



Woodcreek Medical/ Professional Development

PUYALLUP, WA 98371

FOR LEASE OR BUILD TO SUIT



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Kidder Mathews has been retained exclusively to market the Woodcreek Office Land. 3 parcel site with a combined square footage of ±128,937 SF.

LOCATION HIGHLIGHTS

Located in the City limits of Puyallup

Well located between Meridian Avenue S and Highway 512 with access from 18th Avenue SW and S Meridian

Only blocks from Good Samaritan Hospital, a Multicare Facility

1½ miles from Puyallup's South Hill Mall

2 miles from River Road and SR-167 corridors and 4 blocks from the nearest freeway entrance Highway 512

Excellent location in Puyallup's growing medical office core

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Property Summary

Property Name	Woodcreek Land
Parcels (3)	0420334186 - 1.06 acres 0420334188 - .70 acres 0420334189 - 1.20 acres
Total Land Area	±128,937 SF
Zoning	OP
Lot Shape	Irregular
Grade/Slope	Gentle slope from S Meridian
Direct Access	South Meridian
Regional Access	Highway 512
Frontage	South Meridian
Utilities & Sewer	To site
2022 Property Tax	

Call brokers for details

LEGAL DESCRIPTION

Parcel Number: 0420334188

Section 33 Township 20 Range 04 Quarter 41 : COM AT PT "A" AS DESC IN SURVEY 83-06-07-0287 WHICH PT LIES ON N LI OF N 1/2 OF SE OF NE OF SE TH E 115 FT TO POB TH CONT ALG SD N LI E 294 FT TO A PT OF W R/W LI MERIDIAN ST TH S 135 FT TH W 197.15 FT TH N 72 DEG 25 MIN 23 SEC W 101.59 FT TH N 103.06 FT TO POB OUT OF 4-069 SEG T-0668 NF ES

Parcel Number: 0420334189

Section 33 Township 20 Range 04 Quarter 41 : COM AT PT "B" WHICH IS THE NW COR OF P CO SHORT PLAT 80-10-13-0305 TH E 245.14 FT TO POB TH CONT E 394.12 FT TO A PT ON THE W R/W LI MERIDIAN ST TH N 208.07 FT TH W 197.15 FT TH S 17 DEG 34 MIN 37 SEC W 127 FT TH N 72 DEG 25 MIN 23 SEC W 125.19 FT TH S 17 DEG 07 MIN 54 SEC W 133.42 FT TO POB OUT OF 4-022 & POR 4-069 SEG T-0668 NF ES

Parcel Number: 0420334186

Section 33 Township 20 Range 04 Quarter 41 : BEG AT PT "B" WHICH IS THE NW COR OF P CO SHORT PLAT 80-10-13-0305 TH N 33 DEG 37 MIN 20 SEC E 297.84 FT TH S 56 DEG 33 MIN 40 SEC E 155.12 FT TH S 17 DEG 07 MIN 54 SEC W 166.23 FT TH S 89 DEG 14 MIN 10 SEC W 245.14 FT TO POB OUT OF 4-151 & POR 4-152 SEG T-0668 NF ES (DCJRES4-18-84)

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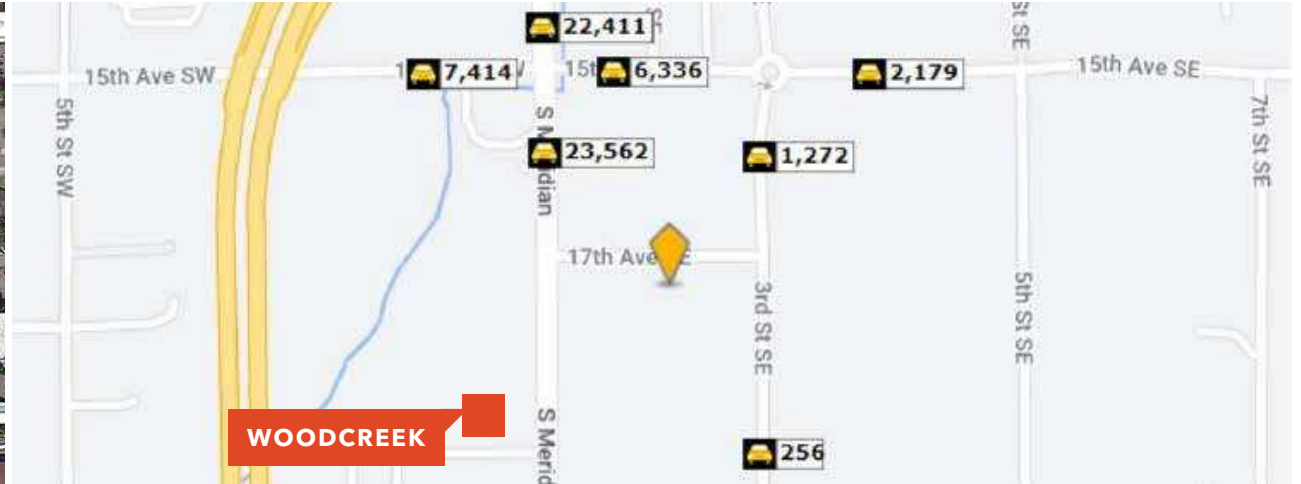
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TRAFFIC COUNTS

Street	Cross Street	Cross Street Distance	Count Year	Average Daily Volume	Volume Type	Miles From Subject Property
3rd St SE	15th Ave SE	0.05 N	2022	1,272	MPSI	.08
S Meridian	15th Ave SW	0.04 N	2018	21,727	MPSI	.10
S Meridian	15th Ave SW	0.04 N	2022	23,562	MPSI	.10
3rd St SE	19th Ave SE	0.06 S	2022	256	MPSI	.10
15th Ave SE	2nd St SE	0.02 E	2022	6,336	MPSI	.12
S Meridian	15th Ave SW	0.02 S	2022	26,059	MPSI	.15
S Meridian	15th Ave SE	0.02 S	2015	22,411	MPSI	.15
15th Ave SE	4th St SE	0.02 E	2018	2,179	MPSI	.15
15th Ave SW	State Rte 161	0.02 W	2015	6,720	MPSI	.17
15th Ave SW	S Meridian	0.06 E	2022	7,414	MPSI	.17

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Zoning

The OP professional office zone is intended to provide an area for the location of buildings for limited professional and business offices, associated accessory uses, and other compatible uses, with regulations to afford protection in this and adjacent zones, and in certain instances to serve as a compatible zone with both residential and nonresidential zones.

OP Professional Office Zone. The OP zone is intended to provide for professional office uses in close proximity to associated uses, such as hospitals or public offices, which may be adversely impacted by typical retail commercial uses. The OP zone is also intended to provide for the establishment of well-designed and landscaped professional office uses in areas which are less suitable for general commercial development due to traffic generation and other characteristics, but may also be less suitable for residential development due to proximity to major transportation corridors or retail commercial areas.

The following uses are permitted in an OP zone:

(1) Primary uses:

- (a) Office buildings for the accommodation of executive, administrative, professional or scientific staffs;
- (b) Medical and dental clinics, excluding veterinary clinics;

(c) Professional office and service uses, not involving any outdoor storage or drive-through facilities;

(d) Wireless communication facilities are permitted as primary uses subject to the provisions of Chapter 20.59 PMC.

(2) Accessory uses, permitted only in conjunction with a primary use:

(a) Accessory uses in the same building, which are incidental to the primary use; provided, that accessory uses such as gift shops, newsstands, pharmacies, deli or coffee shops, beauty/barber shops and tanning salons, and employer-operated day care facilities shall not exceed a cumulative floor area of 20 percent of the floor area occupied by the primary use;

(b) One single-family dwelling in conjunction with and accessory to the primary use; provided, that it shall be within the same building as the primary use and occupied only by the owner, manager or caretaker of such use;

(c) Wireless communication facilities are permitted as accessory uses subject to the provisions of Chapter 20.59 PMC;

(d) Electric vehicle infrastructure, Level 1, Level 2 and rapid charging stations only, subject to the provisions of Chapter 20.56PMC.

(3) Conditional uses:

(a) Restaurants, where customers are to be served only within the confines of the restaurant building or in permanently established seating areas immediately adjacent to the restaurant building. The following factors shall be considered when evaluating any proposed restaurant use:

(i) The type and size of the proposed restaurant;

(ii) The present use of adjoining properties, and the anticipated compatibility of the proposed restaurant with such uses; and

(iii) Whether the site adjoins a residential zone, and the degree to which the proposed restaurant is compatible with residential uses;

(b) Day care facilities;

(c) Wireless communication facilities are permitted as conditional uses subject to the provisions of Chapter 20.59 PMC;

(d) Public service uses. center, as determined by the community development director. (Source: City of Puyallup).

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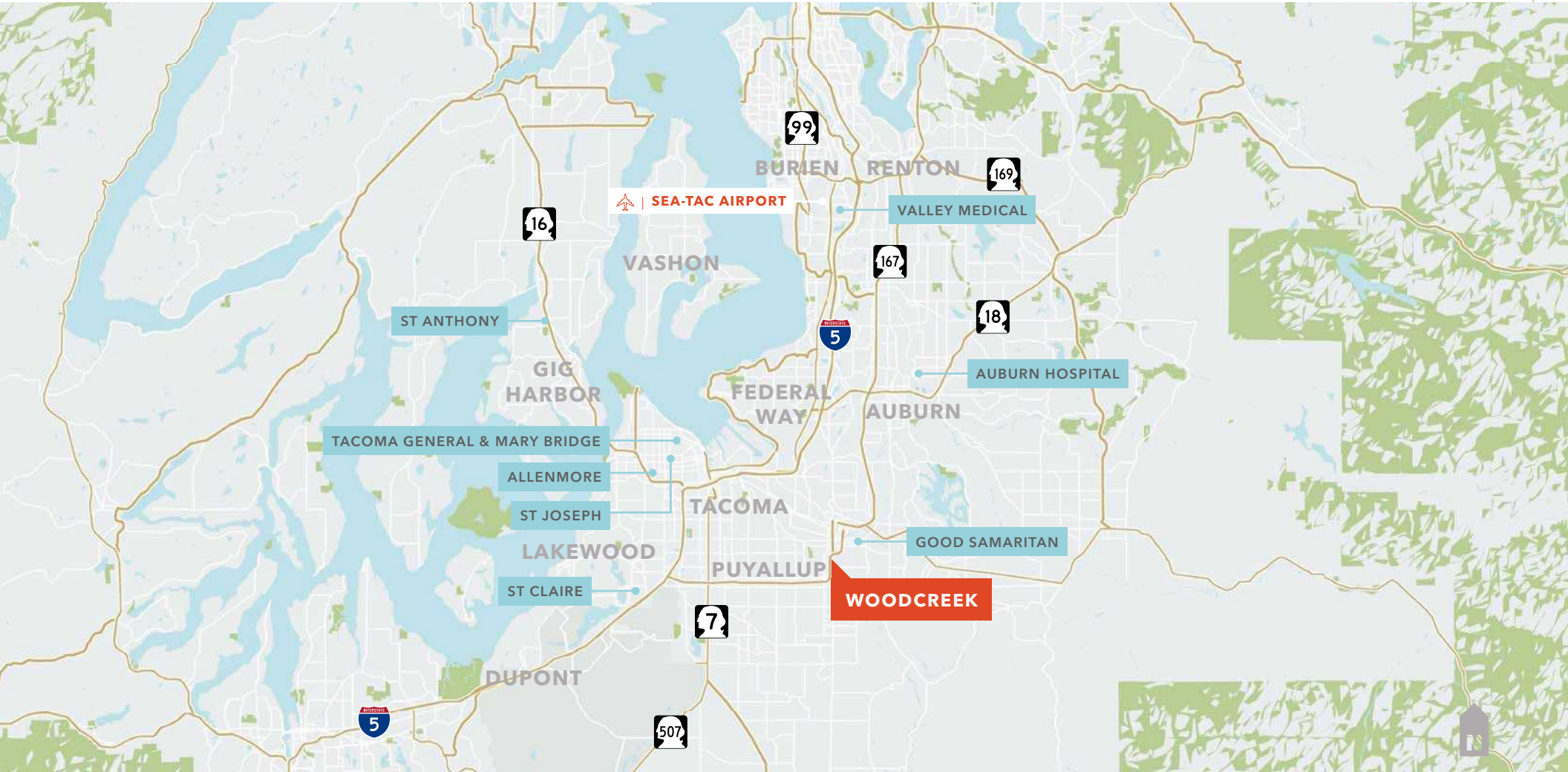
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Regional Map



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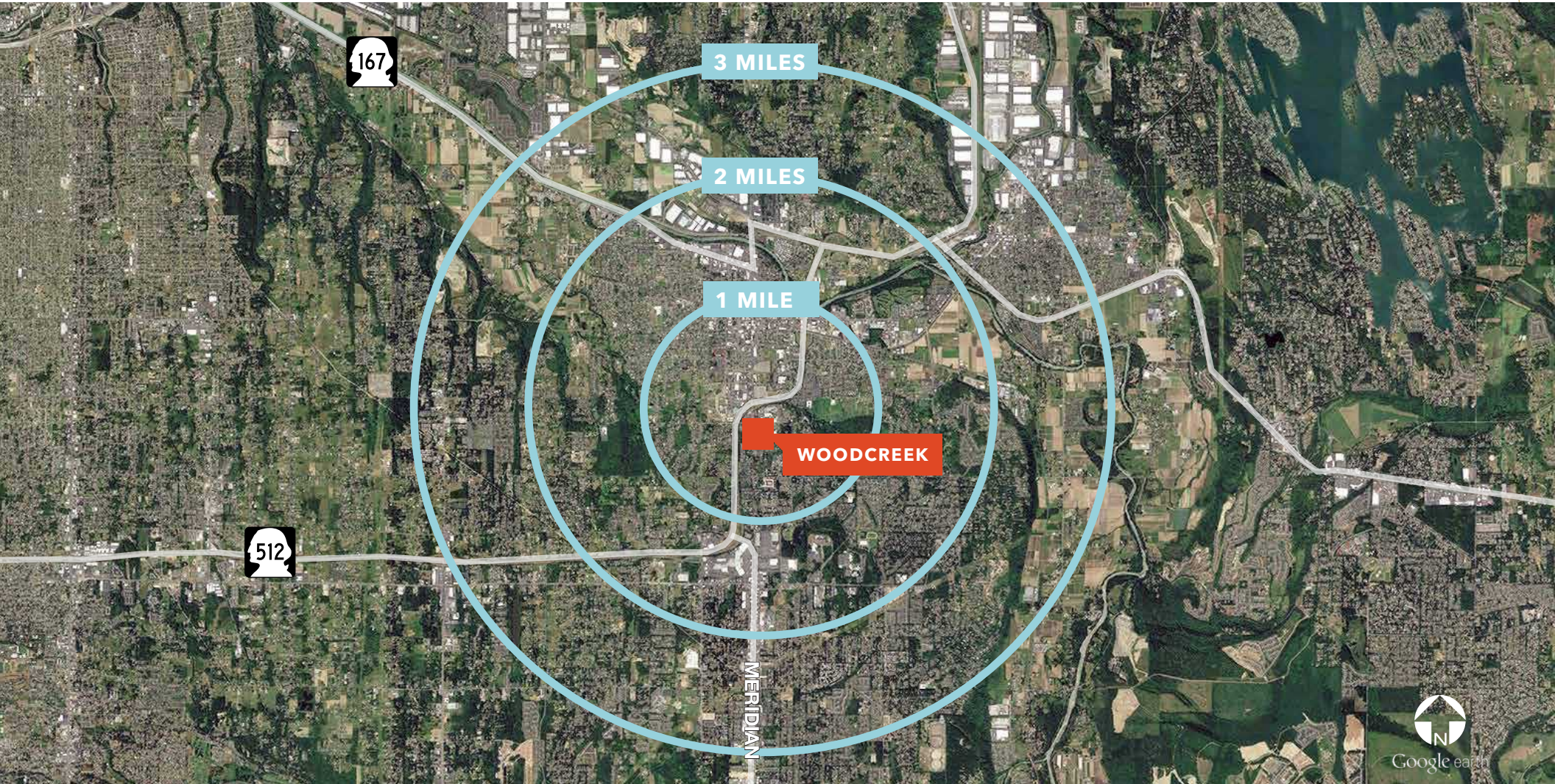
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Neighborhood Aerial



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Market Overview

INTRODUCTION

Incorporated in 1890, Puyallup is the 27th largest city in Washington state and the third largest city in Pierce County. With a 2013 population of 37,022 residents, the city is home to two designated regional growth centers: Downtown and South Hill. Since its early days as a commercial center for the surrounding agricultural community, much of the recent growth has occurred in the form of low-density residential and commercial development in the South Hill area, south and east of the older downtown. The Downtown Puyallup regional growth center includes much of the historic downtown area. Downtown Puyallup has a “main street” feel, characterized by narrow streets, historic buildings, small blocks, a mix of older homes, and transitioning commercial land uses. The city hall, public library, senior activity center, Puyallup Sounder station, historic Meeker Mansion and a city park are located in the Downtown regional growth center. Immediately south of the Downtown Puyallup regional growth center is the Washington State Fair. Most blocks currently contain a mix of residential, commercial, and institutional uses, and the many historic buildings along Meridian Street also have a mix of uses. Historically, downtown Puyallup has served as the city’s business, cultural, and government focal point. This status has been diminished by commercial and office growth on the periphery of the city, especially in the South Hill area. While many businesses remain, the downtown area has seen a decline in investment and property maintenance. One of the city’s goals is to retain downtown as the community

focal point by improving streetscapes, attracting new businesses, preserving and reusing historic buildings, and making investments in transportation, civic, and cultural facilities.

ACCESS

Freeway access going east and west on Highway 512. North and south access on Meridian/SR-161. Access from South Meridian.

ACERAGE, DENISTY & LAND USE

Puyallup Downtown is one of the smallest regional growth centers in terms of total gross acreage (215 acres) with a net developable acreage of 147 acres (68% of gross acres). In terms of its role in the city overall, Puyallup Downtown contains 2 percent of the city’s land area, 3 percent of the population, 4 percent of the housing, and 11 percent of the employment. Compared to centers as a whole, Puyallup Downtown has among the smallest number of total activity units (3,464), with mostly employment-oriented activity (64% jobs/36% residents) and moderately-low density of activity (16.1 units per gross acre). Puyallup Downtown’s average parcel size is 0.2 acres, which is significantly smaller than the average size for growth centers.

Puyallup Downtown contains a diverse set of current land uses that are evenly distributed between commercial/industrial (37%) and residential (38%) in terms of total net land area. The major land uses are commercial (31%),

single-family residential (29%), institutional (16%) and multi-family residential (9%). Puyallup Downtown offers amenities totaling 83 establishments to include 39% Food/Drink and 38% Public/Civic Services represent the largest amenity categories, with specific concentrations in Restaurants and Healthcare.

DEMOGRAPHICS

The total population in Puyallup Downtown is 1,245, and grew by 67 residents from 2000 to 2010. The center has slightly older age profile than the region as a whole, with a high share of youth (21%) and among the highest shares of seniors (19%). The age range of residents is predominantly 35-64, followed by 18-34 (60% for both age groups combined).

HOUSING

Puyallup Downtown has 669 total housing units. Based on Census Block Group data, Puyallup Downtown has a very large share (69%) of single family and 2- to 4- unit multifamily dwellings and a moderate share of 5- to 19- and 20+ unit multifamily (32%). In terms of unit affordability, Puyallup Downtown’s owner-occupied housing tends to be significantly less expensive than the region as a whole. The center’s share of units under \$300,000 is 85 percent, whereas the region’s share is 38 percent. The center’s share of units over \$500,000 is 0 percent, whereas the region’s is 25 percent.of Puyallup).

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