

CANYON ROAD RETAIL

12811 CANYON RD E, PUYALLUP, WA 98373



SPACE INFORMATION

SUITE 101	2,345 SF
LEASE RATE:	\$24.00 PSF + NNN
COMMENTS:	End Cap Space, Former Hair Salon
SUITE 103	8,740 SF
LEASE RATE:	\$22.00 PSF + NNN
COMMENTS:	Former Tire Shop, Heavy Power, Five (5) grade-level bay doors

COMMENTS

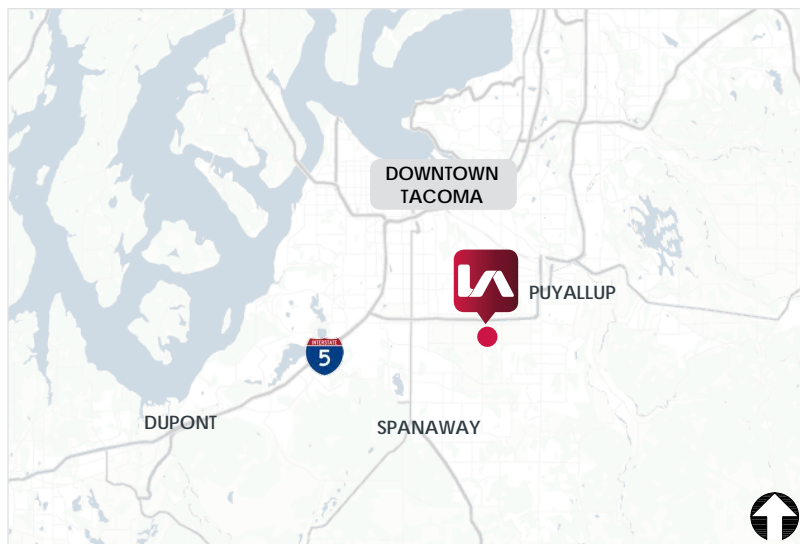
- » High Ceilings and Fire Sprinkler System
- » Efficient ingress and egress
- » Easy access to freeways
- » Signalized intersection
- » Daily traffic count of 54,925 cars

CONTACT

Yeh-Hee Hahn

yhahn@lee-associates.com

D 253.238.0045



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,324	22,747	83,206
Total Population	6,484	63,524	236,844
Average HH Income	\$118,684	\$113,856	\$104,358
Daytime Employment	1,282	12,400	55,191

RETAIL FOR LEASE

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY AERIAL



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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SITE OUTLINE



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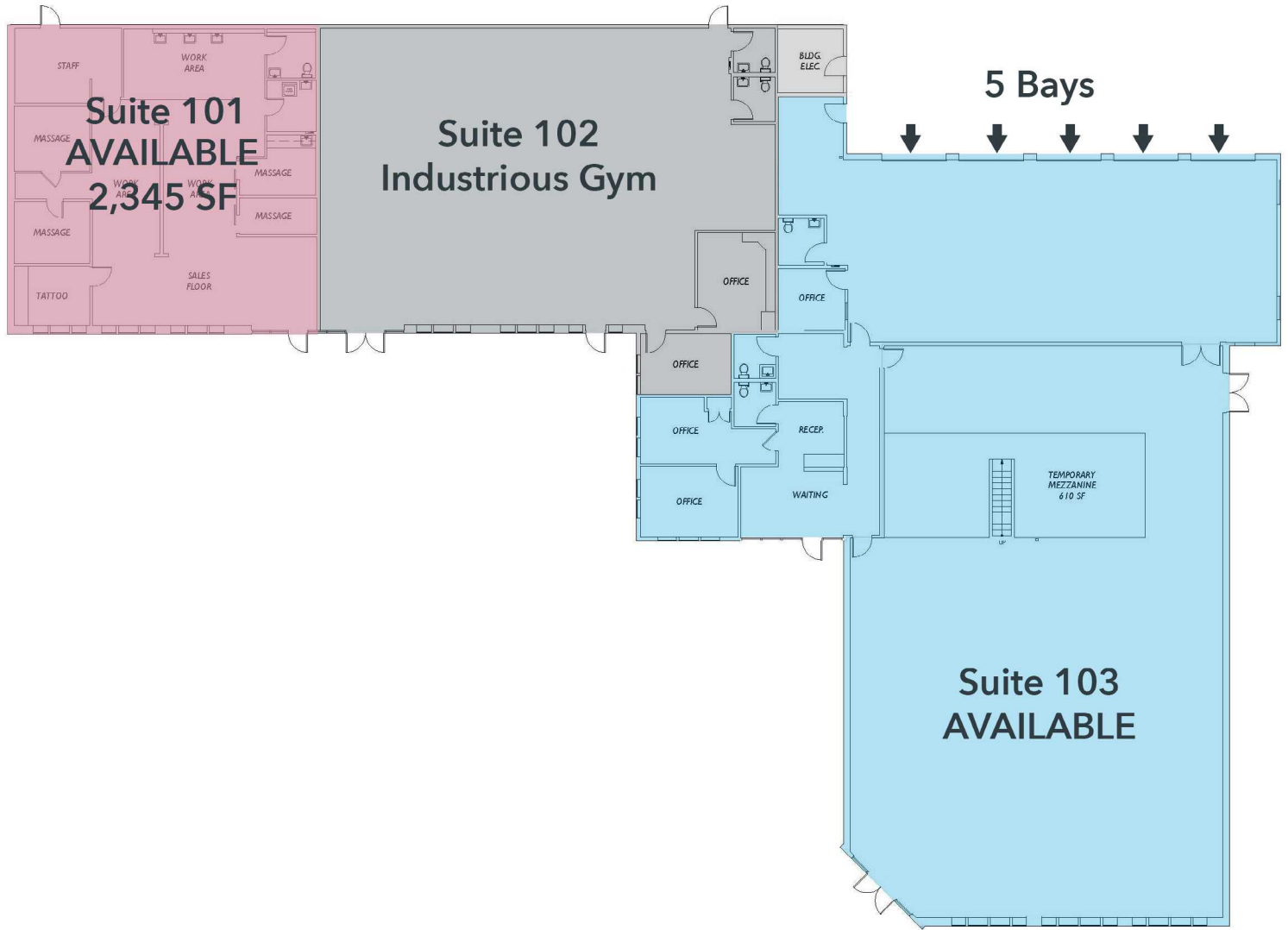
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SPACE AVAILABILITY



AVAILABLE SPACE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 101	2,345	NNN	\$24.00 PSF

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AMENITY MAP



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