



# GROUND LEASE

11th Street East  
Edgewood, WA 98372



## EDGEWOOD VIEW POINTE

Jeremiah Durr

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



**EDGEWOOD VIEW POINTE** offers a well-located opportunity within the growing Milton/Edgewood market, providing convenient access to SR-161, SR-512, and nearby I-5 corridors. The surrounding area features strong residential growth and established commercial uses, supporting consistent local demand. With easy regional connectivity and a neighborhood-oriented setting, this location is well suited for retail, service, or light industrial users seeking visibility and access in East Pierce County.

## NEARBY TENANTS



## SUMMARY

**AVAILABLE**

**PRICE: CALL FOR DETAILS**



- **Parcel # 0420037064**
- **Total Lot Size:** 1.657 acres (72,158 SF)
- **Land** can be demised into two parcels
- **Traffic:** 21,800 CPD Meridian Ave E
- **Frontage:** Approx. 430 ft of frontage along Meridian Ave E
- **Easy access** to SR-161, SR-512, and I-5.



Regis - 2025

Population



Average HH Income



Daytime Population

Mile 3

54,058

\$136,556

35,561

Mile 5

183,073

\$128,401

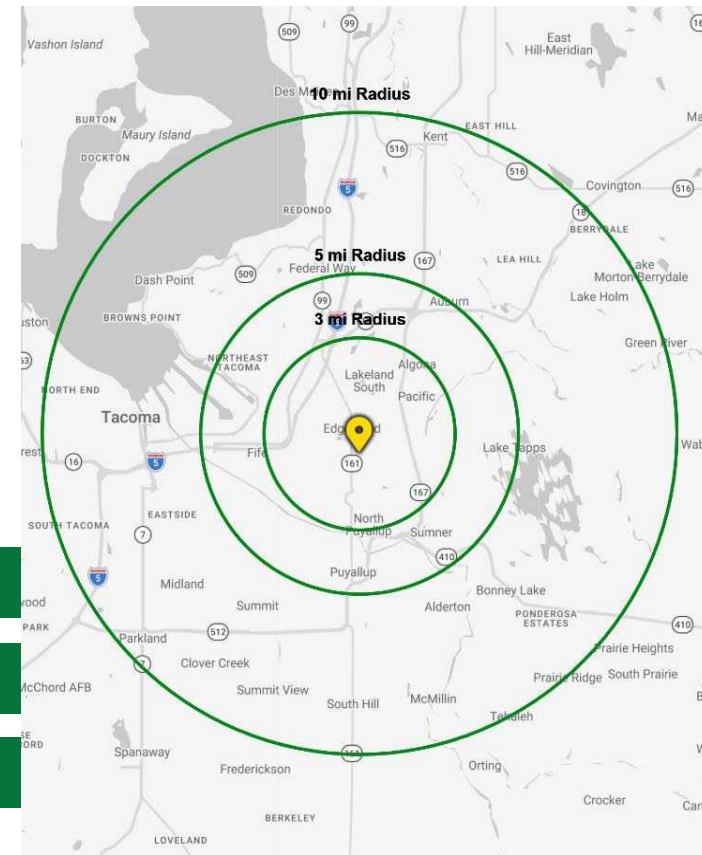
132,040

Mile 10

770,586

\$128,674

470,499



PHOTOS



# LOCATION DETAILS



26,539 CPD  
Meridian Ave E



14,068 CPD  
Milton Way



Located in a  
busy neighborhood  
shopping center



Located between  
I-5 and SR-167



# SITE PLAN | CONCEPT A



# SITE PLAN | CONCEPT B



# SITE PLAN | CONCEPT C



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

JEREMIAH DURR

📞 253.471.5506

✉️ [jdurr@firstwesternproperties.com](mailto:jdurr@firstwesternproperties.com)



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