



For Sale

Ryan Olson

Senior Vice President
ryan.olson@colliers.com
Mobile: +1 425 922 3879

Colliers Bellevue

11225 SE 6th St , #240
Bellevue, WA 98004
colliers.com



Prime Retail Investment Opportunity

9502-9512 Canyon Road Puyallup, WA 98371

Property Highlights

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

For Sale

Prime Retail Investment Opportunity

9502-9512 Canyon Road Puyallup, WA 98371

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 ALLOWABLE USES FOR PIERCE COUNTY RNC ZONING](#)

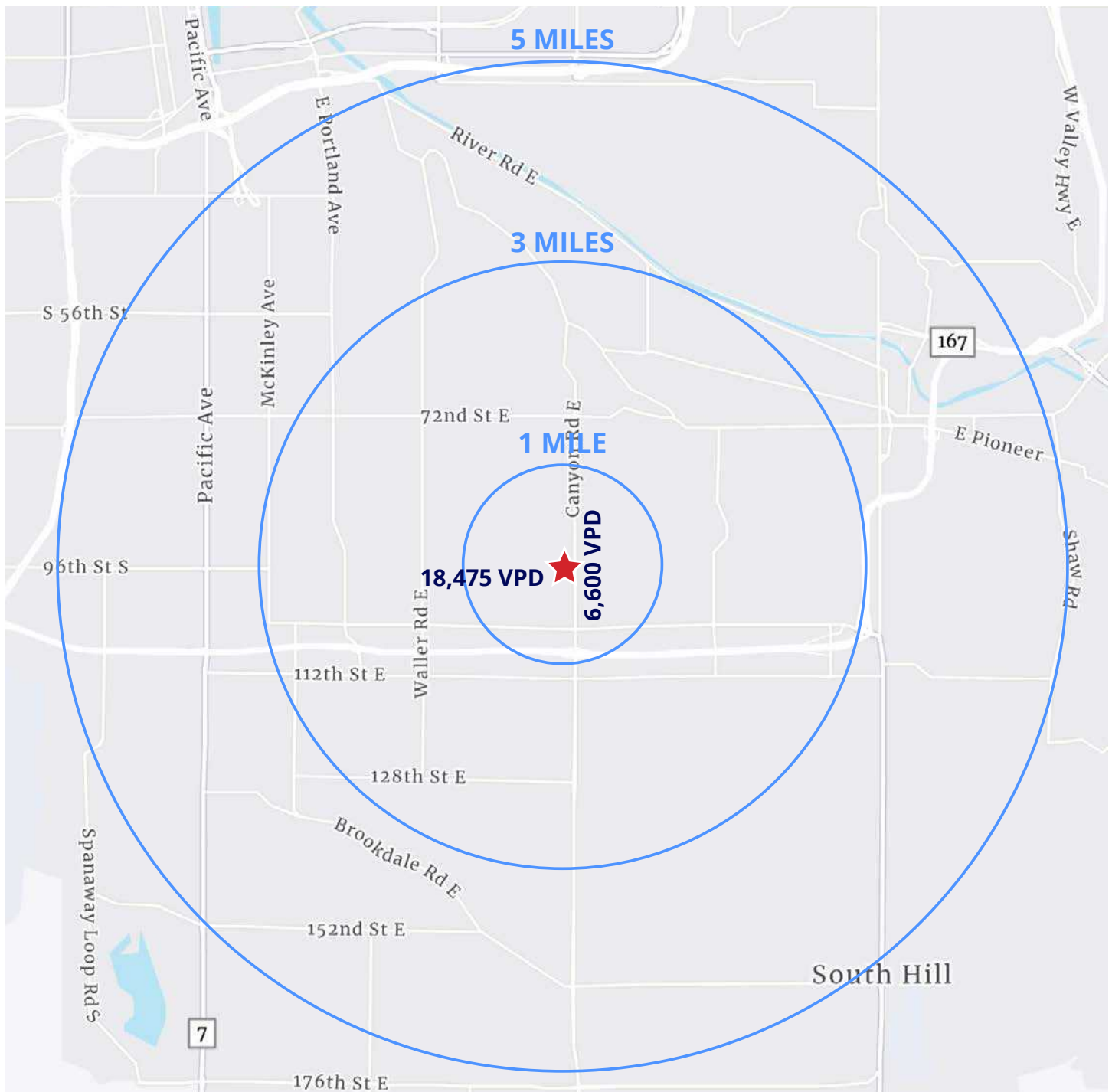


Unit #	Tenant	Base Rent Month/Year	Square Feet	Rent / PSF Mo/Yr	Pro-Rata % of Bldg.	3XNet Charge Mo/Yr	3XNet / PSF Mo/Yr	Expiration Date	Security Deposit	Notes
9502	Blue Max Meats	\$5,818.78/ \$69,825.36	3,050	\$1.91/ \$22.89	33.9%	\$1,625.20	\$0.53/ \$6.39	8/31/28	\$0.00	one 5 year option
9506	Blue Max Meats	\$1,378.12/ \$16,537.44	800	\$1.72/ \$20.67	8.9%	\$250.00/ \$3,000.00	\$0.31/ \$3.75	6/30/26	\$0.00	one 5 year option
9508	Canyon Smoke Market	\$3,256.47/ \$39,077.64	1,650	\$1.97/ \$23.68	18.3%	\$1,059.06	\$0.64/ \$7.70	3/31/28	\$2,000.00	one 5 year option
9512	Blue Max Meats	\$5,818.05/ \$69,816.60	3,500	\$1.66/ \$19.95	38.9%	\$1,625.20	\$0.46/ \$5.57	4/31/2026	\$0.00	one 5 year option
Totals		\$16,271.42	9,000	\$1.81	100.0%	\$4,559.46	\$0.51		\$2,000.00	
NOI		\$195,257.04		\$21.70		\$54,713.52	\$6.08			



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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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