

# RETAIL PAD

FOR SALE, LEASE, OR BUILD TO SUIT

22010 Meridian East  
Graham, WA 98338



## GRAHAM TOWN CENTER PADS

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6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**22010 MERIDIAN EAST** is positioned along the primary commercial corridor serving the rapidly growing Graham and South Hill markets, offering excellent visibility and strong daily traffic exposure. The property benefits from direct frontage on Meridian East (SR-161), providing convenient access for both local and commuter traffic. Surrounded by expanding residential communities, established retail, and daily-needs services, the location draws consistent customer activity throughout the day.

**AVAILABLE | CALL FOR DETAILS**



Available with Lot 2  
Easement for pylon sign off Meridian.

**LOT 2: 1.16 ACRES (50,587SF)**

**LOT 3: 0.40 ACRES (17,437 SF)**



Population



Average HH Income



Daytime Population

Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 3	53,326	\$145,606	18,389
Mile 5	116,183	\$146,304	43,904
Mile 10	346,548	\$137,658	159,145

**CO-TENANTS**



**NEARBY TENANTS**





CENTER IMAGES



LOCATION AERIAL

ARCO



224th St E

224th St E

Domino's

SUBWAY



DOLLAR TREE

Walgreens

ACE Hardware

Jack in the box

26,021 CPD



SAFeway

KeyBank

O'Reilly AUTO PARTS

Dutch Bros

THE LEARNING EXPERIENCE

AutoZone

161

3

2

PYLON

POPEYES LOUISIANA KITCHEN

BURGER KING

219th St Ct E



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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