

FOR LEASE

CANYON CROSSING

5602 - 5622 176TH ST E, PUYALLUP, WA 98375



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km Kidder Mathews

CANYON CROSSING



PROPERTY OVERVIEW

Situated at the intersection of 176th Street East and Canyon Road East, this center benefits from high visibility and accessibility, serving the growing Frederickson community and surrounding areas.

Home to Safeway, a leading grocery retailer, ensuring consistent foot traffic and a strong customer base.

Approximately 2 miles away from Bradley Park. This 59-acre park offers a 12-acre lake, walking trails, and picnic areas, providing recreational opportunities for visitors.

Call brokers for rates

AVAILABILITIES

Suite	Previous Tenant	SF
SUITE I101	Former Tapco Credit Union	1,750
SUITE D104	Former Physical Therapy	1,427
SUITE G102	Former Massage Me	3,553
SUITE F107	Former AT&T	1,414

CURRENT TENANTS

SAFeway



SUBWAY



Great Clips

xfinity

CANYON CROSSING



AVAILABLE FOR LEASE

KIDDER MATHEWS

DEMOGRAPHICS

POPULATION

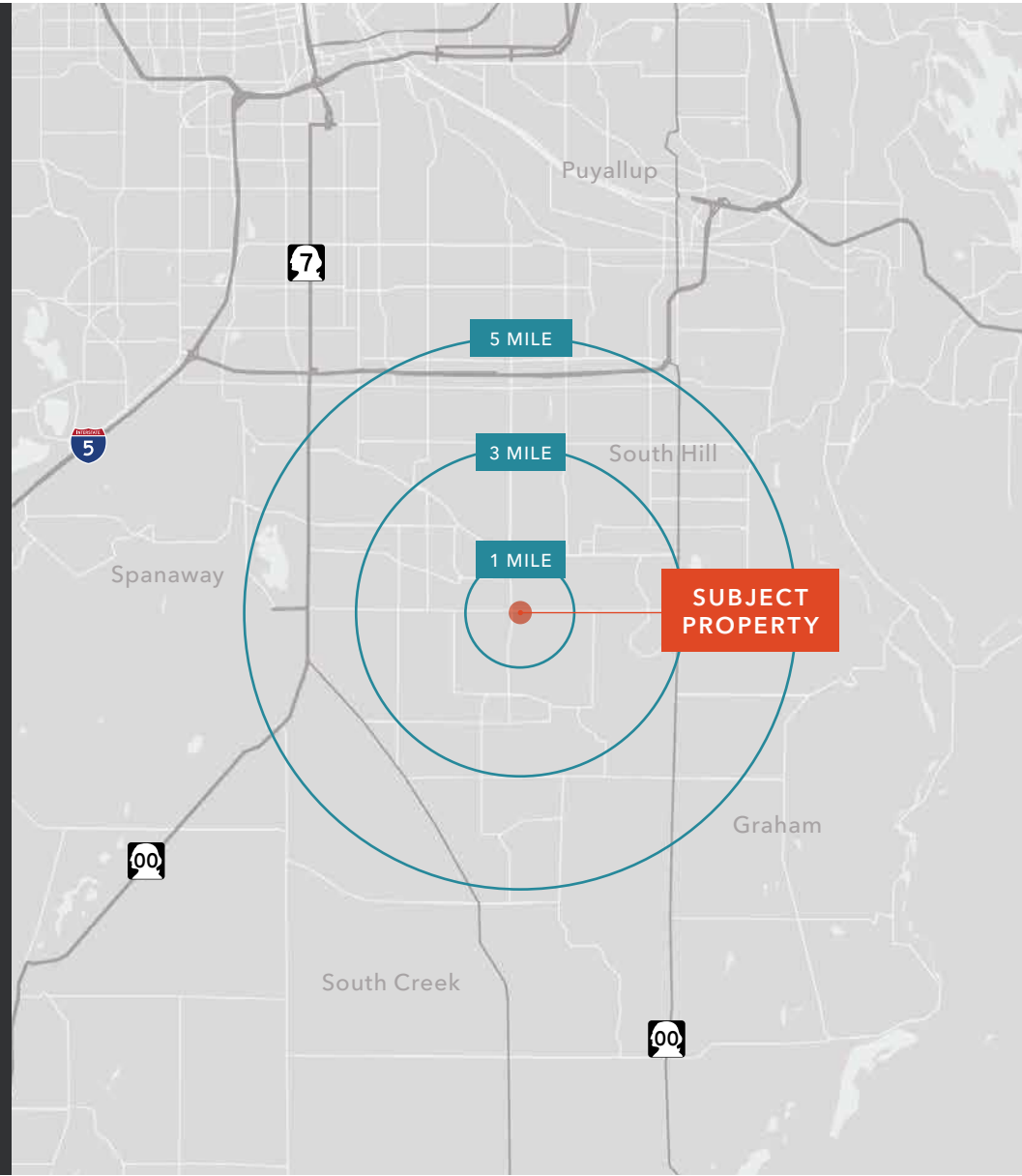
	1 Miles	3 Miles	5 Miles
2020 CENSUS	4,135	86,876	187,107
2010 CENSUS	2,257	65,999	149,769
2025 ESTIMATED	5,046	86,235	192,607
2030 PROJECTED	5,241	86,234	198,273

MEDIAN AGE & GENDER

	1 Miles	3 Miles	5 Miles
MEDIAN AGE	31.5	34.2	35.1
% FEMALE	49.9%	50.0%	50.3%
% MALE	50.1%	50.0%	49.7%

HOUSEHOLD INCOME

	1 Miles	3 Miles	5 Miles
2025 MEDIAN	\$106,152	\$114,529	\$110,518
2030 MEDIAN PROJECTED	\$106,189	\$114,446	\$110,873
2025 AVERAGE	\$123,985	\$139,418	\$135,134
2030 AVERAGE PROJECTED	\$124,365	\$139,736	\$135,825



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SUITE AVAILABILITY

Suite	Tenant	GLA SF
I101	FORMER TAPCO CREDIT UNION	1,750
D104	FORMER PHYSICAL THERAPY	1,437
G102	FORMER MASSAGE ME	3,553
F107	FORMER AT&T	1,414
A101	SAFEWAY	58,902
C103-8	FARRELLI'S PIZZA	5,996
C101	MULTICARE HEALTH	5,748
D106/8	GENTLE DENTAL	4,386
E101	TACO TIME	3,640
B106	XFINITY	3,530
D102	KIDSTRONG	2,559
B104	PET PROS	2,492
I102	LA MICHOACANA PREMIUM	2,193
B103	POSTAL PROS	2,120
B107	PHO & TOFU	2,002
F104	AYOTHAYA THAI	1,800
D101	SUSHI & WOK	1,800
G101	STARBUCKS	1,750
B101	LOVELY NAILS & SPA	1,635
F108	AMERICAN WORKFORCE GRP	1,442
F101	SUBWAY	1,437
D105	CC CHIROPRACTIC	1,412
F106	LEGENDARY DOUGHNUTS	1,405
F103	APPLE TERIYAKI	1,388
F102	H&R BLOCK	1,356
F105	PAPA MURPHY'S	1,218
B102	GREAT CLIPS	1,115
H101	SAFEWAY	918



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