

For Sale

# 405 W Stewart St

PUYALLUP, WA



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**NAI** Puget Sound  
Properties



# Offering Summary

NAI Puget Sound Properties is pleased to present for sale 405 W Stewart in Puyallup, WA. This prime property is strategically positioned on the signalized corner of W Stewart and 4th St NW, stretching an entire block directly across from Puyallup Station and just minutes from major highways.

The property features an 11,250 square foot multi-tenant building on a 1-acre lot. Investors will benefit from the stability of long-term, well-established tenants and have the potential for increased income with upcoming market rate rent adjustments upon lease renewals.

\$

2,950,000

ADDRESS	405 W Stewart Puyallup WA 98371
CAP RATE	6.65%
BUILDING SIZE	11,250 SF
LOT SIZE	43,604 SF (1.01 Acres)
ZONING	GG – General Commercial
YEAR BUILT	1972







# Investment Highlights

## + **STRONG “AS-IS” CASH FLOW WITH UPSIDE POTENTIAL**

405 Stewart offers a robust 6.25% in-place cap rate, with upcoming lease renewals providing opportunities for market rate rent increases.

## + **ESTABLISHED TENANTS**

The property benefits from long-term stability with the Department of Corrections and Lakeside Milam offices having occupied 405 W Stewart for a combined 30 years.

## + **HIGH-VISIBILITY LOCATION**

Situated on a prominent, signalized corner of W Stewart Avenue, the property enjoys high traffic visibility and excellent accessibility.

## + **VERSATILE ZONING**

The GG Zoning designation supports a broad range of uses, including retail, restaurant, residential apartments, medical/professional offices, daycare centers, and more.

# Financial Analysis

## Operating Data

	<b>CURRENT</b>
Scheduled Lease Income	\$243,156
Utility Reimbursement	\$15,648
NNN Charges	\$31,932
Effective Gross Income	\$290,736
Expenses	(\$94,966)
<b>Net Operating Income</b>	<b>\$195,770</b>

## Expenses

Real Estate Taxes	\$22,530
Water/Sewer	\$4,773
Property Insurance	\$4,914
Management	\$15,135
Repairs and Maintenance	\$8,870
Garbage	\$4,311
Electricity	\$13,958
Landscaping	\$3,705
Parking Lot	\$769
Janitorial	\$16,001
<b>Total Expenses</b>	<b>\$94,966</b>
Expenses Per SF	\$8.44

## Rent Roll

TENANT	SF	LEASE START	EXP	OPTIONS	MONTHLY \$	\$/SF	NNN	INCREASES
WA State DOC	5,436	9/1/2016	8/31/2026	One 5-Year Option	\$10,872.00	\$24.00		
Lakeside Milam	4,596	6/1/2022	5/31/2027		\$8,126.00	\$21.22	\$2,201.00	3%
Empower Accounting Solutions	920	10/1/2024	9/30/2027	Two 1-Year Options	\$1,265.00	\$16.50	\$460.00	3%
Storage	298							
	<b>11,250</b>				<b>\$20,263.00</b>		<b>\$2,661.00</b>	



# NEARBY AMENITIES

Seattle  
40-MINUTE DRIVE

**DOWNTOWN PUYALLUP**



Mount Rainier  
Nat'l Park

**SAFeway**

Puyallup  
Food Bank

Puyallup  
Station

Puyallup  
Public Library

**Pep Boys**  
Auto Service & Tires  
EST. 1921

Puyallup Station  
Parking

405 W Stewart

4TH STREET NW

5TH STREET NW

W STEWART

Tacoma  
20-MINUTE DRIVE

N



# TENANT PROFILES



Empower Accounting Solutions provides expert financial management for individuals and businesses, including small business accounting, bookkeeping, payroll, and part-time CFO services. They offer comprehensive tax services to maximize deductions, alongside QuickBooks setup and support. Serving industries like hospitality, manufacturing, and real estate, their team ensures clients make informed financial decisions and maintain clear, accurate financial records.



Lakeside-Milam Recovery Centers, a prominent provider of addiction treatment services, has been a valued tenant at its Puyallup location since 2016. As part of its network of six outpatient facilities across Western Washington, the Puyallup center plays a critical role in offering comprehensive substance abuse treatment and support. Lakeside-Milam is dedicated to helping individuals achieve long-term recovery through a range of services, including counseling, therapy, and educational programs tailored to each client's needs. The Puyallup facility's presence underscores Lakeside-Milam's commitment to expanding access to quality care and supporting community health across the region.



The Washington State Department of Corrections (DOC) has been occupying its current building since 2011, leveraging the space for probation operations related to managing and rehabilitating offenders throughout the state. In 2016, the DOC undertook a major tenant improvement project to significantly enhance the facility's functionality and efficiency. This extensive renovation included the installation of advanced security systems, modernization of administrative offices, and upgrades to rehabilitation areas. 405 W Stewart serves as Puyallup's only probation office.



# Puyallup, Washington

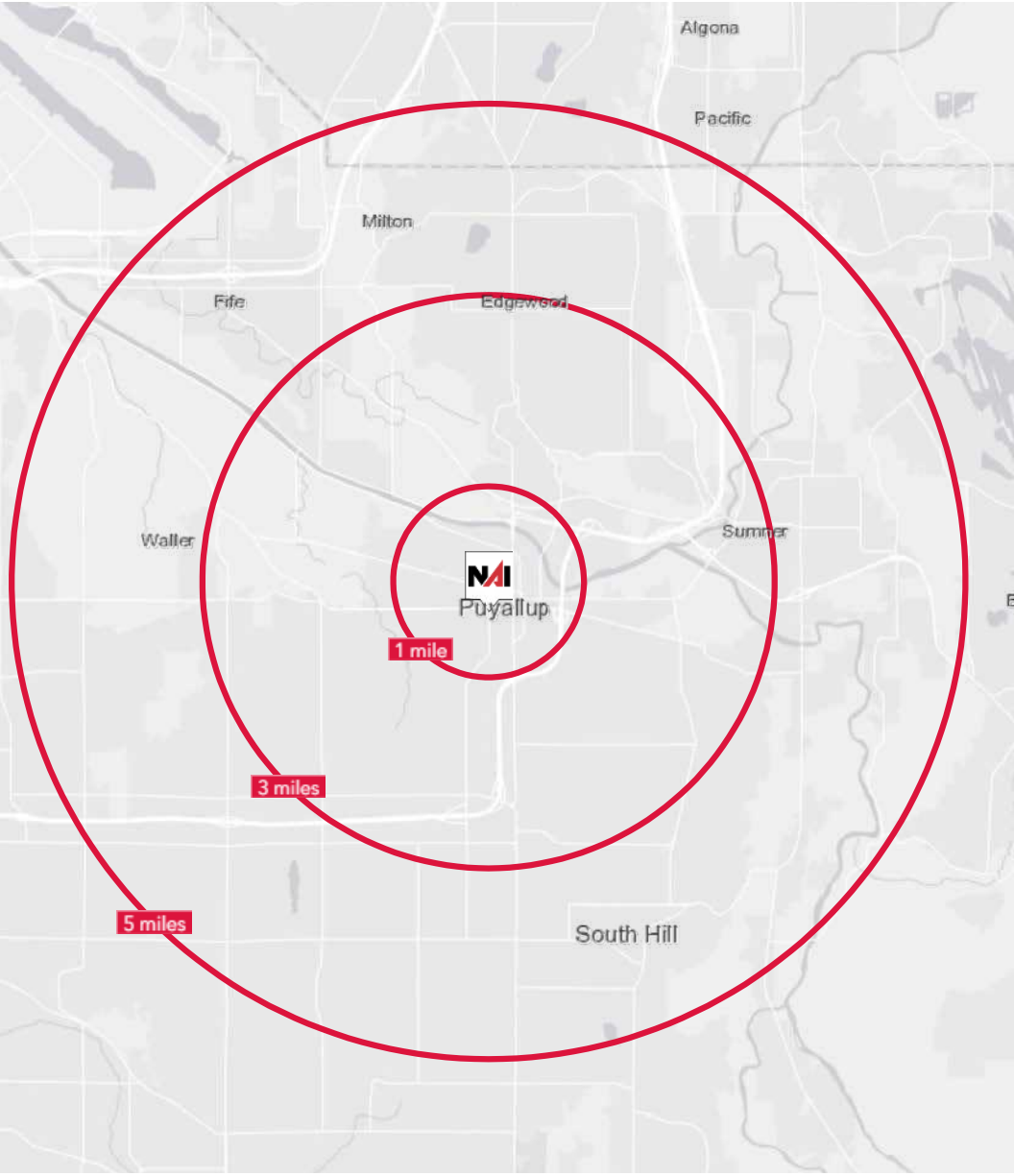
## Market Overview

The Puget Sound Region is considered one of the fastest growing markets in the United States — home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Puyallup, Washington, situated in the vibrant Puget Sound Region, is a city experiencing substantial growth and transformation. This thriving community boasts a dynamic population, a diverse range of industries, and ongoing developments that make it a pivotal player in the region's economic landscape. Puyallup has steadily grown over the years and now stands as a vibrant city with a population of approximately 43,000 residents. The city's close proximity to Tacoma (10 miles) and Seattle (30 miles) factor into being such a desirable location for commercial tenants. Some of Puyallup's largest employers include MultiCare Good Samaritan Hospital, Puyallup School District, and the Fred Meyer Distribution Center.

Puyallup is home to a variety of manufacturing and local businesses, spanning sectors such as retail, manufacturing, and services. Puyallup's rich agricultural heritage is celebrated through the Washington State Fair, an annual event that showcases the region's farming traditions. In addition to the city's attractions and thriving local businesses, Puyallup has also built and improved the Puyallup Station, creating increased commercial traffic and commuter counts. Puyallup Station is served by 13 daily round-trips on the Sounder S Line, which travel north to King Street Station in Downtown Seattle and south to Tacoma Dome Station or Lakewood station on weekdays. Sounder trains travel from Puyallup to Seattle in approximately 49 minutes and to Tacoma in 13 minutes.





# Demographic Overview

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Population	10,882	65,071	163,959
Households	4,679	25,797	62,358
Median Age	41.1	39.6	38.7
Median HH Income	\$82,154	\$100,845	\$102,026
Avg. HH Income	\$100,835	\$125,958	\$130,256



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EXCLUSIVELY LISTED BY:

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