



FOR LEASE

SPANAWAY CENTER

14918 PACIFIC AVE S, SPANAWAY, WA 98444

[→ CLICK FOR MAP](#)

800-9,800 SF

LEASEABLE SPACE AVAILABLE

SITE PLAN



TENANT LIST

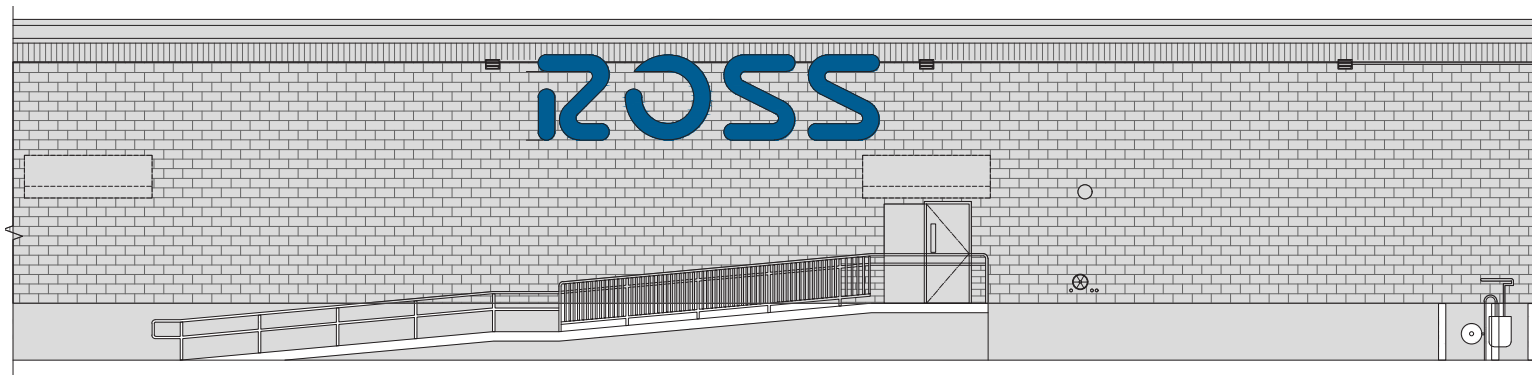
| Suite # | Tenant | SF |
|---------|----------------------------------|--------|
| 14902 | AVAILABLE | 2,400 |
| 14904 | AVAILABLE | 2,000 |
| 14906 | Stack Burger | 2,000 |
| 14908 | H&L Salon | 1,269 |
| 14910A | RZ Massage Salon & Spa | 1,505 |
| 14910 | Smoke & Grocery | 1,920 |
| 14912 | Metro by T-Mobile | 1,600 |
| 14914 | AVAILABLE | 2,400 |
| 14916 | AVAILABLE | 9,800 |
| 14918 | Ross (Opening March 2027) | 27,359 |
| 14918 | Grocery Outlet (Opening Q2 2027) | 17,165 |
| 14926 | O'Reilly Auto Parts | 27,602 |
| 15012 | Kolby's Donut House | 1,200 |
| 15014 | AVAILABLE | 800 |
| 15018A | Little Caesars Pizza | 1,200 |
| 15020 | AT LEASE | |
| 15022 | AT LEASE | |
| 15024 | AT LEASE | |
| | Paradox Coffee Stand | |

RENDERINGS

Front Elevation



Rear Elevation



PROPERTY SUMMARY

Spanaway, WA, is a suburban community in Pierce County known for its affordability, diverse population, and access to outdoor recreational opportunities such as Spanaway Lake and proximity to Mount Rainier.

Located near Joint Base Lewis-McChord, the fourth-largest employer in Washington State

Strong retail demand driven by military personnel, civilian workforce, and expanding residential population

Growing population supporting increased need for retail and service-based businesses

Ongoing infrastructure improvements including road expansions, utility upgrades, and commercial development

Infrastructure investment enhancing long-term property value and desirability

Established neighborhood commercial hub serving Spanaway and surrounding communities

Diverse mix of retail and service-oriented tenants

Convenient destination for shopping, dining, and everyday consumer needs

Retail offerings including apparel, electronics, home goods, and daily essentials

Service-oriented businesses such as restaurants, cafés, banks, salons, and professional services

Strong visibility and accessibility attracting customers from the immediate trade area and beyond

One-stop convenience center supporting dining, financial, and personal care needs



89,002 SF

BUILDING SIZE

7.62 AC

LAND AREA

| | |
|----------------|--------------------------------|
| YEAR BUILT | 1974 |
| PARCEL NO. | 0319212049; 0319212050 |
| COUNTY | Pierce |
| PARKING STALLS | 370 |
| PARKING RATIO | 4.16/1,000 |
| ACCESS | 8 access points |
| ZONING | Town Center (TCTR) |
| SIGNAGE | Pylon signs & building signage |
| LEASE RATE | Call for quote |



LOCATION HIGHLIGHTS

SPRINKER RECREATION CENTER

Premier recreational hub serving Pierce County

Wide variety of family-oriented indoor and outdoor activities

NHL regulation ice rink

Four indoor and six outdoor tennis courts

Five racquetball courts

One of Western Washington's largest outdoor skate parks

Eight softball diamonds

Outdoor basketball courts

SPIRE ROCK climbing feature for mountain climbers

Extensive classes, programs, and community events

Multiple meeting rooms for conferences, gatherings, and special events

Scenic walking trails for outdoor recreation and relaxation

LAKE SPANAWAY GOLF COURSE

18-hole championship golf course located in central Pierce County

Designed by legendary golf architect A.V. Macan (designer of Fircrest, Broadmoor, Inglewood, and Royal Colwood)

Opened in 1967; carved through native fir forest

Challenging yet fair layout for golfers of all skill levels

Adjacent to Spanaway Lake

Owned by Pierce County and professionally managed by KemperSports

Part of the Pierce County golf family, including Chambers Bay

Nationally recognized and consistently ranked among the top courses in the Pacific Northwest

1999: Rated one of the driest courses in the region (Seattle PI)

2002: 15th hole selected among top 18 holes in Puget Sound (Seattle Times)

2003: Named one of the "Best Bang for the Buck" courses in the area (Seattle Times)

SPANAWAY CENTER



JOINT BASE LEWIS-MCCHORD
MCCHORD FIELD



 **38,203+ VEHICLES**
Average Daily Traffic

 **14,002+ VEHICLES**
Average Daily Traffic

SUBJECT PROPERTY



SPRINKER
RECREATION CENTER

LAKE SPANAWAY
GOLF COURSE



 **34,870+ VEHICLES**
Average Daily Traffic



AVAILABLE FOR LEASE

KIDDER MATHEWS

DEMOGRAPHICS

Spanaway, WA is a vibrant suburban community nestled in Pierce County. It offers a diverse mix of residential areas, commercial establishments, and natural landscapes. Spanaway is known for its family-friendly atmosphere, and access to outdoor recreational activities, including Spanaway Lake and the stunning Mount Rainier National Park.

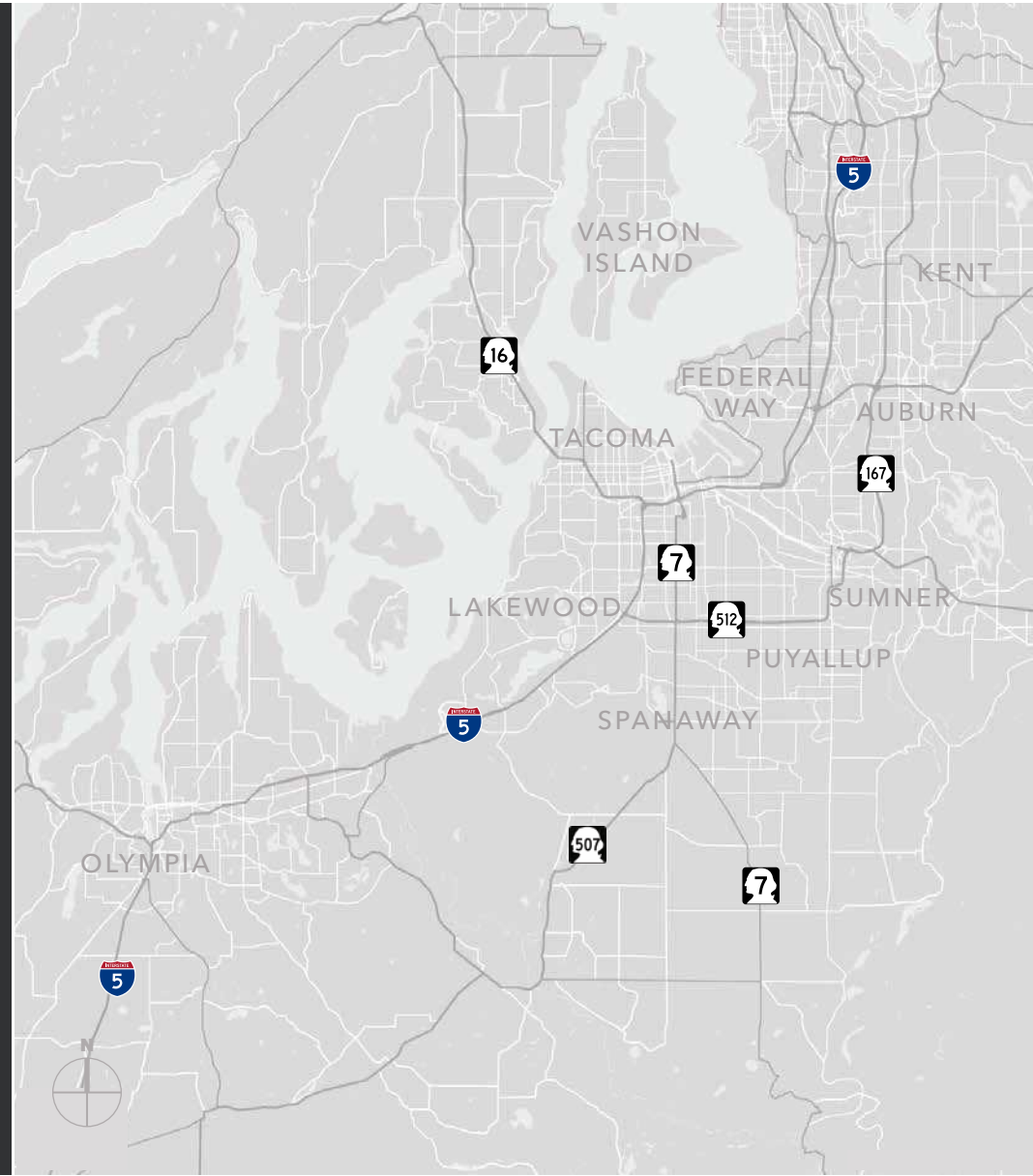
POPULATION

| | 5 Minutes | 10 Minutes | 15 Minutes |
|----------|-----------|------------|------------|
| SPANAWAY | 26,112 | 70,845 | 142,498 |
| LACEY | 26,279 | 91,268 | 154,610 |
| PUYALLUP | 20,665 | 65,286 | 144,533 |
| AUBURN | 24,208 | 95,235 | 260,402 |

AVERAGE HH INCOME

| | 5 Minutes | 10 Minutes | 15 Minutes |
|----------|-----------|------------|------------|
| SPANAWAY | \$104,047 | \$115,562 | \$110,403 |
| LACEY | \$96,604 | \$109,671 | \$113,630 |
| PUYALLUP | \$106,669 | \$125,610 | \$127,185 |
| AUBURN | \$96,035 | \$111,306 | \$125,627 |

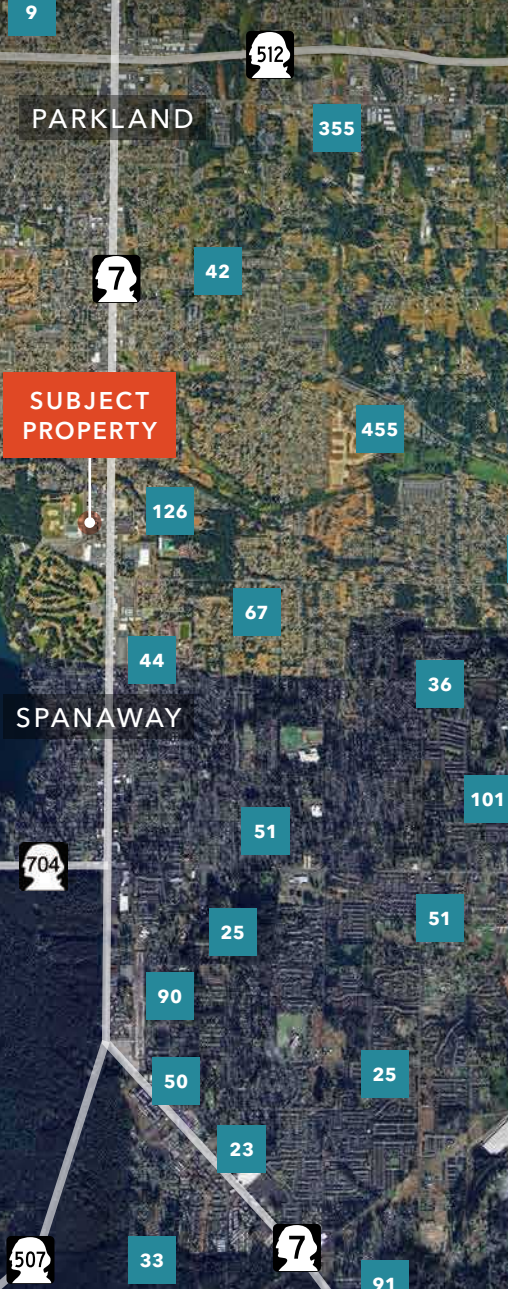
Data Source: REGIS ©2024, Sites USA



SPANAWAY CENTER

RESIDENTIAL GROWTH

Number of current and future lots



PUGET SOUND OVERVIEW

Puget Sound (Pierce and King County) is home to over 40% of Washington State's population

National center for manufacturing, technology, services, international trade, and tourism

Home to globally recognized companies including Microsoft, Starbucks, Amazon, T-Mobile, Nordstrom, and Costco

Region projected to generate approximately 1.2 million new jobs by 2040

Diverse economic base contributing to long-term resilience and stability

Accounts for over 20% of the nation's software publishing employment

Strong and growing healthcare sector

Major biotechnology research presence anchored by University of Washington and Fred Hutchinson Cancer Research Center

National leader in aerospace and advanced computing

World-class arts and cultural scene

Home to major professional sports franchises

Renowned culinary destination featuring nationally acclaimed chefs






Attractive business environment supported by strong employment growth and workforce retention

**PIERCE COUNTY
STATS**

939K
POPULATION

30%
25+ WITH BACHELOR'S DEGREES

LARGEST EMPLOYERS IN PUGET SOUND

| | | |
|---|--------------------------|--------|
|  | THE BOEING CO | 56,000 |
|  | AMAZON | 55,000 |
|  | JOINT BASE LEWIS-MCCHORD | 54,000 |
|  | MICROSOFT | 54,000 |
|  | UNIVERSITY OF WASHINGTON | 29,000 |



LOCATION



SPANAWAY

SPRINKER RECREATION CENTER



38,203+ VEHICLES
Average Daily Traffic



LAKE SPANAWAY GOLF COURSE





Exclusively listed by

BLAKE WEBER
Senior Vice President
206.898.1231
blake.weber@kidder.com

TIM WEBER
Senior Vice President
206.650.0391
tim.weber@kidder.com

DON WHITTLES
Senior Vice President
253.208.2257
don.whittles@kidder.com

PATRIC GRISSOM
First Western Properties
253.284.3635
pgrissom@firstwesternproperties.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.