MIXED-USE FOR LEASE

# COMMONS AT TEHALEH

15121 198TH AVE E, BONNEY LAKE, WA 98391

KELLER WILLIAMS COMMERCIAL
1029 E Main, Suite 201
Puyallup, WA 98372

Each Office Independently Owned and Operated

*PRESENTED BY:*

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15121 198TH AVENUE EAST

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## PROPERTY OVERVIEW

Tehaleh is one of Washington's fastest-growing master-planned communities, attracting families, professionals, and retirees seeking modern amenities in a serene setting. Your mixed-use development has the potential to become the beating heart of this community, a place where residents gather, work, and connect.

This highly sought after new construction combines function and class with a wide offering of business suites and coworking spaces making it the perfect location for a variety of professionals. Multiple leasing opportunities available!

## SUMMARY

| | |
|---|---|
| Retail Lease Rate: | $20 - $30 SF/YR |
| Office Lease Rate: | $18 - $24 SF/YR |
| Executive Lease Rate: | $400 - $800/month per office |
| Parking: | Ample Surface Parking Available! |

# AVAILABLE SPACES

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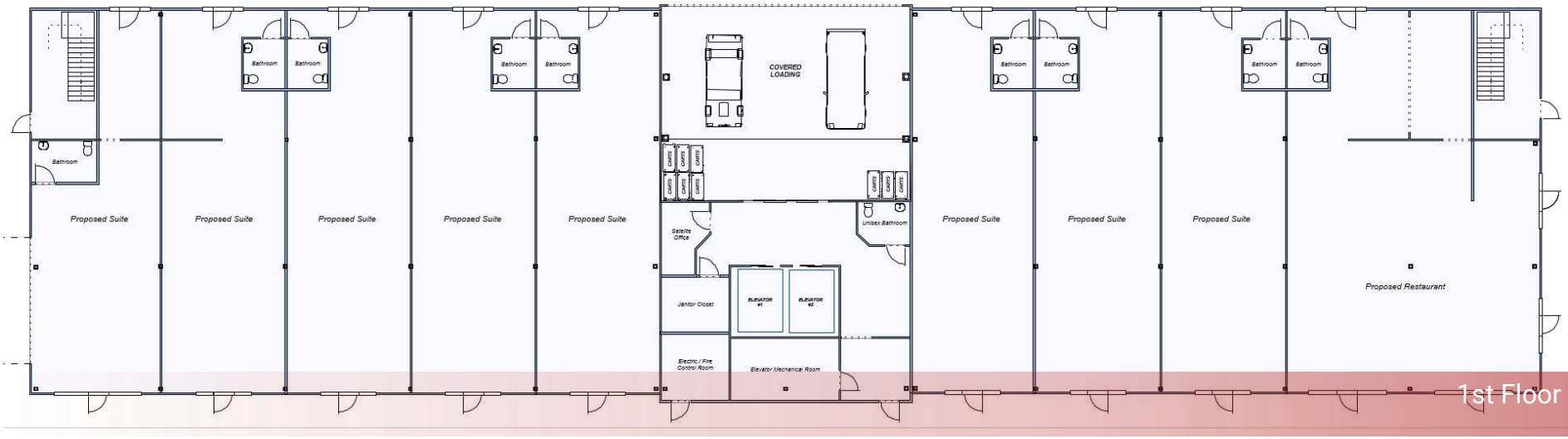
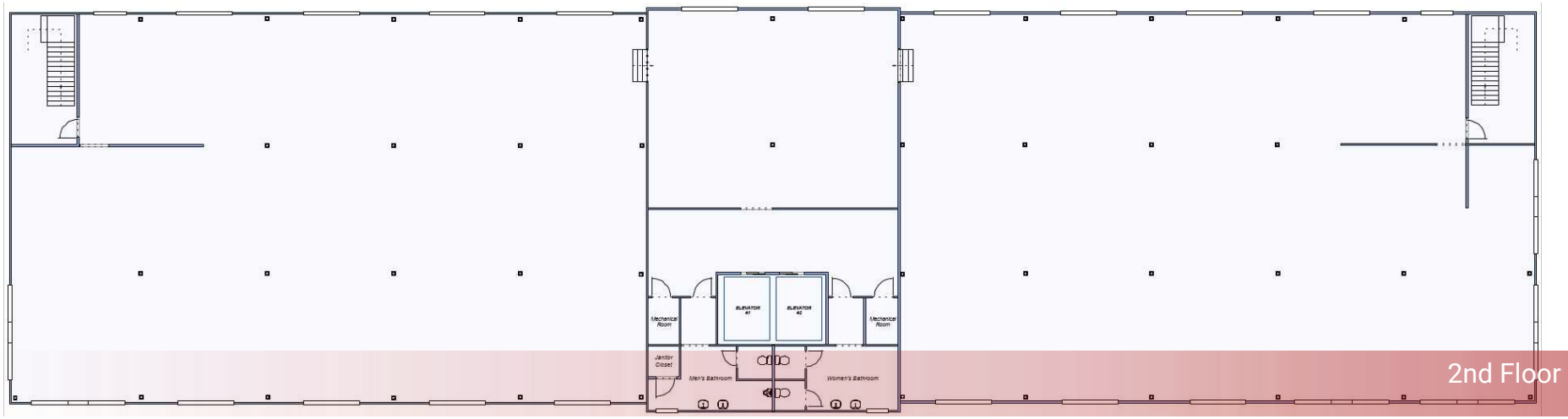
FOR LEASE

## AVAILABLE SUITES

| Suite | Size | Rate | Use |
|---|---|---|---|
| Retail | Negotiable | $30.00 /SF/YR + NNN | Boutique clothing, pet supply store, or artisan market |
| Office | Negotiable | $24.00 /SF/YR + NNN | Pediatric dentist, family medical practice, CPA firm |
| Executive | Negotiable | $800 /mo per office | Local entrepreneurs, remote tech workers, & small consulting firms |




1st Floor




2nd Floor

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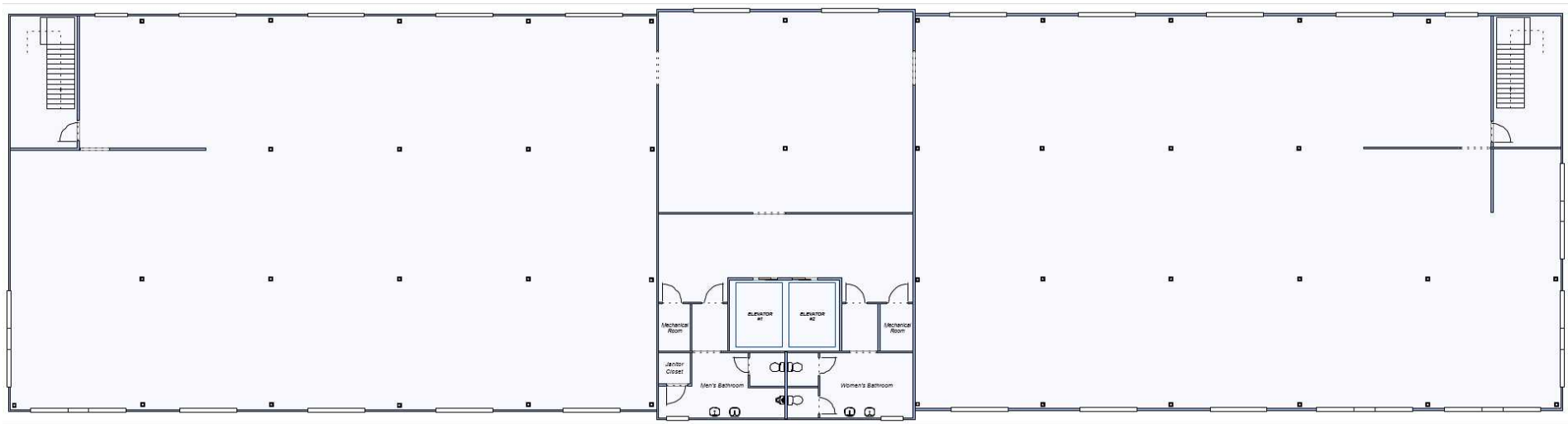
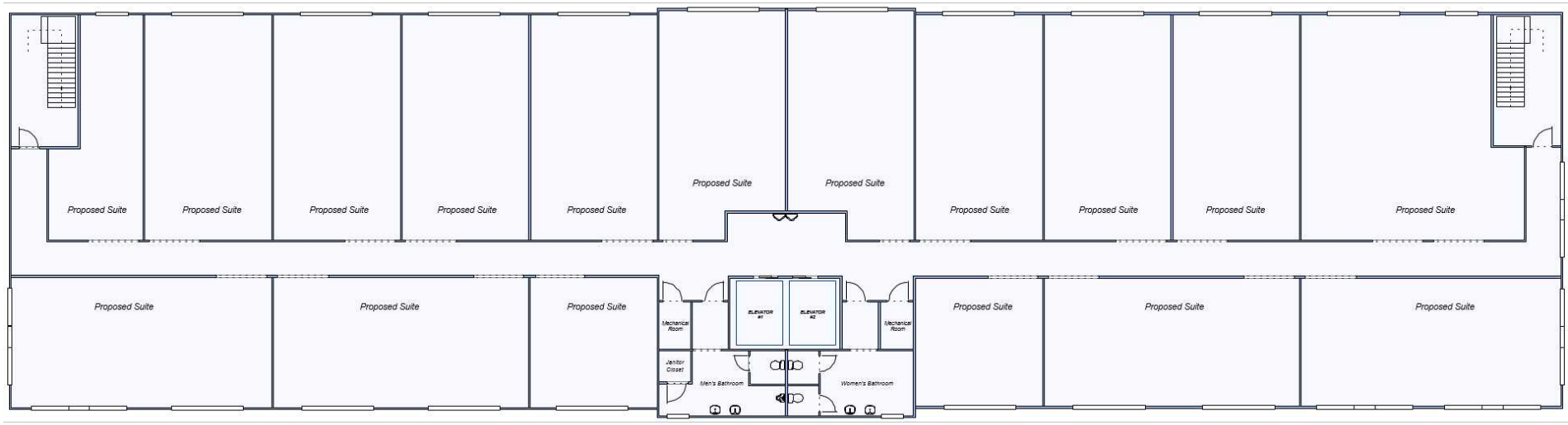



3rd Floor




4th Floor

# BUSINESS MAP

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# REGIONAL MAP

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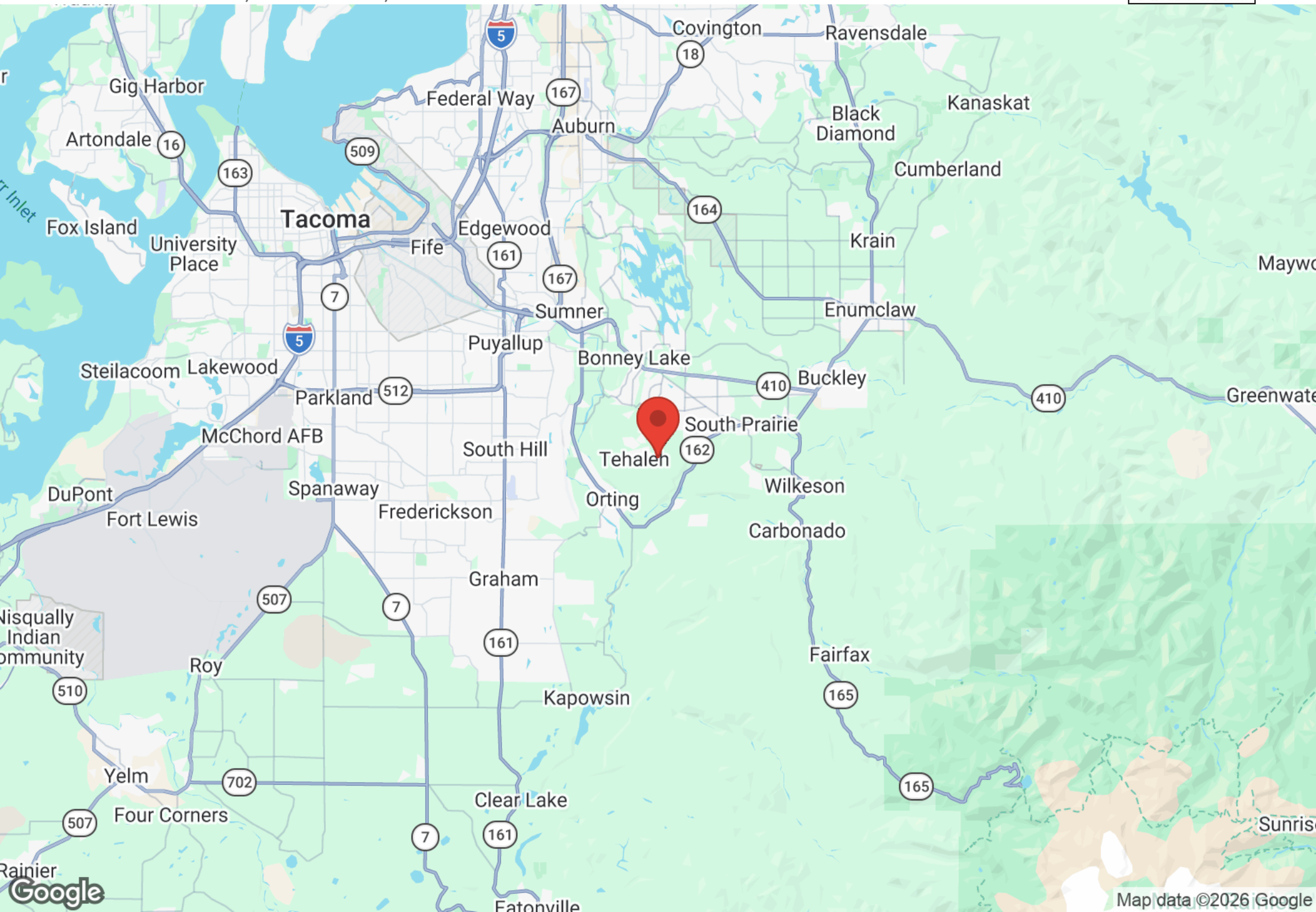

# DEMOGRAPHICS

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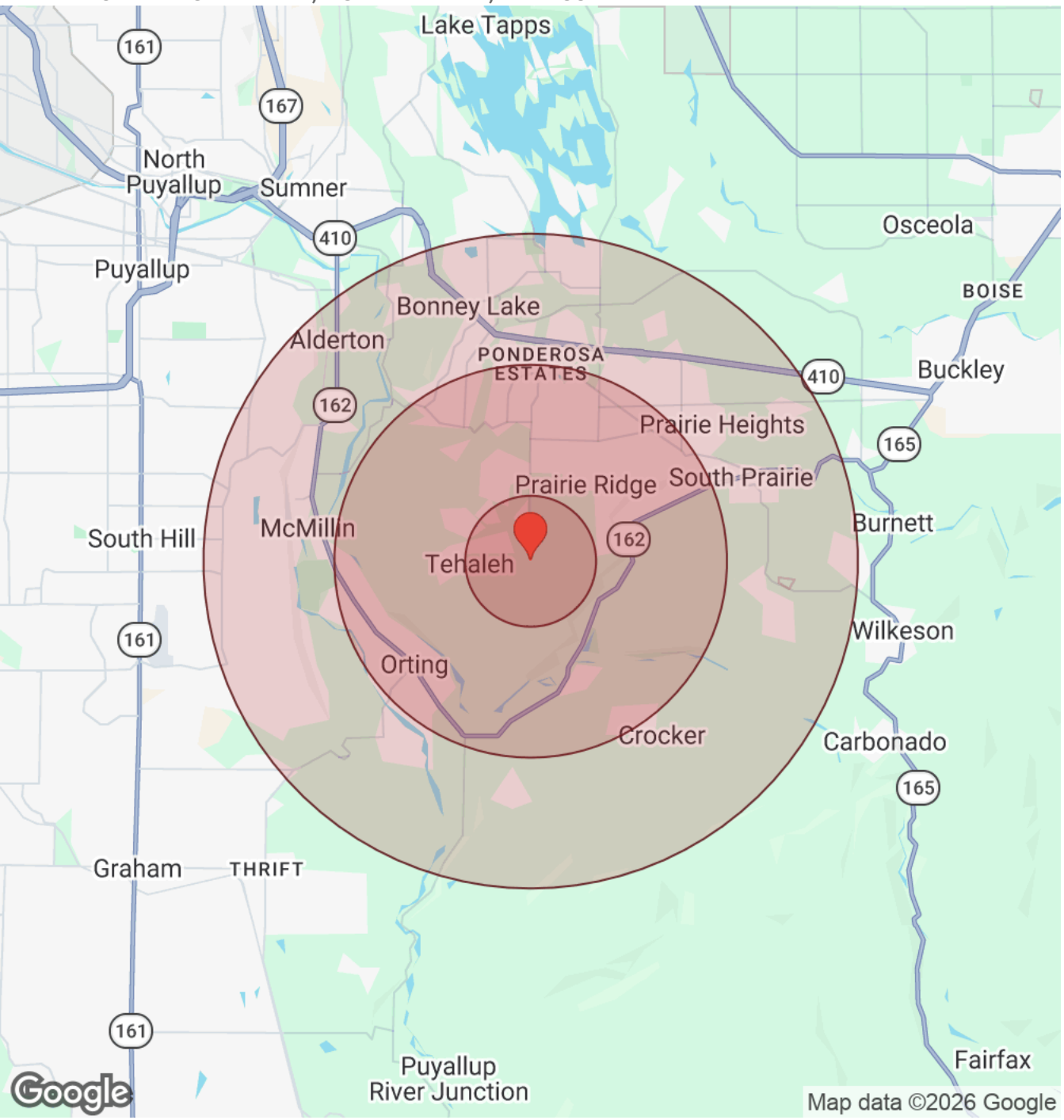


Distance: 1 Mile 3 Miles 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Male | 2,171 | 20,140 | 43,816 |
| Female | 2,200 | 20,044 | 42,800 |
| Total Population | 4,371 | 40,184 | 86,617 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| White | 3,094 | 29,358 | 62,598 |
| Black | 140 | 1,262 | 2,850 |
| Am In/AK Nat | 22 | 257 | 606 |
| Hawaiian | 25 | 197 | 476 |
| Hispanic | 352 | 4,047 | 9,225 |
| Asian | 312 | 1,792 | 4,088 |
| Multiracial | 368 | 2,966 | 6,236 |
| Other | 57 | 301 | 546 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Units | 1,631 | 14,837 | 32,335 |
| Occupied | 1,551 | 14,078 | 30,583 |
| Owner Occupied | 1,381 | 12,337 | 25,659 |
| Renter Occupied | 170 | 1,741 | 4,924 |
| Vacant | 80 | 758 | 1,752 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Ages 0 - 14 | 1,145 | 9,197 | 18,051 |
| Ages 15 - 24 | 351 | 3,977 | 9,307 |
| Ages 25 - 54 | 1,831 | 17,320 | 36,586 |
| Ages 55 - 64 | 427 | 4,463 | 10,417 |
| Ages 65+ | 616 | 5,225 | 12,256 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Median | $140,948 | $136,801 | $135,730 |
| Under $15k | 12 | 410 | 950 |
| $15k - $25k | 19 | 144 | 483 |
| $25k - $35k | 60 | 347 | 838 |
| $35k - $50k | 33 | 439 | 1,447 |
| $50k - $75k | 167 | 1,178 | 2,733 |
| $75k - $100k | 199 | 1,632 | 3,275 |
| $100k - $150k | 327 | 3,770 | 7,376 |
| $150k - $200k | 247 | 2,522 | 5,175 |
| Over $200k | 488 | 3,637 | 8,306 |