



Prime Retail
Investment
Opportunity

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9502-9512 Canyon Road Puyallup, WA 98371

Property Highlights

- Building Size: 9,000 sq. ft.
- Land Size: 45,700 sq. ft.
- High Visibility Corner
- Zoning: RNC (Rural Neighborhood Center)
- Pierce County Parcel Number: 0320364058
- Net Operating Income: \$195,257
- Low rents and Low operating costs
- Asking Price: \$3,500,000

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9502-9512 Canyon Road E in Puyallup is a well-established retail strip center. A 9,000 SF building, situated on a generous 45,700 SF parcel of land, and zoned RNC (Rural Neighborhood Center), this investment opportunity has great potential for future development or expansion.

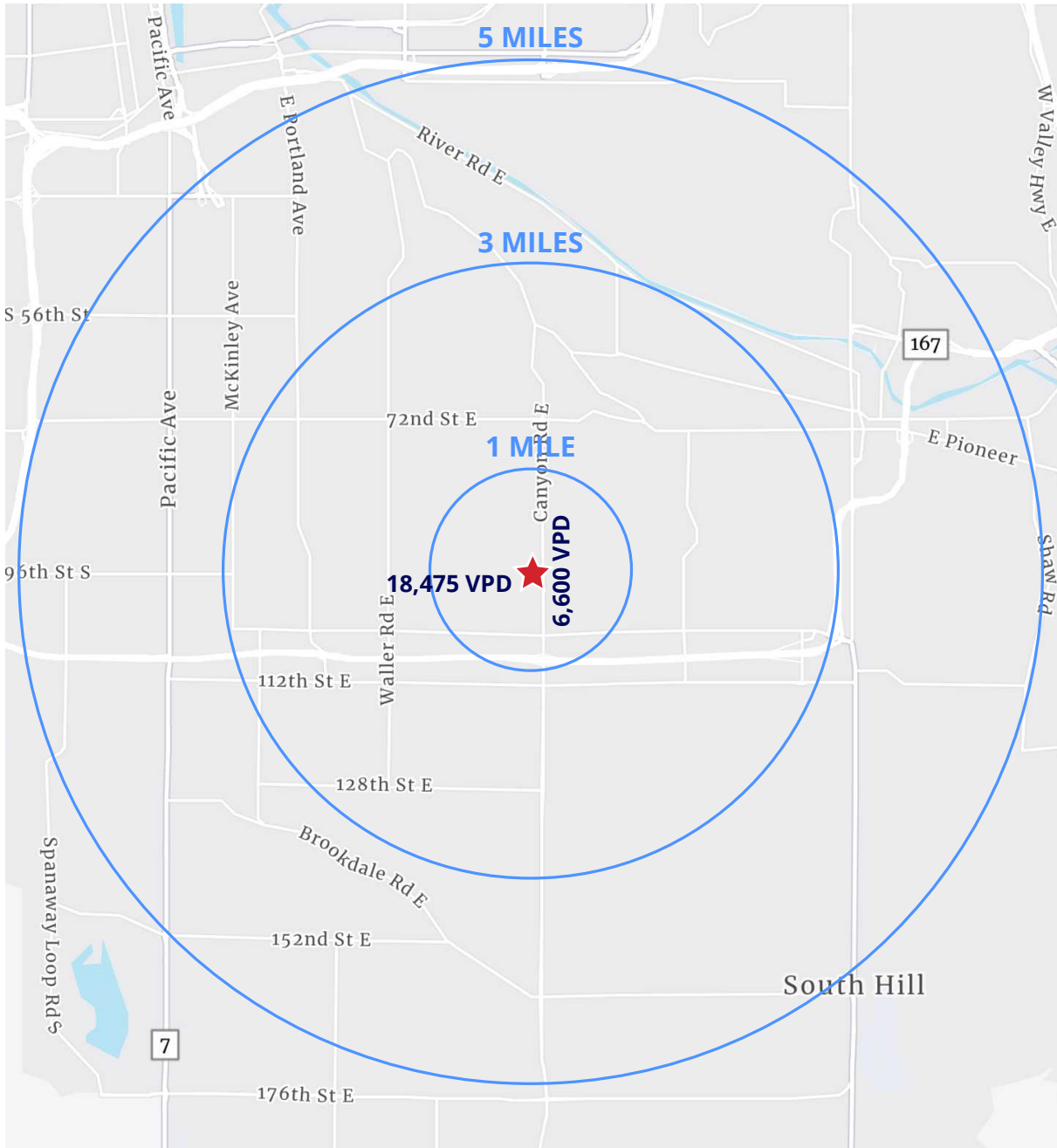
Currently home to two successful tenants, the property generates a robust net operating income of \$195,257, making it an attractive addition to any real estate portfolio. The established tenants have built a strong customer base, ensuring steady foot traffic and long-term stability.

[CLICK HERE FOR
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FOR PIERCE COUNTY
RNC ZONING](#)



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| | 1 mile | 3 miles | 5 miles |
|---------------------------------|-----------|-----------|----------|
| Total Population | 5,683 | 58,483 | 243,718 |
| Total Daytime Population | 4,329 | 48,351 | 204,496 |
| Median Household Income | \$103,629 | \$102,470 | \$87,407 |
| Per Capita Income | \$51,754 | \$47,469 | \$40,737 |



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