

OFFICE FOR LEASE

SOUTH CREEK

3806 9TH STREET SOUTHWEST, PUYALLUP, WA 98373



FOR LEASE

KELLER WILLIAMS COMMERCIAL

1029 E Main, Suite 201
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

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EDWARD YU

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EXECUTIVE SUMMARY

3806 9TH STREET SOUTHWEST



OFFERING SUMMARY

LEASE RATE:	\$22.00/SF/YR, NNN
LEASE TERM:	3 - 5 Years
AVAILABLE SF:	1,205
PARKING:	Ample

PROPERTY OVERVIEW

This versatile commercial space is ideal for office or retail use, located in the heart of Puyallup, WA. Featuring three private offices, a reception area, kitchenette, and a bathroom, this space offers a functional and efficient layout for businesses of all types. The property provides excellent visibility and easy access, making it perfect for professionals seeking a well-maintained and conveniently located space. Whether you're looking to expand your business or open a new retail location, this property offers a fantastic opportunity to establish your presence in a growing community.



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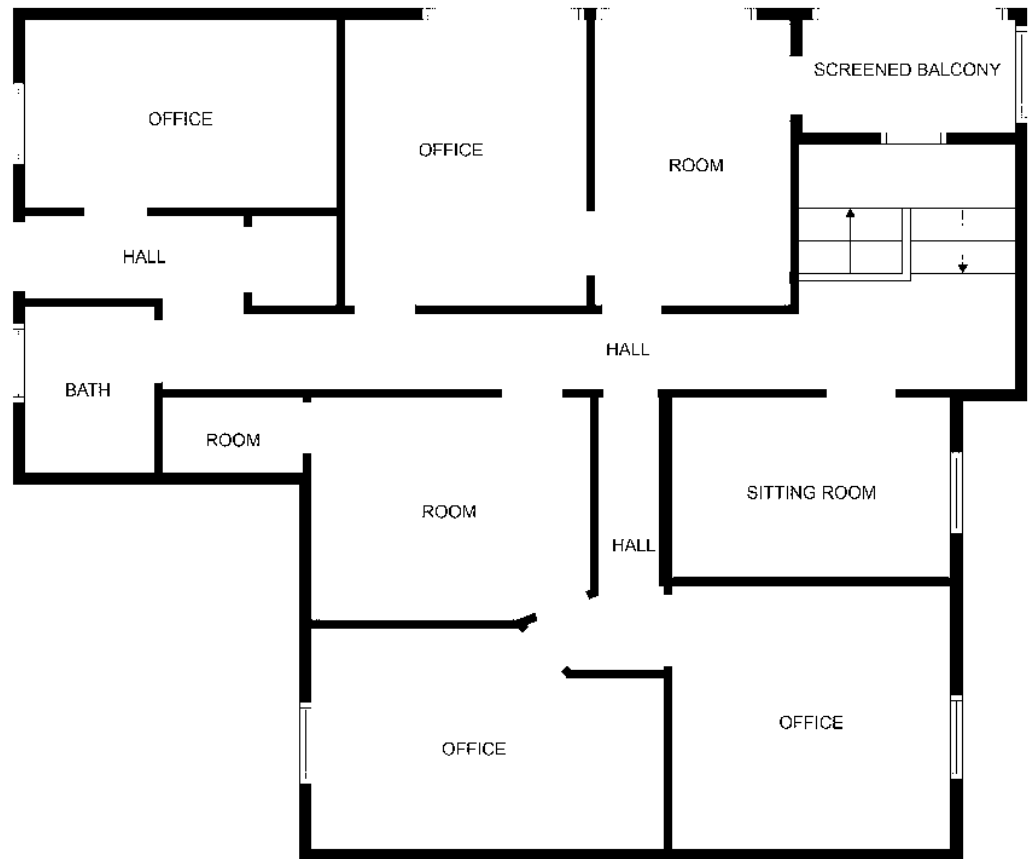
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AVAILABLE SPACES

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FOR LEASE



Suite B Available

1,205 SF | \$22.00/SF/YR, NNN | 3 - 5 Year Term | Can be demised

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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: South Creek

Street Address: 3806 9th Street Southwest

City, State, Zip Puyallup, WA 98373

County: WA - Pierce

Market: Pierce County

Sub-market: Puyallup

Cross Streets: 94th Ave E & 39th Ave SW

Signal Intersection: 94th Ave E & 39th Ave SW

LOCATION OVERVIEW

Located just minutes from the bustling South Hill Mall, this property offers excellent access to a wide range of retail, dining, and service amenities, making it an ideal spot for businesses looking to take advantage of heavy foot traffic and a thriving commercial hub. With easy access to major roads and highways, the location is convenient for both employees and clients, and its proximity to South Hill Mall adds significant value to the space.

PROPERTY HIGHLIGHTS

- Reception & waiting area
- 3 private offices
- Bathroom
- Small kitchenette
- Close proximity to South Hill Mall & SR-512

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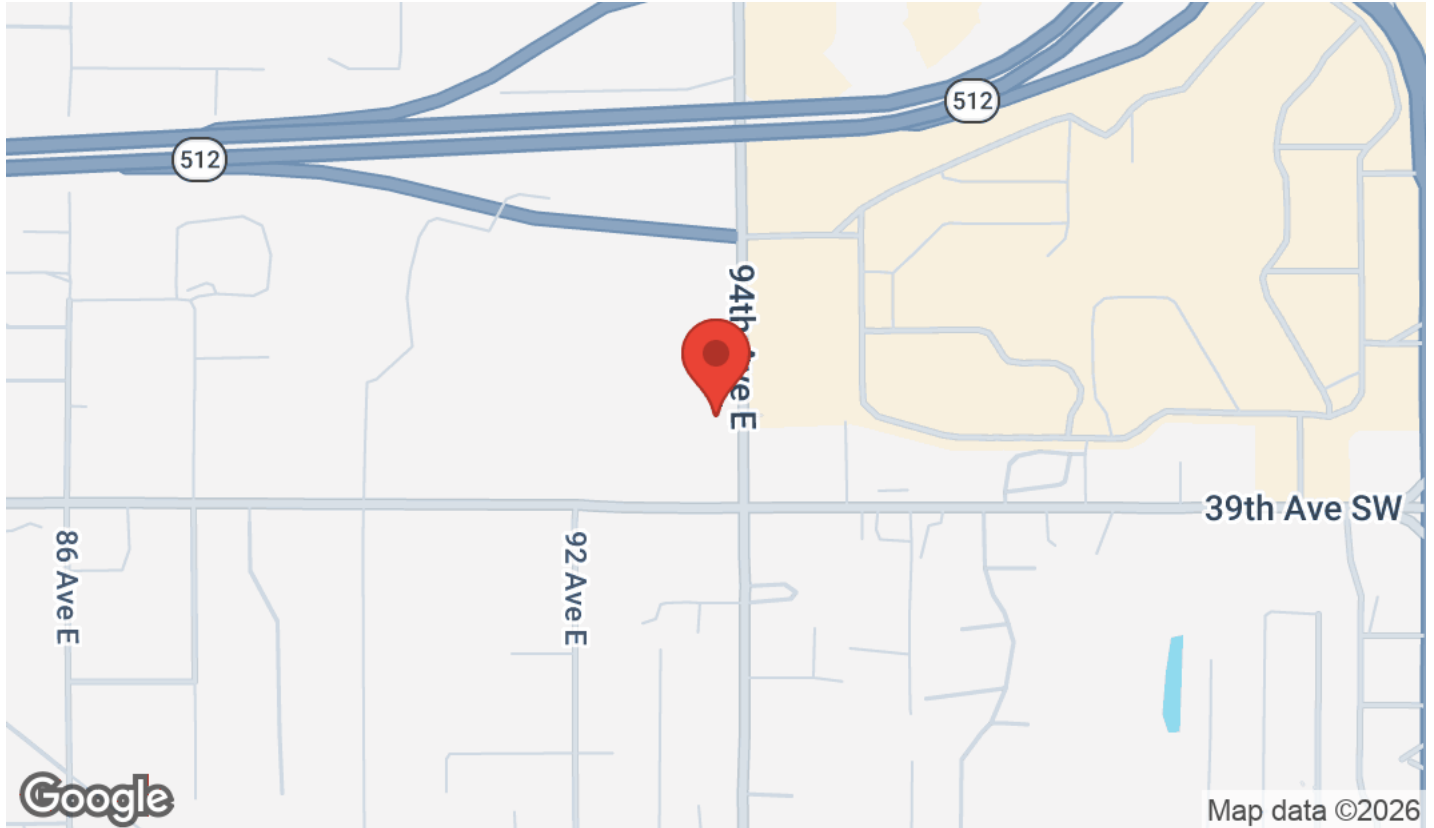
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LOCATION MAPS

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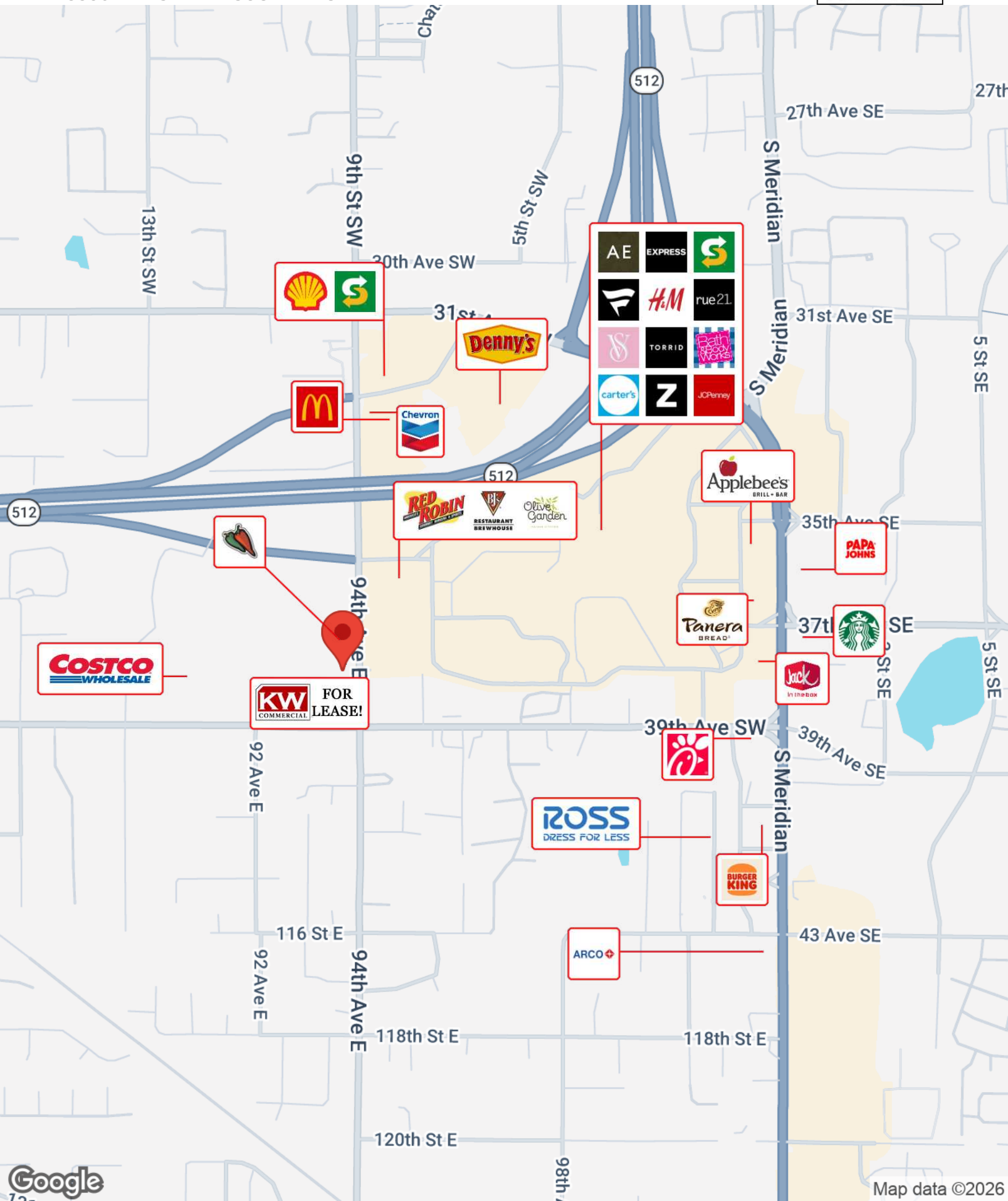
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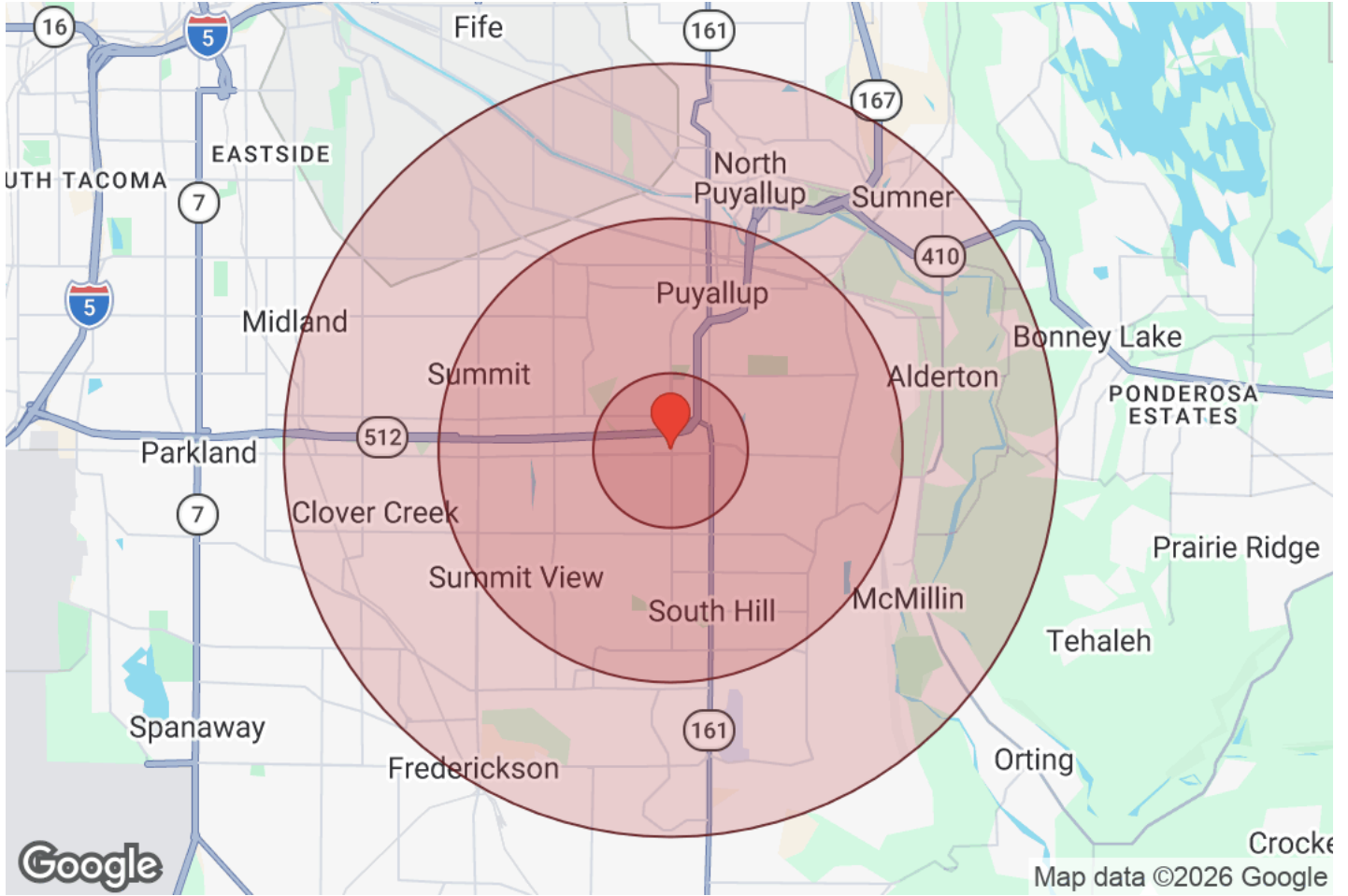
BUSINESS MAP

3806 9TH STREET SOUTHWEST



DEMOGRAPHICS

3806 9TH STREET SOUTHWEST



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,105	43,625	92,268
Female	5,551	44,599	93,551
Total Population	10,656	88,224	185,819

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,771	57,654	117,642
Black	733	5,241	12,153
Am In/AK Nat	74	688	1,394
Hawaiian	144	1,032	2,434
Hispanic	1,347	10,490	23,469
Asian	789	6,467	14,438
Multiracial	795	6,414	13,676
Other	4	247	613

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,752	36,254	73,611
Occupied	4,443	33,933	69,098
Owner Occupied	1,719	20,696	45,255
Renter Occupied	2,724	13,237	23,843
Vacant	308	2,321	4,513

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,957	16,788	36,532
Ages 15 - 24	1,210	10,239	22,137
Ages 25 - 54	4,356	37,093	78,906
Ages 55 - 64	966	10,060	20,480
Ages 65+	2,168	14,042	27,765

Income	1 Mile	3 Miles	5 Miles
Median	\$92,214	\$101,886	\$107,670
Under \$15k	204	1,306	2,646
\$15k - \$25k	316	1,370	2,391
\$25k - \$35k	239	1,406	2,293
\$35k - \$50k	314	2,432	4,868
\$50k - \$75k	585	4,716	8,526
\$75k - \$100k	821	5,408	10,915
\$100k - \$150k	836	7,280	16,338
\$150k - \$200k	569	4,478	9,880
Over \$200k	561	5,537	11,241

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