

OFFERING MEMORANDUM

HARTLAND MEDICAL OFFICES

*Two building, fully leased
investment opportunity*



3908 & 3912 10TH ST SE, PUYALLUP, WA 98374

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Mathews

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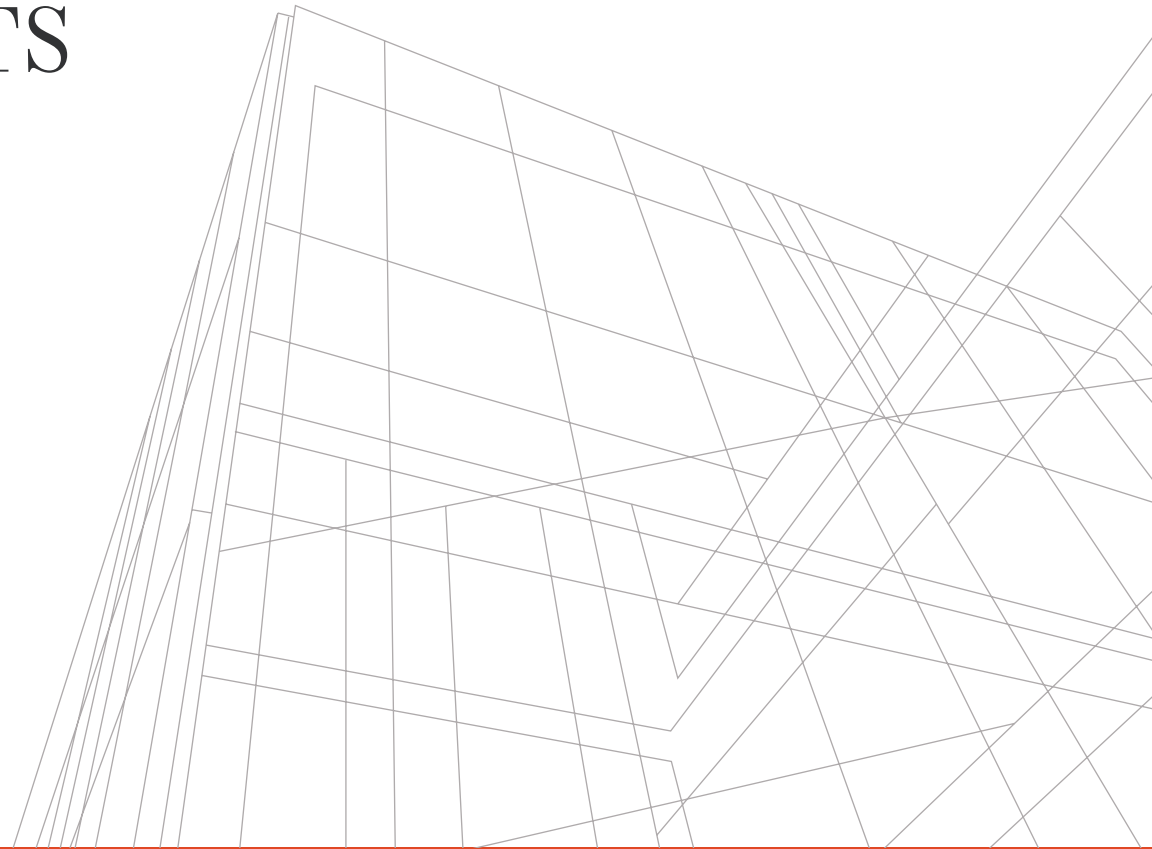
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*Exclusively
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PREMIER OFFERING IN PRIME LOCATION

Situated in the heart of Puyallup, Washington, these fully leased medical offices offer a prime investment opportunity in an unbeatable location. Notably, this property is strategically positioned in the heart of South Hill Puyallup, less than 10 minutes from Good Samaritan Regional Medical Center. This prime location, combined with a stable and reliable tenant base, makes this investment an attractive prospect for discerning buyers.

ADDRESS	3908 & 3912 10th St SE, Puyallup, WA 98374
GROSS LAND SIZE	1.35 AC (58,719 SF)
BUILDING SF	20,338 SF, combined
PARCEL NO'S	4389000232 & 4389000211



INVESTMENT HIGHLIGHTS

Fully Leased

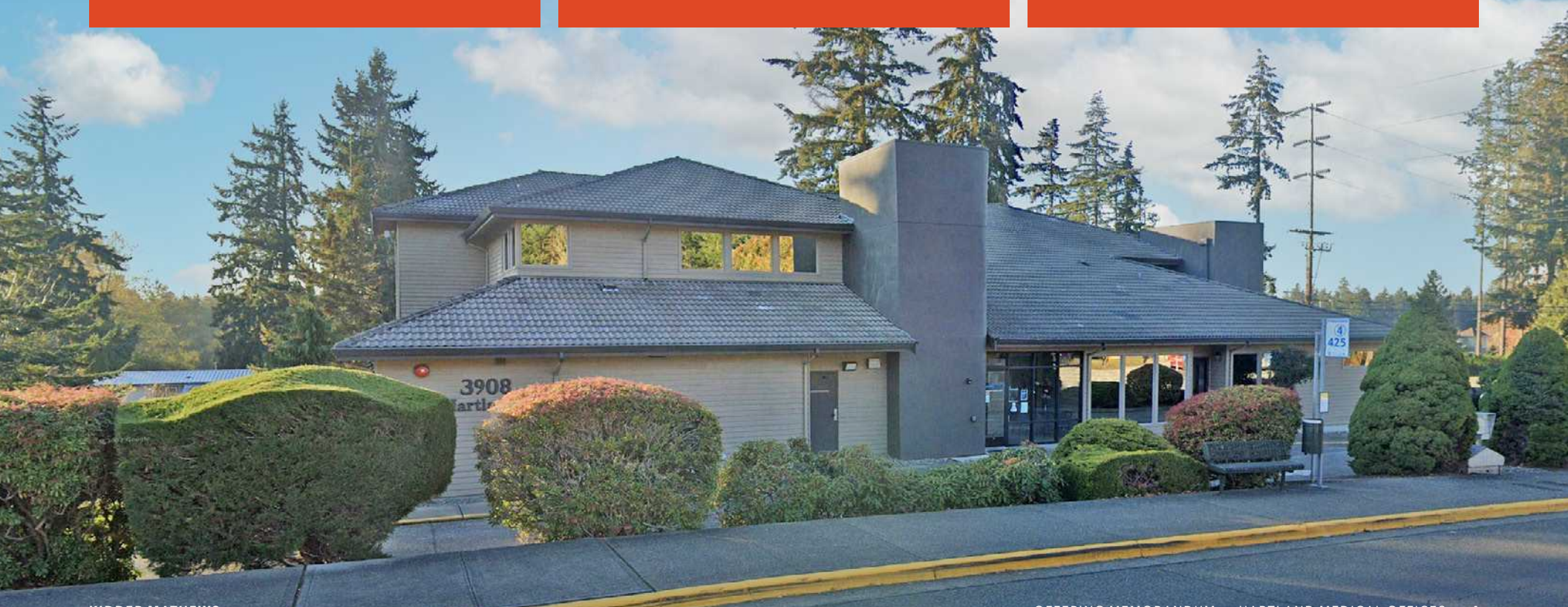
The property's full occupancy reflects its stable and reliable tenant base.

Exceptional Location

Located in the heart of South Hill Puyallup making it an ideal choice for healthcare-related businesses and investors.

Reliable Tenants

Tenants like Sound Family Medicine and ATI Physical Therapy contribute to an ideal tenant base.



PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	3908 & 3912 10th St SE, Puyallup, WA 98374
HARTLAND 1	14,838 SF
HARTLAND 2	5,500 SF
COMBINED SIZE	20,338 SF
PARKING	Surface and structured
COMBINED LAND SIZE	1.35 AC (58,719 SF)
ADJUSTED YEAR BUILT	1998
PARCEL NUMBERS	4389000232 & 4389000211



TWO
TENANTS

100%
OCCUPANCY

20,338
COMBINED BUILDING SF

1.35 AC
COMBINED LAND SIZE



PROPERTY OVERVIEW



PROPERTY OVERVIEW

6 MIN DRIVE
Good Sam Hospital

512

SOUTH HILL MALL

PETSMART
BIG LOTS!

Walmart
Supercenter

Panera
BREAD™

39TH AVE SW

S MERIDIAN

ROSS
DRESS FOR LESS

Chick-fil-℥

THE HOME DEPOT

BEST BUY

Low's

Bradley Lake

WILLOWS SHOPPING CENTER

Office DEPOT petco Jamba
DOLLAR TREE TJ-MAXX Starbucks

Walgreens

S MERIDIAN

GROCERY OUTLET
Pregnancy Market

Michaels

SUBJECT PROPERTY

KAISER PERMANENTE

McDonald's

SALLY BEAUTY

39TH AVE SE

Public Storage

PUYALLUP PIERCE COLLEGE

10TH ST SE

PUYALLUP, WA

The City of Puyallup is situated at the foot of scenic Mount Rainier in the beautiful Puget Sound region 10 miles east of Tacoma and approximately 35 miles south of Seattle. Founded by Ezra Meeker, a hop farmer with a dream of turning the region into an agricultural wonderland, Puyallup is a growing community that cherishes its farming roots.

Puyallup is home to the Washington State Fair. It is one of the ten largest U.S. state fairs, attracting over one million people each year.

In its early years, Puyallup was known for its hops, berries and flowers. Today many events, such as the Washington State Fair, the Daffodil Festival and Parade, and the Puyallup Farmers Market pay tribute to the city's agricultural past. But there's much more happening in Puyallup than meets the eye. Two regional retail centers in downtown and South Hill offer a variety of shopping and dining opportunities. Great parks, excellent K-12 schools, and a modern regional medical center are some of the amenities appreciated by residents and visitors alike.

Puyallup is home to the Washington State Fair. It is one of the ten largest U.S. state fairs, attracting over one million people each year. The city itself is built around the Puyallup Fairgrounds, which can be seen prominently from neighboring South Hill.

The fair traditionally runs for 21 days in September; there is also a "Spring Fair" which takes place for four days in April. The fair serves as an anchor for local businesses and restaurants. Previously named the "Puyallup Fair", it received its current name in 2013.

SUSTAINABLE PUYALLUP

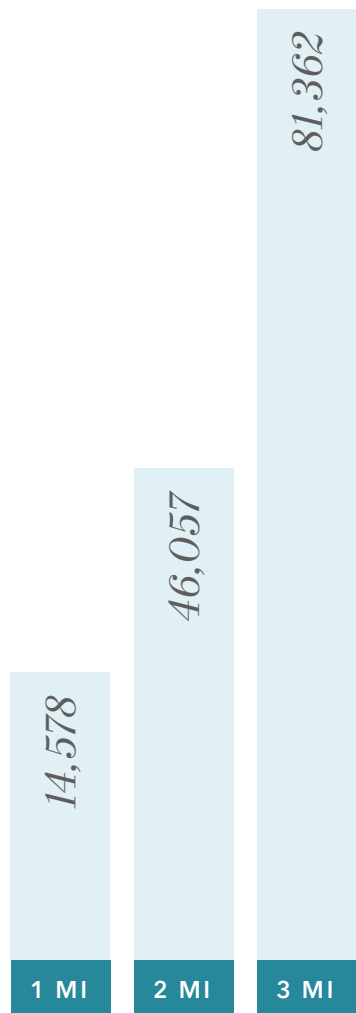
Puyallup has a growing reputation for promoting environmental stewardship. After Puyallup's city hall received a LEED gold designation in 2009, many other developments, both large and small, have incorporated environmentally-friendly components such as solar panels, green roofs and rain gardens.

SOURCES:
[HTTPS://WWW.CITYOFPUYALLUP.ORG/748/ABOUT-PUYALLUP](https://www.cityofpuyallup.org/748/ABOUT-PUYALLUP)
[HTTPS://EN.WIKIPEDIA.ORG/WIKI/PUYALLUP,_WASHINGTON](https://en.wikipedia.org/wiki/Puyallup,_Washington)



DEMOGRAPHICS

ESTIMATED POPULATION



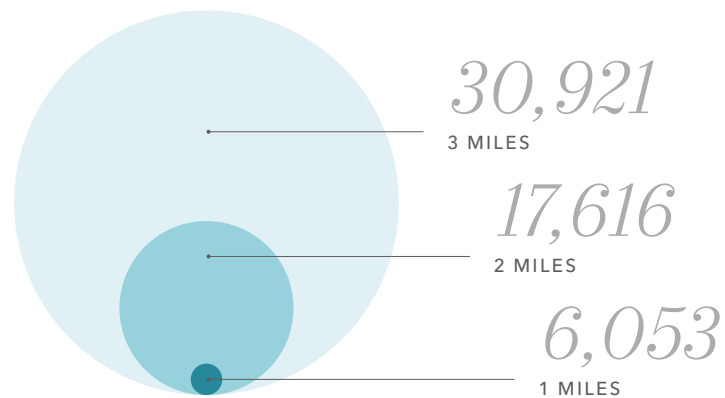
AVERAGE HOUSEHOLD INCOME



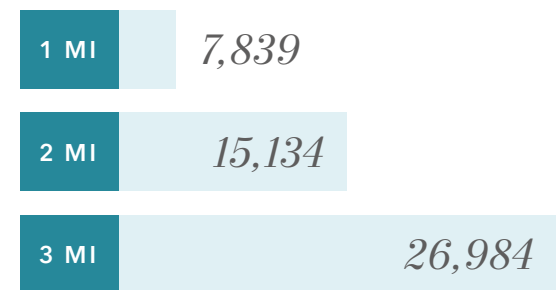
MEDIAN AGE



ESTIMATED HOUSEHOLDS



TOTAL EMPLOYEES



Data Source: Regis

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