



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

Colliers

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](#)

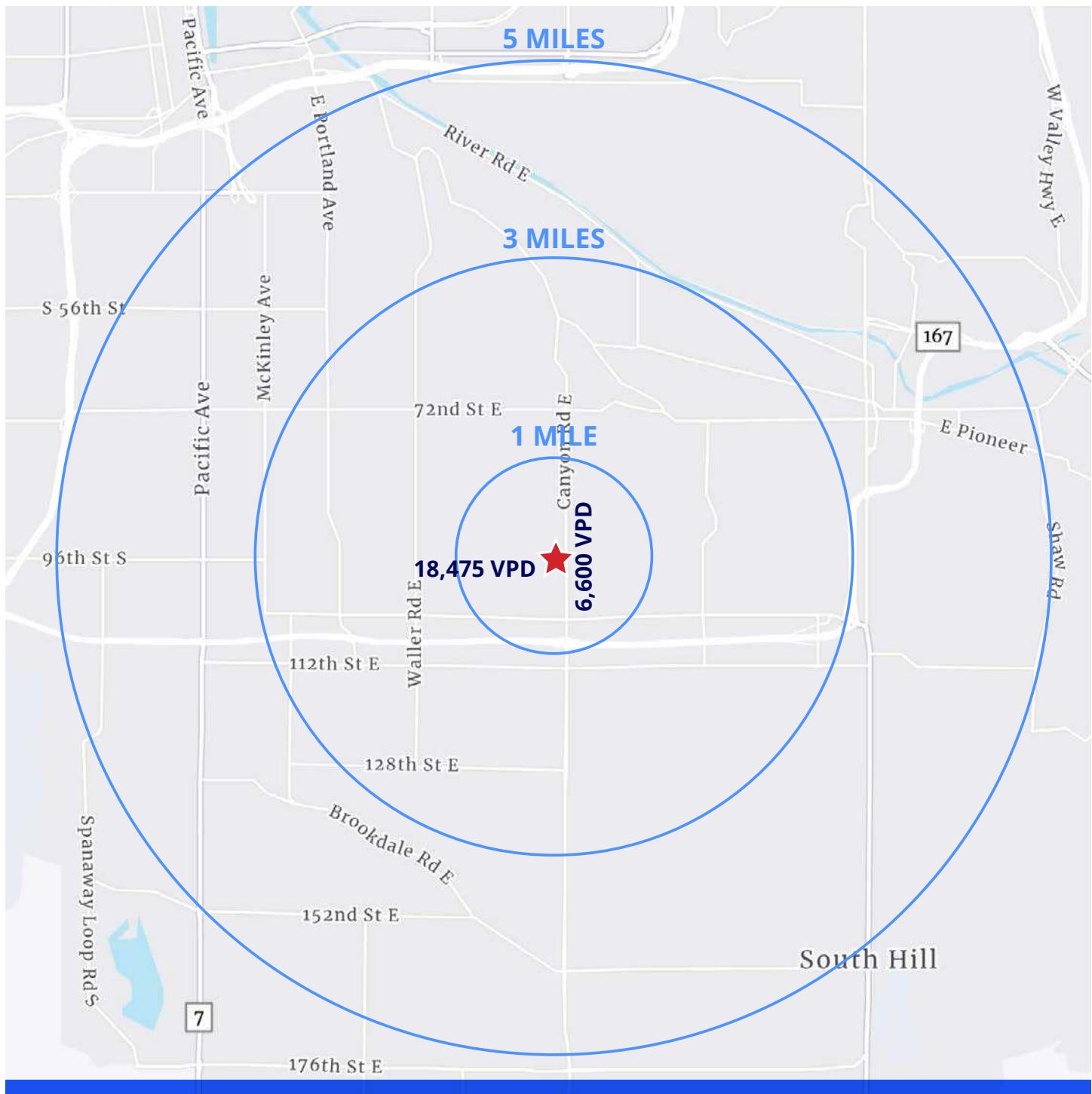


Unit #	Tenant	Base Rent Month/Year	Square Feet	Rent / PSF Mo/Yr	Pro-Rata % of Bldg.	3XNet Charge Mo/Yr	3XNet / PSF Mo/Yr	Expiration Date	Security Deposit	Notes
9502	Blue Max Meats	\$5,818.78/ \$69,825.36	3,050	\$1.91/ \$22.89	33.9%	\$1,625.20	\$0.53/ \$6.39	8/31/28	\$0.00	one 5 year option
9506	Blue 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			



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

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



	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



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

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing agreement.