

FOR SALE



PREMIER 102-UNIT MULTIFAMILY DEVELOPMENT SITE

17753 78TH AVE E, PUYALLUP, WA 98375

km Kidder
Mathews

PREMIER MULTIFAMILY DEVELOPMENT OPPORTUNITY IN THE HEART OF FREDERICKSON

The Addison Grove Development Site offering represents a prime investment opportunity in a strategically positioned, multifamily development in Puyallup, Washington. This 4.58-acre site is set to feature 102 garden-style units, offering a balanced mix of one- and two-bedroom apartments. The project benefits from its proximity to major transportation routes and employment hubs, ensuring strong rental demand.

\$2.6M

SALE PRICE

\$25.5K

PRICE PER UNIT

\$21.15

PRICE PER SF

SITE SUMMARY

ADDRESS	17753 78th Ave E, Puyallup, WA
NEIGHBORHOOD	Frederickson
ZONING	N-COR
LAND ACRES	± 4.58 Acres
PARCEL NUMBER	0419321010
FRONTAGE	450' (Appx.) on 176th St E. 700' (Appx.) on 78th Ave E.

DEVELOPMENT SUMMARY

TOTAL UNITS	102 Garden Style Apartments
UNIX MIX	39 - 1 Bed/1 Bath (38%) 63 - 2 Bed/2 Bath (62%)
TOTAL GROSS SF	122,879 SF
BUILDINGS	4 Residential Buildings 1 Community/Amenity Building
STORIES	3
PARKING	185 Stalls
AMENITIES	Leasing Office, Resident Lounge & Kitchen, Gated / Secured Property Entry, Mailroom/ Package Room, Fitness Center, Fully Gated and Fenced
GREENBELT	Approximately one-third of the property will feature a nature preserve with trails and walking paths
ARCHITECT	Milbrandt

102-UNIT GARDEN-STYLE APARTMENT COMMUNITY

ENTITLEMENT SUMMARY

PERMITTING STATUS

TRAFFIC IMPACT ANALYSIS (TIA)	Approved and Paid 8/2/2023 Application 1006682
WETLAND BUFFER VARIANCE	Approved and Paid 8/10/2023
SITE PLAN REVIEW	Approved and Paid 11/15/2023
SEPA	Under Review (Applied 3/14/2024)
CLUBHOUSE BUILDING PERMIT	Under Review (Applied 3/14/2024)
APARTMENT BLDGS A/B/C/D BUILDING PERMIT	Under Review (Applied 3/14/2024)
MINOR RIGHT-OF-WAY IMPROVEMENTS PERMIT ZONING	Under Review - Paid and Vested
SANITARY SEWER MAIN EXTENSION	Under Review - Paid and Vested
WATER MAIN EXTENSION	Review Pending Payment
ENERGY CODE	Fully Vested Under the 2018 Energy Code

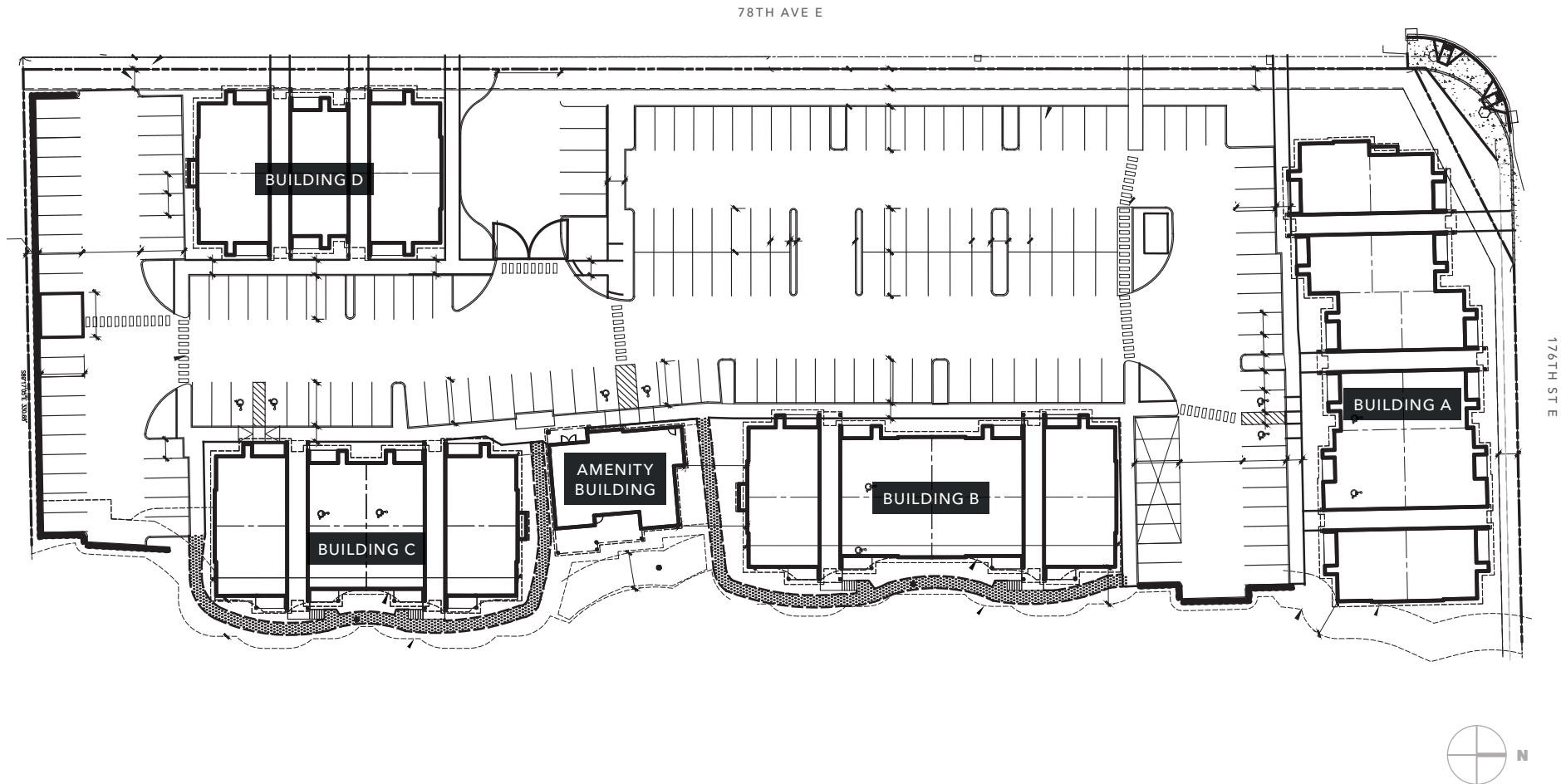
→ [CLICK TO VIEW THE DOCUMENT LIBRARY](#)



RESIDENTIAL UNIT SUMMARY

Type	Units	%	Avg SF	Total SF
1x1	36	35%	569	22,608
2x2	66	65%	960	58,950
Total/Average	102	100%	481	81,558

SITE PLAN



FREDERICKSON

Frederickson is an evolving community with a booming industrial hub, diverse amenities, and strategic appeal, making it a sought-after residential destination within the Puget Sound region

Frederickson, WA, is a dynamic and rapidly growing suburban community in Pierce County. A key feature of the community is the Frederickson Employment Center, which is the largest designated industrial area in unincorporated Pierce County and designated as a regional Manufacturing and Industrial Center (MIC).

This major hub for manufacturing and distribution has seen an explosion in growth in recent years, with over 5.5 million SF of industrial space delivered since 2020, creating thousands of jobs in the process. This period of growth has transformed the area from a quiet, rural community to an active suburban community of over 29,000 people.

There are plenty of nearby amenities such as parks, schools, shopping areas, recreation centers, golf courses, bowling alleys, and libraries, making this residential area desirable among locals.

Frederickson connects to Downtown Tacoma and its ports by way of 176th St. E and Pacific Ave. S (HWY 7). Seattle is one-hour away via Canyon Road E, SR 512, and I-5 (or SR 167 to I-5).

With its strategic location, amenities, and industrial significance, Frederickson remains a desirable residential area within the Puget Sound region.



ADDISON GROVE RESIDENTS WILL ENJOY

Serene suburban living away from the hustle and bustle of larger cities

Easy access to major employment centers in Frederickson, Tacoma and nearby cities

A vibrant mix of residents, including families, young professionals, and retirees

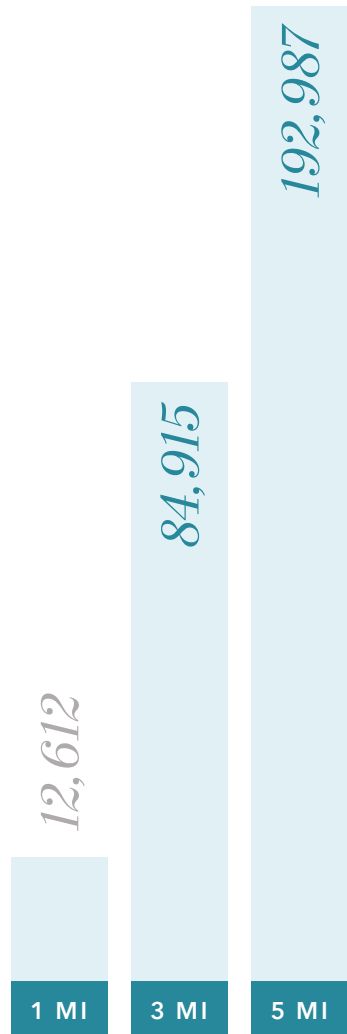
Picturesque landscapes with numerous parks, and green spaces, offering ample opportunities for outdoor recreation

Minutes away from many shopping and dining options

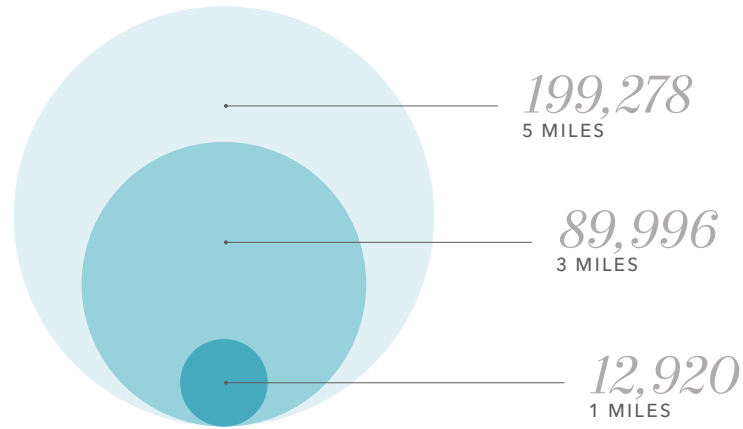
Located near Joint Base Lewis McChord

DEMOGRAPHICS

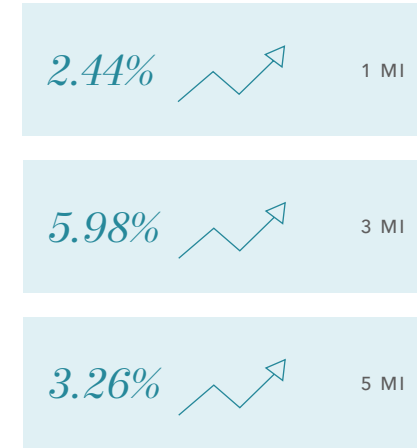
ESTIMATED POPULATION 2023



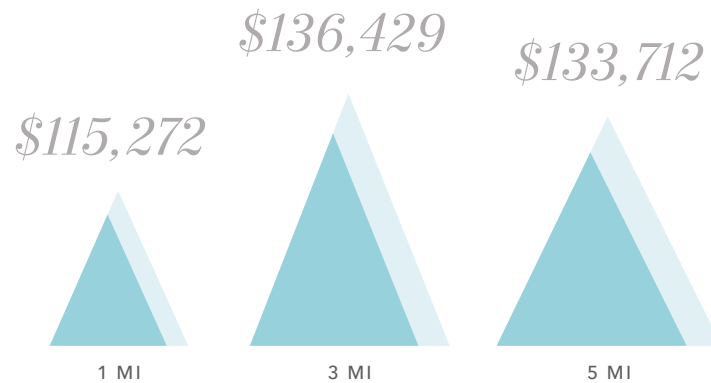
POPULATION FORECAST 2028



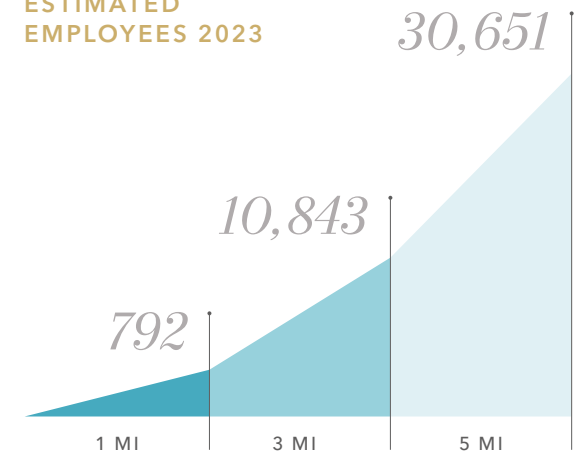
POPULATION GROWTH (2023-2028)



AVERAGE HOUSEHOLD INCOME 2023



ESTIMATED EMPLOYEES 2023



Data Source: ©2023, Sites USA

NEARBY EMPLOYERS

- 1 Alliance Steel LLC
- 2 World Distribution Services
- 3 Medallion Foods
- 4 Seatac Packaging
- 5 Parr Lumber
- 6 Premier Building Systems
- 7 Harris Bebar
- 8 Streetail
- 9 Oldcastle
- 10 Holman Distribution
- 11 JamesHardie
- 12 Northwest Doors
- 13 Mitsui-Soko Records Mgmt
- 14 Potelco
- 15 Carlisle
- 16 Niagara Bottling
- 17 Forest Online Marketing
- 18 GoPlus

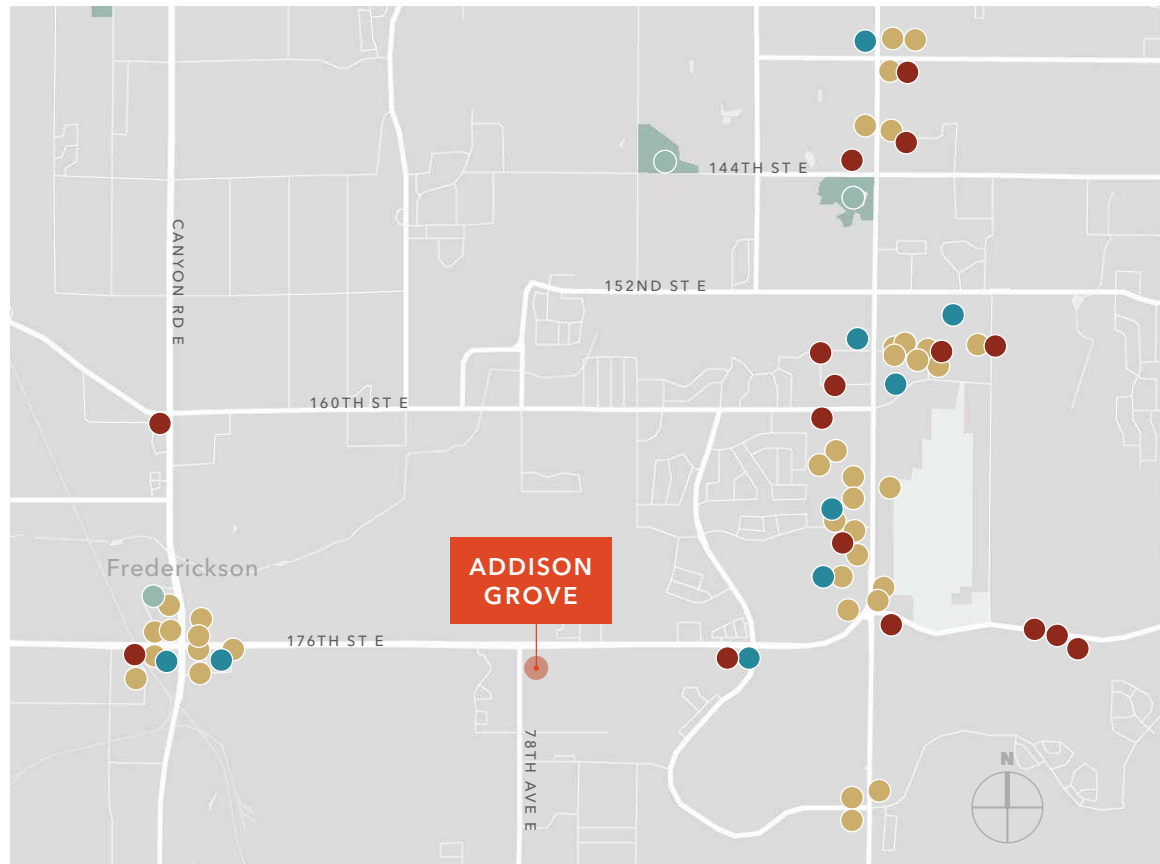


Frederickson has become a key manufacturing and distribution hub, experiencing rapid growth with over 5.5 million SF of industrial space added since 2020, generating thousands of jobs.

ADDISON GROVE IS *CONVENIENTLY* *LOCATED*

Addison Grove residents will experience the best of true suburban living at an affordable cost compared to Seattle, all while being just a short distance away from an abundance of amenities and nearby communities of Tacoma & South Hill. This idyllic combination of suburban charm and urban accessibility makes Addison Grove a highly desirable location for individuals and families alike. With its scenic landscapes, welcoming community, and convenient proximity to both nature and city life, Addison Grove offers a fulfilling and enriching living experience.

FREDERICKSON SCHOOL DISTRICT	2 MINUTES
CANYON CROSSING SHOPPING CENTER	4 MINUTES
FREDERICKSON EMPLOYMENT CENTER	4 MINUTES
PIERCE COUNTY AIRPORT - THUN FIELD	5 MINUTES
SUNRISE VILLAGE SHOPPING CENTER	8 MINUTES
JOINT BASE LEWIS-MCCHORD	10 MINUTES
SOUTH HILL MALL	12 MINUTES
TACOMA AMTRAK & SOUNDER TRAIN STATION	20 MINUTES
DOWNTOWN TACOMA	25 MINUTES



LEGEND ● Eat + Drink ● Grocery ● Health + Wellness ● Schools + Parks ● Train Station

TACOMA

Tacoma ranks as the 3rd largest city in Washington State, attracting a diverse and vibrant community.

Tacoma's strategic location, merely 33 miles south of Seattle, makes it an appealing choice for residents seeking job opportunities and a more manageable commute. The city's advantageous position provides access to a variety of job centers, making it a magnet for professionals and job seekers looking to establish themselves in a competitive job market.

Tacoma's economic landscape is fortified by major employers such as Boeing, a prominent aerospace company, and MultiCare Health System, a leading healthcare organization, along with CHI Franciscan, a renowned medical provider. These institutions provide diverse and stable job prospects across industries, contributing to Tacoma's robust employment ecosystem.

The combination of job availability, lower living costs compared to Seattle, and a thriving urban environment has created an attractive atmosphere for both individuals and families looking to settle in the area. With its picturesque waterfront, cultural amenities, and recreational opportunities, Tacoma offers an appealing blend of career growth and a high quality of life, making it a desirable destination for those seeking a balanced and fulfilling lifestyle.



219K
POPULATION



3RD
LARGEST CITY
IN WA STATE



Pierce County has been one of the fastest growing counties in the state of Washington since the 1960's and consistently exceeds the state's overall rate of growth.

Pierce County, provides strong support to a diverse range of manufacturers, including industry giants like Boeing, Milgard Manufacturing, James Hardie Building Products, Toray Composites (America), Inc., and Medallion Foods. In addition to these manufacturing powerhouses, prominent companies like Recreational Equipment, Inc. (REI), Whirlpool, and Costco have also established major distribution centers within the county.

Exclusively Listed by

SIMON | ANDERSON
MULTIFAMILY TEAM

DYLAN SIMON

Executive Vice President
206.414.8575
dylan.simon@kidder.com

JERRID ANDERSON

Executive Vice President
206.499.8191
jerrid.anderson@kidder.com

JD FULLER

Associate
206.665.3272
jd.fuller@kidder.com

KIDDER.COM

