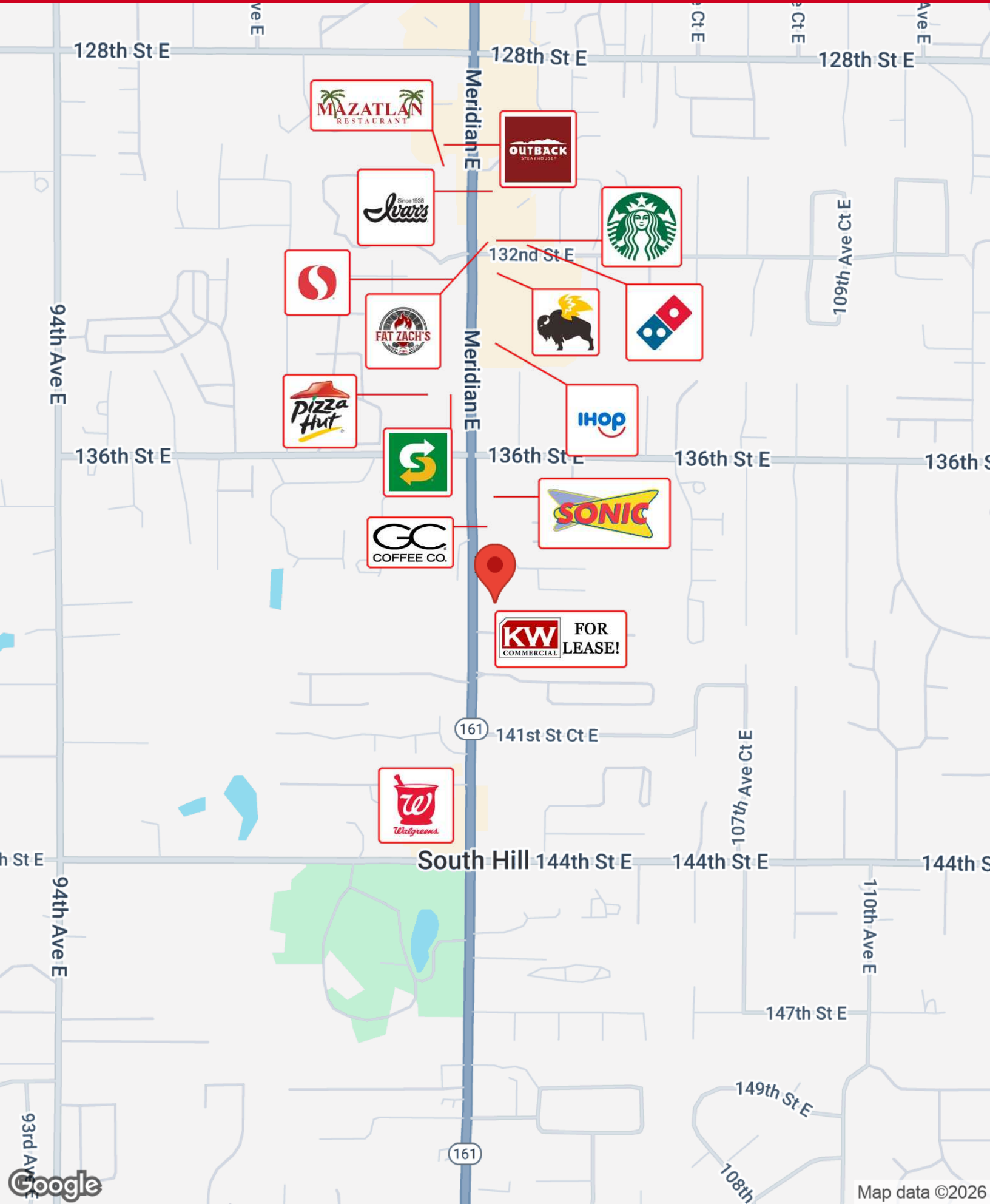
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# BUSINESS MAP

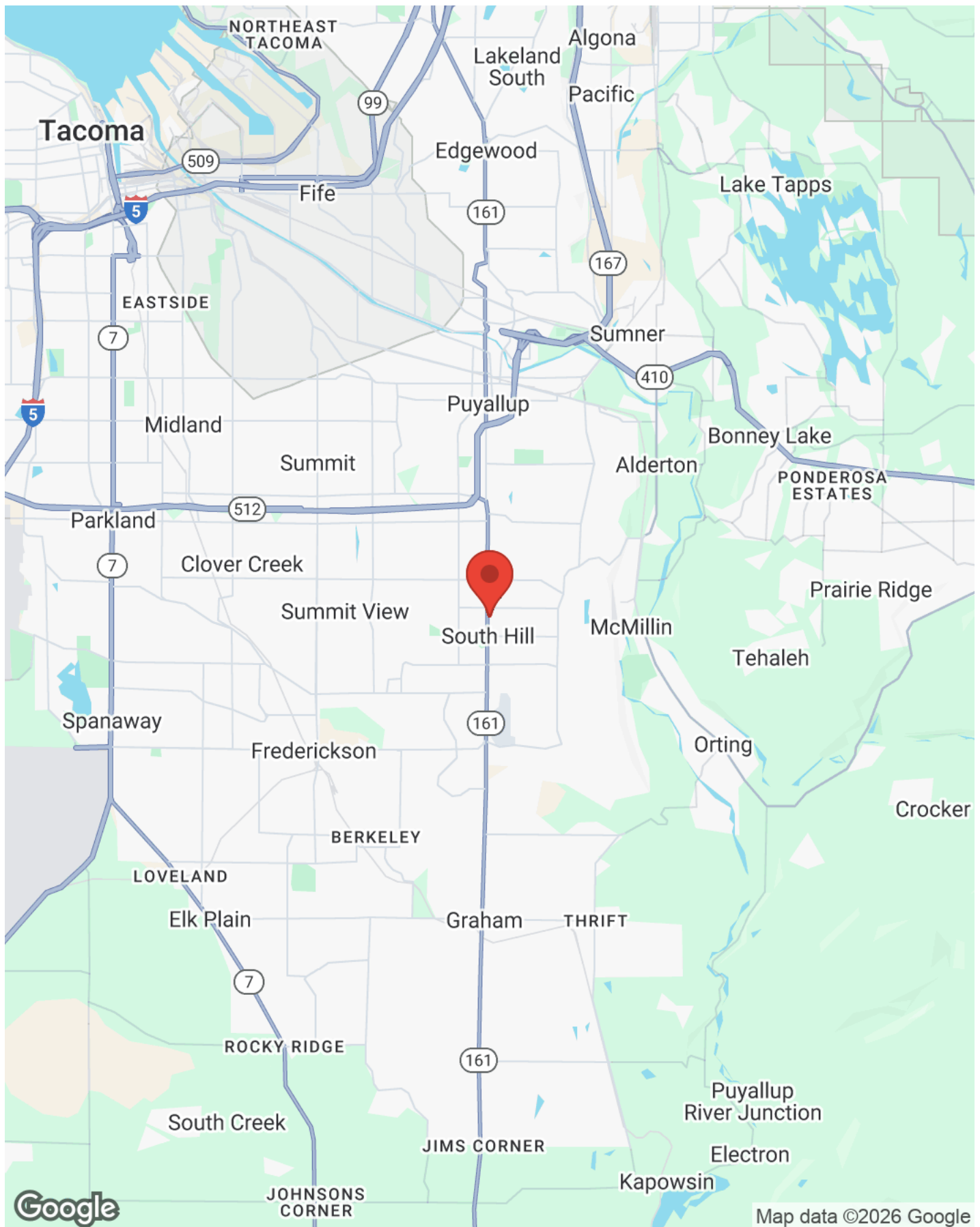
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# REGIONAL MAP

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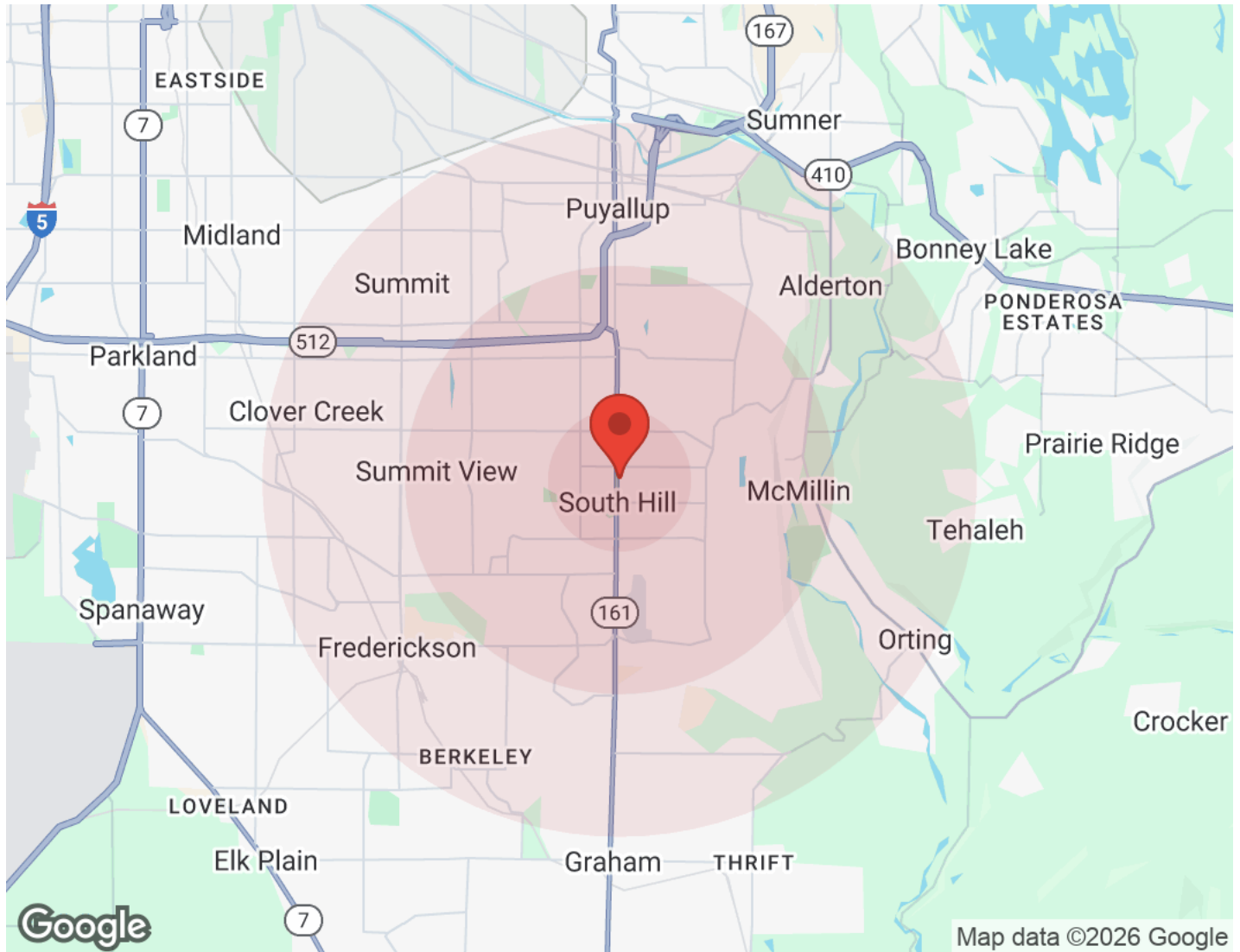
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# DEMOGRAPHICS

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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	7,098	47,519	94,805	Median	\$91,200	\$111,226	\$110,309
Female	7,419	48,891	95,993	< \$15,000	184	1,405	2,580
Total Population	14,517	96,410	190,798	\$15,000-\$24,999	164	1,151	2,133
				\$25,000-\$34,999	194	1,065	2,274
				\$35,000-\$49,999	337	2,244	4,557
				\$50,000-\$74,999	1,115	4,312	8,314
				\$75,000-\$99,999	1,046	5,076	10,775
				\$100,000-\$149,999	1,140	7,673	16,508
				\$150,000-\$199,999	612	5,664	10,628
				> \$200,000	553	6,063	11,341
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0-14	3,019	19,798	38,669	Total Units	5,679	36,777	73,518
Ages 15-24	1,860	11,863	22,950	Occupied	5,346	34,652	69,110
Ages 25-54	6,440	41,693	81,909	Owner Occupied	2,918	23,041	46,745
Ages 55-64	1,382	9,901	20,505	Renter Occupied	2,428	11,611	22,365
Ages 65+	1,816	13,153	26,766	Vacant	333	2,124	4,407
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>				
White	8,857	58,993	120,794				
Black	1,128	7,086	12,745				
Am In/AK Nat	109	646	1,355				
Hawaiian	244	1,369	2,595				
Hispanic	1,966	12,533	24,117				
Asian	1,121	8,224	14,253				
Multi-Racial	1,060	7,318	14,367				
Other	33	231	572				