

RETAIL FOR LEASE

# MERIDIAN RETAIL BUILDING

15011 MERIDIAN E, SUITE C, PUYALLUP, WA 98375



## HIGHLIGHTS:

- Prime High Traffic Location
- Private Offices
- Storage Room



# FOR LEASE

**KELLER WILLIAMS COMMERCIAL**

1029 E Main, Suite 201  
Puyallup, WA 98372



Each Office Independently Owned and Operated

**PRESENTED BY:**

**RICK BROWN**

Commercial Broker  
O: (253) 840-5574  
C: (253) 617-9460  
rickbrown@kw.com  
Lic: 27026, WA

**EDWARD YU**

Commercial Property Manager  
O: (253) 880-2048  
C: (253) 880-2048  
edwardyu@kw.com  
24020496, WA

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# PROPERTY SUMMARY

Meridian Retail Building  
15011 Meridian Avenue East, Suite C | Puyallup, WA 98375



## Property Summary

Available SF:	1,150
Lease Rate:	\$19.00 +NNN
Land:	0.70 Acres
Year Built:	1981
Building SF:	8,289
Renovated:	1989
Type:	Retail
Zoning:	Urban Village
Market:	Puyallup
Sub-Market:	South Hill

## Property Overview

1,150 Square foot space in excellent location. This space includes a large reception or retail showroom, private bath, large private office and storage rooms. Adjacent to well-known Enterprise Car Rental Agency and Rent N' Roll tires.

## Location Overview

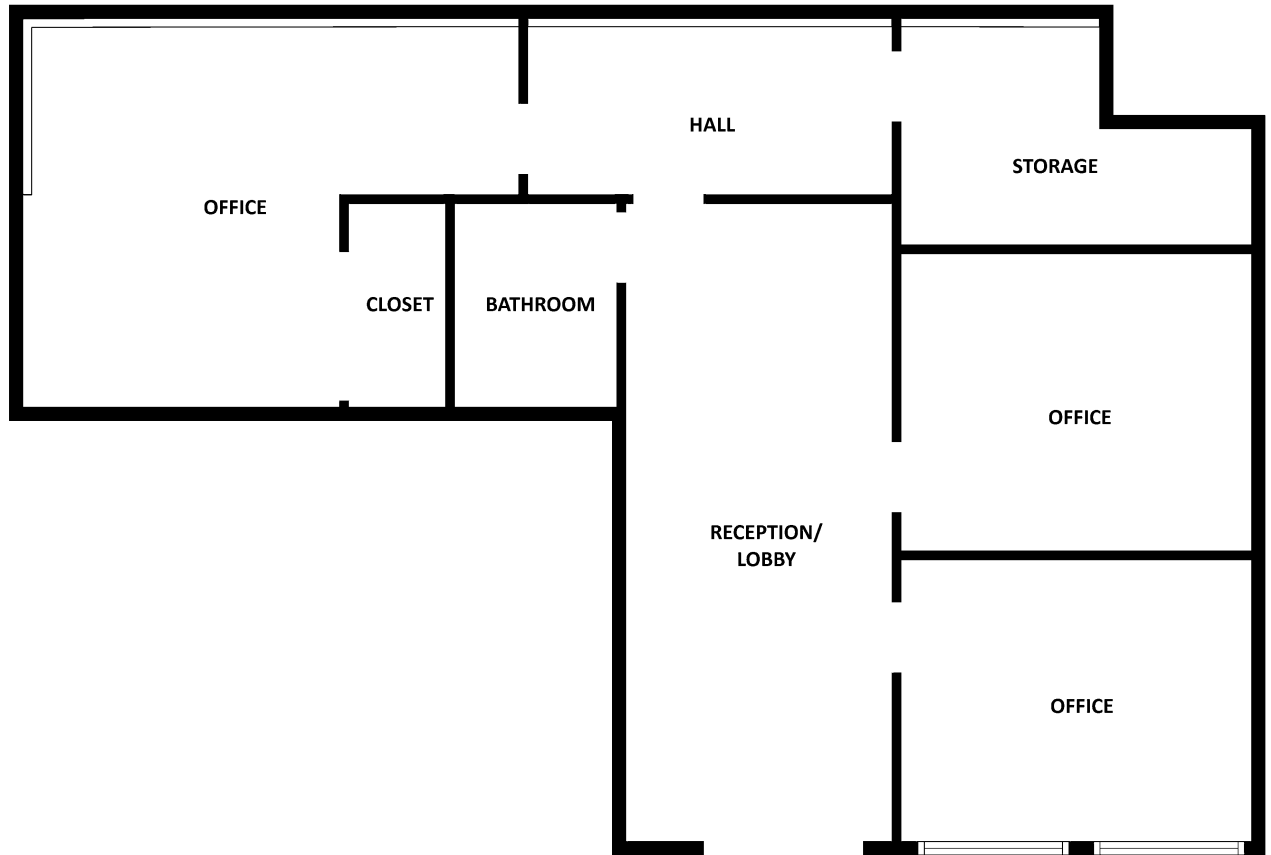
Prime location on the east side of Meridian at 150th. Approximately 40,000 cars per day in front of the building. Excellent signage opportunities for Tenants along with easy access from either direction on Meridian. Ample parking available. High profile retailers nearby including Starbucks, Key Bank, Staples, PetSmart and Target. Close to Sunrise Village Shopping Center.

# AVAILABLE SPACES

Meridian Retail Building  
15011 Meridian Avenue East, Suite C | Puyallup, WA 98375

RETAIL

FOR LEASE



Space	Size	Rate	Use	Available
Suite C	1,150	\$19.00 /sf/yr	Retail	Now

## Suite Description:

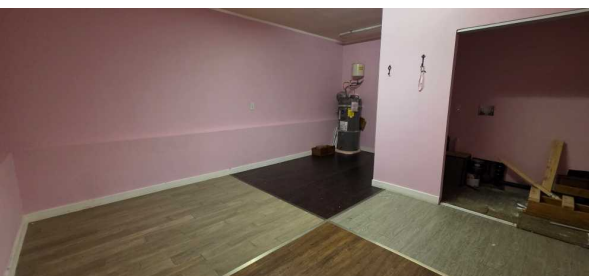
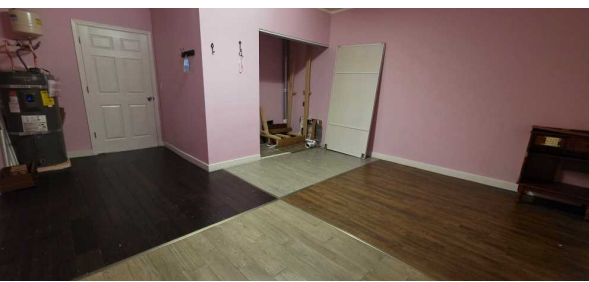
1,150 SF suite next to Enterprise Rent-A-Car. Suite consists of multiple private offices, bathroom, and plenty of storage.

Large windows at the front of the space, along with an all glass door bring in tons of natural light.

(Tenant to verify all information)

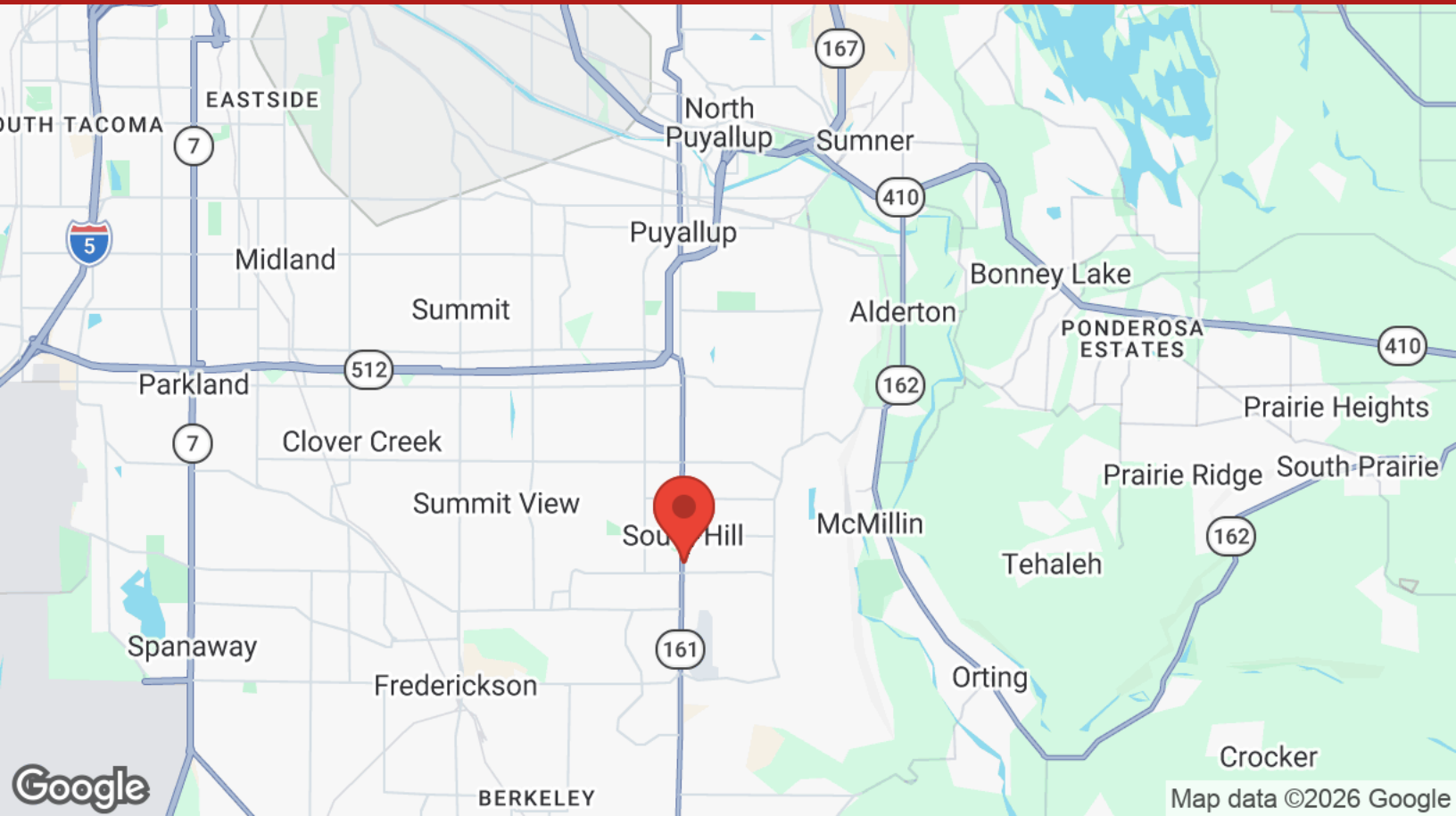
# PICTURES

Meridian Retail Building  
15011 Meridian Avenue East, Suite C | Puyallup, WA 98375



# LOCATION MAPS

Meridian Retail Building  
15011 Meridian Avenue East, Suite C | Puyallup, WA 98375



# BUSINESS MAP

Meridian Retail Building  
15011 Meridian Avenue East, Suite C | Puyallup, WA 98375



**KW** COMMERCIAL  
FOR LEASE!

 Enterprise Rent-A-Car

Po-Boy's Bar-B-Q

 KeyBank

152nd St E

152nd St E

152nd St E

 DQ

 Starbucks

 MultiCare  
BetterConnected

 Pierce County Library System  
Information is imagination

 Bob's Burgers & Brew

 TacoTime

 WELLS FARGO

Meridian E

 Shell

160th St E

158th St E

 Round Table  
WISLA

 Jack  
in the Box

 The Original Pancake House

 O'Reilly  
AUTO PARTS

 POPEYES  
LOUISIANA  
POPEYES

 PANDA EXPRESS  
CHINESE KITCHEN

 Walmart

165th St Ct E

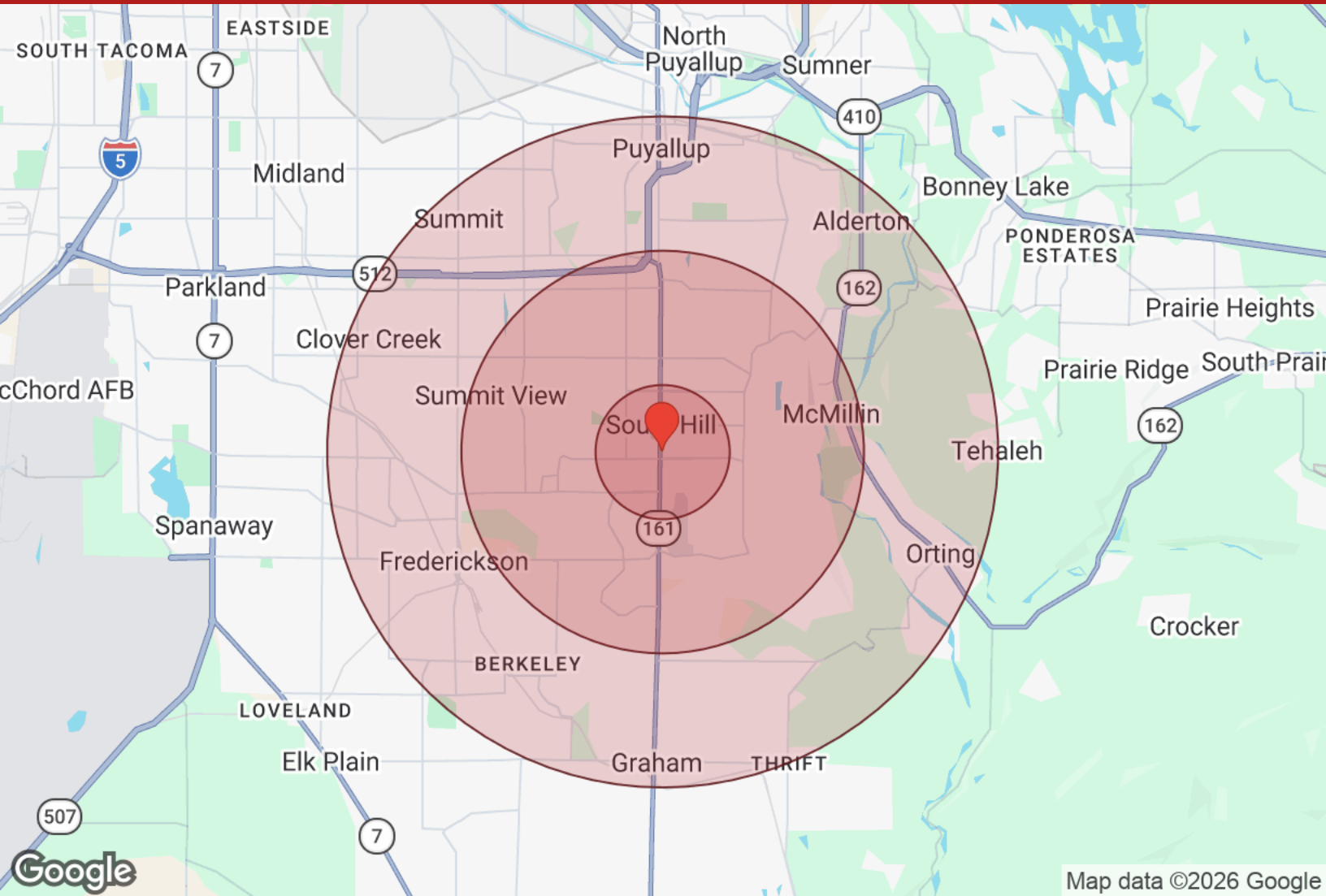
166th St E

166th St Ct E

Google

# DEMOGRAPHICS

Meridian Retail Building  
15011 Meridian Avenue East, Suite C | Puyallup, WA 98375



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,002	48,362	91,914
Female	4,219	49,486	93,179
Total Population	8,221	97,848	185,093

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,080	58,425	116,201
Black	539	7,769	12,827
Am In/AK Nat	65	626	1,259
Hawaiian	133	1,556	2,591
Hispanic	1,169	12,984	23,525
Asian	576	8,650	14,049
Multiracial	637	7,593	14,104
Other	21	235	537

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,093	36,379	70,809
Occupied	2,915	34,410	66,764
Owner Occupied	1,943	23,784	46,195
Renter Occupied	972	10,626	20,569
Vacant	178	1,969	4,044

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,748	20,845	37,944
Ages 15 - 24	981	12,144	22,321
Ages 25 - 54	3,525	43,043	79,515
Ages 55 - 64	883	9,541	19,736
Ages 65+	1,084	12,275	25,577

Income	1 Mile	3 Miles	5 Miles
Median	\$103,063	\$115,772	\$114,500
Under \$15k	135	1,485	2,501
\$15k - \$25k	36	649	1,715
\$25k - \$35k	98	1,093	2,335
\$35k - \$50k	254	2,057	3,993
\$50k - \$75k	514	4,252	8,049
\$75k - \$100k	361	4,335	8,988
\$100k - \$150k	761	8,622	16,236
\$150k - \$200k	315	5,513	10,637
Over \$200k	443	6,405	12,309