

# RETAIL PADS

FOR SALE, LEASE, OR BUILD TO SUIT

176th St E & Canyon Rd E  
Frederickson, WA 98375



## FREDERICKSON TOWN CENTER

Jameson Sullivan | Josh Parnell

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

## AVAILABLE

**SOUTH LOT 1: 1.47 A (64,033 SF) - \$650,000**

**SOUTH LOT 6: 1.71 A (74,488 SF) - PENDING**

- Available for Sale, Ground Lease, or Build-to-Suit
- Contact Listing Brokers' for Details



- Conveniently located intersection offering easy access to multiple amenities and facilities.
- Close proximity to grocery stores, making shopping hassle-free.
- Well-connected with public transportation options, facilitating seamless travel.
- Growing area with potential for future development and investment opportunities.

## TENANTS



## NEARBY TENANTS



Population



Average HH Income



Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	3,874	\$65,306	1,296
Mile 3	90,469	\$133,829	8,722
Mile 5	194,523	\$124,974	31,659

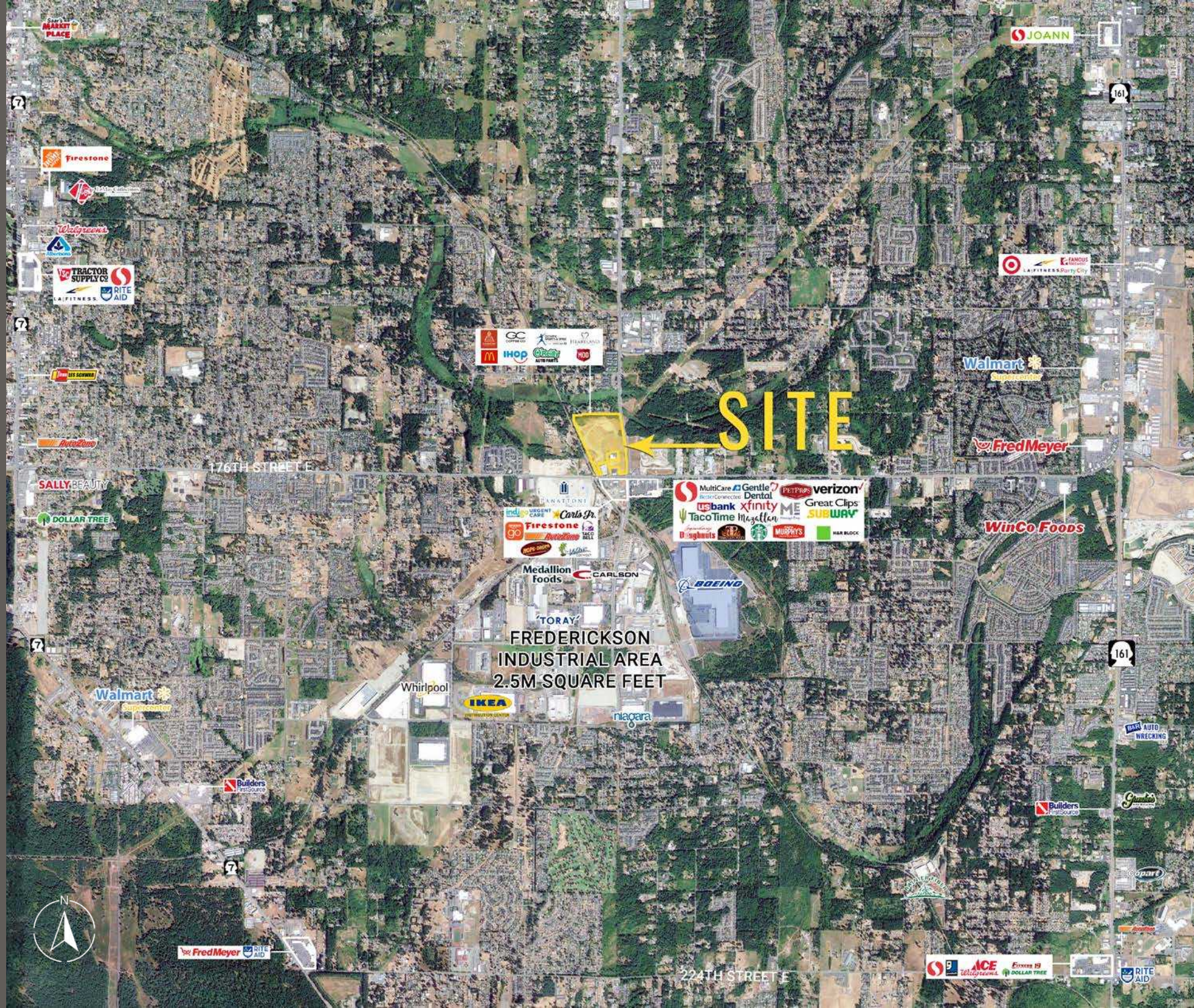
CENTER IMAGES



CENTER IMAGES



LOCATION AERIAL



**SITE**

**FREDERICKSON INDUSTRIAL AREA**  
2.5M SQUARE FEET

MARKET PLACE

JOANN

Firestone

Walmart

Walgreens

TRACTOR SUPPLY CO  
LA FITNESS  
RITE AID

AutoZone

SALLY BEAUTY

DOLLAR TREE

Walmart Supercenter

Builders FirstSource

Fred Meyer  
RITE AID

GC  
IHOP  
O'Reilly AUTO PARTS  
HOB

LANATONI  
CARLS JR.  
Firestone  
AutoZone  
Medallion foods  
CARLSON

IKEA

BOEING

TORAY

niagara

MultiCare  
us bank  
Taco Time  
Doughnuts  
Gentle Dental  
xfinity  
Magellan  
verizon  
Great Clips  
SUBWAY  
PETPROS  
ME  
MURPHY'S  
WAR BLOC

Walmart Supercenter

Fred Meyer

WinCo Foods

161

BAR AUTO WRECKING

Builders FirstSource

ACE

RITE AID


224TH STREET E

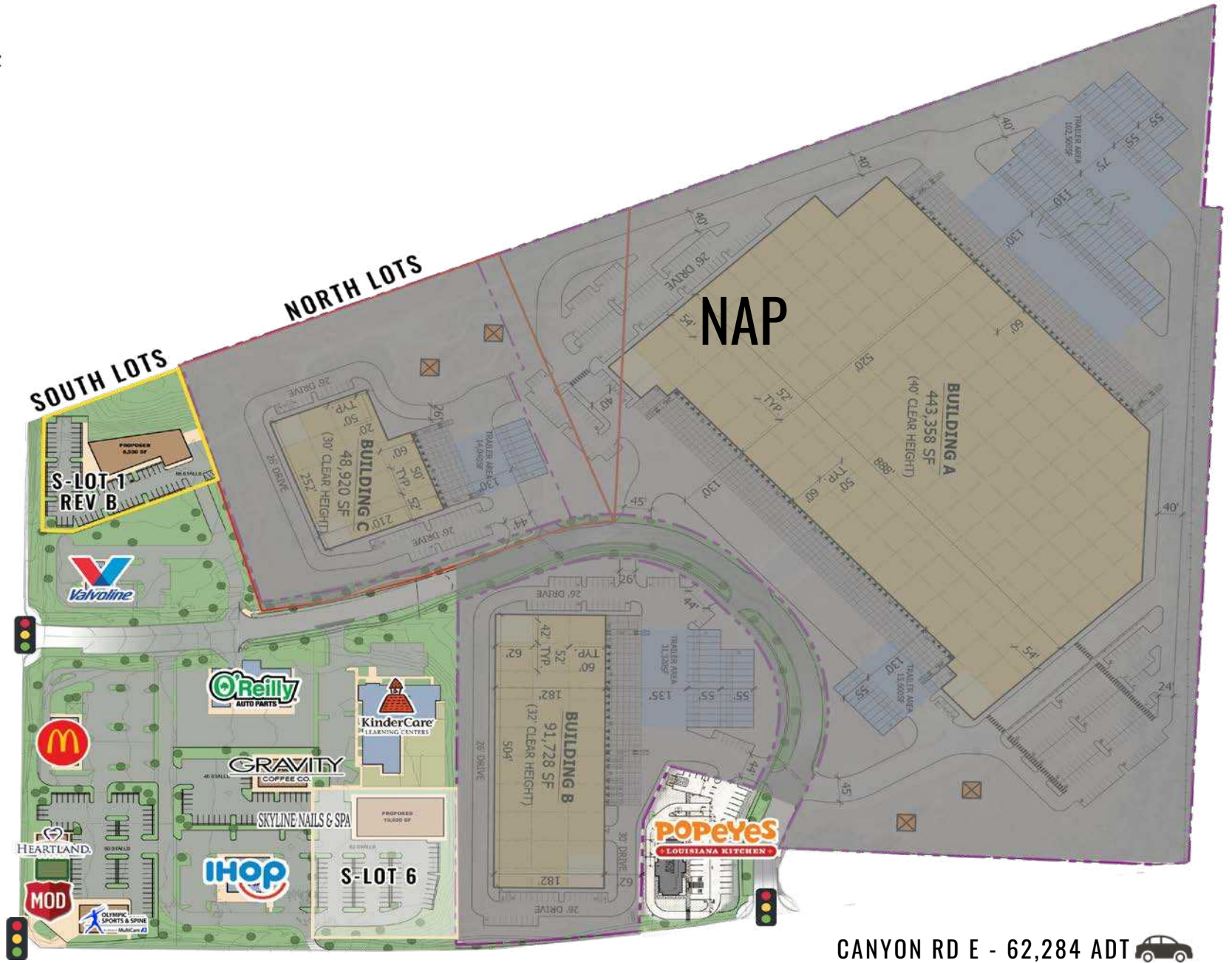
ACE  
DOLLAR TREE

RITE AID



# SITE PLAN

176TH ST E - 32,394 ADT 



LOT	ACRES	SALE PRICE
Lot 1	1.47	\$650,000
Lot 6	1.71	PENDING


CALL FOR DETAILS REGARDING \*SALE PRICE & GROUND LEASE/BUILD TO SUIT



TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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