

GROUND LEASE | BTS | PURCHASE

# SUNRISE COMMERCIAL

PUYALLUP, WA

MERIDIAN AVE E

SUNRISE BLVD E

TEMPORARY BIOFILTRATION  
SWALE EASEMENT  
PER AFN 200401205003

TEMPORARY  
RETAIL SPACE

TPN 0419277007

LEASED

20' POWER EASEMENT PER AFN 9605210747  
20' GAS EASEMENT PER AFN 9604090127  
20' PHONE EASEMENT PER AFN 9604220465  
20' CABLE EASEMENT PER AFN 9712160405

10' GAS EASEMENT PER AFN 9902175004

CRITICAL AREA SETBACK LINE  
PERMIT APPLICATION NO. 353167

S88°27'01"E 546.38'

N2°01'04"E 370.39'

N2°01'04"E 396.98'

KIDDER.COM

**km** Kidder  
Mathews

PROPERTY OVERVIEW

LOCATION	47.097688469819744, -122.29100162056285
2 PAD SITES	Pad 1: 0.4 Acres (NW lot) & Pad 2: 0.9 Acres (SE lot)
AVAILABILITY	Ground Lease, BTS, Purchase
FEATURES	Completely pad ready with all offsite completed
LEASE RATE	Call for details



SUNRISE COMMERCIAL



AVAILABLE FOR LEASE

160TH STE

176TH STE

MERIDIAN E

SUNRISE VILLAGE

**17,228+ VEHICLES**  
Average Daily Traffic

**SUBJECT PROPERTY**

**36,094+ VEHICLES**  
Average Daily Traffic

KIDDER MATHEWS

# DEMOGRAPHICS

## POPULATION

	5 Min	10 Min	15 Min
2024 ESTIMATED	31,854	70,611	141,444
2029 PROJECTED	32,276	71,735	143,135
2020 CENSUS	29,971	69,508	141,187
2010 CENSUS	22,509	53,348	111,030

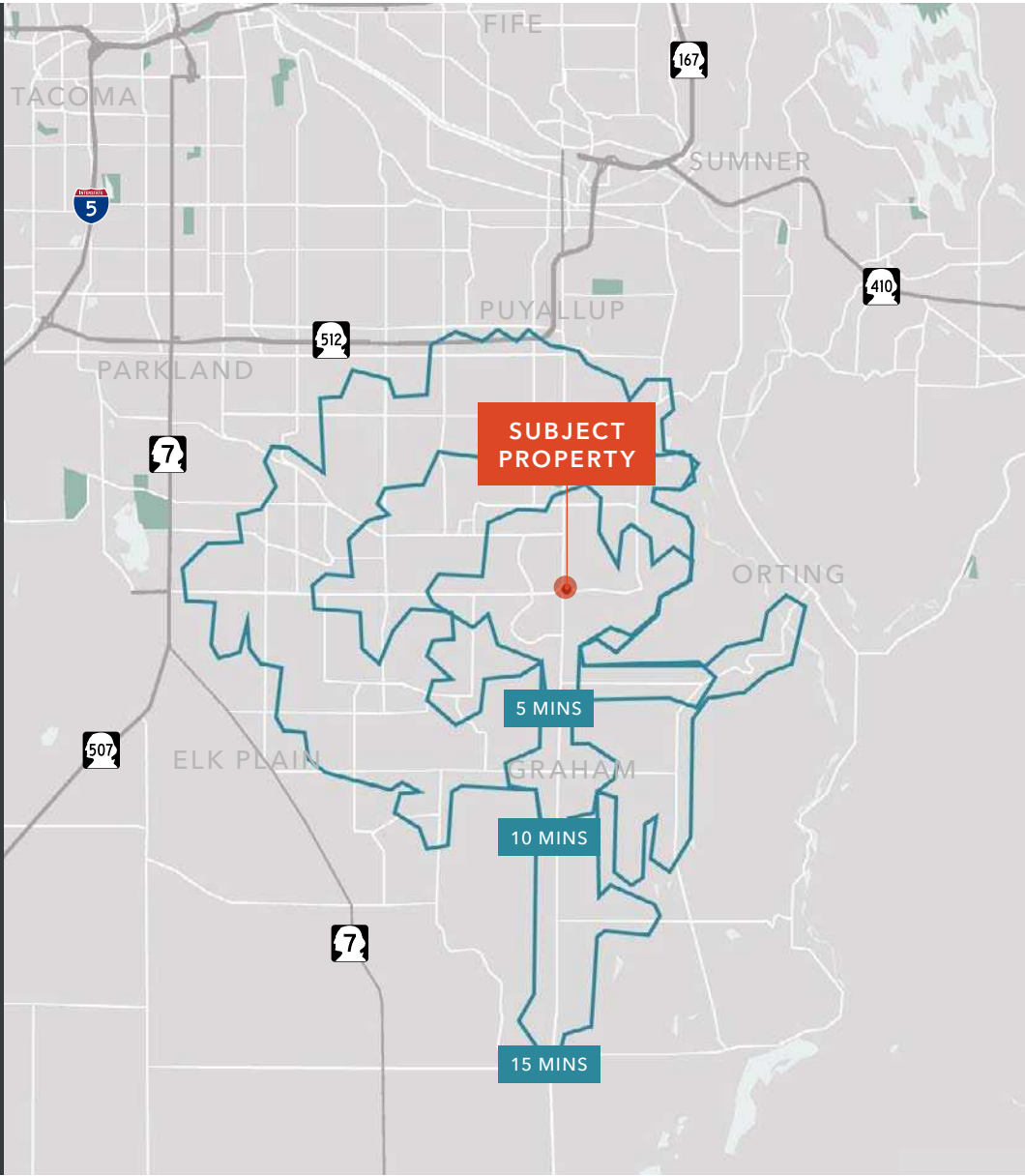
## MEDIAN AGE & GENDER

	5 Min	10 Min	15 Min
MEDIAN AGE	33.8	34.0	35.0
% FEMALE	50.7%	50.4%	50.3%
% MALE	49.3%	49.6%	49.7%

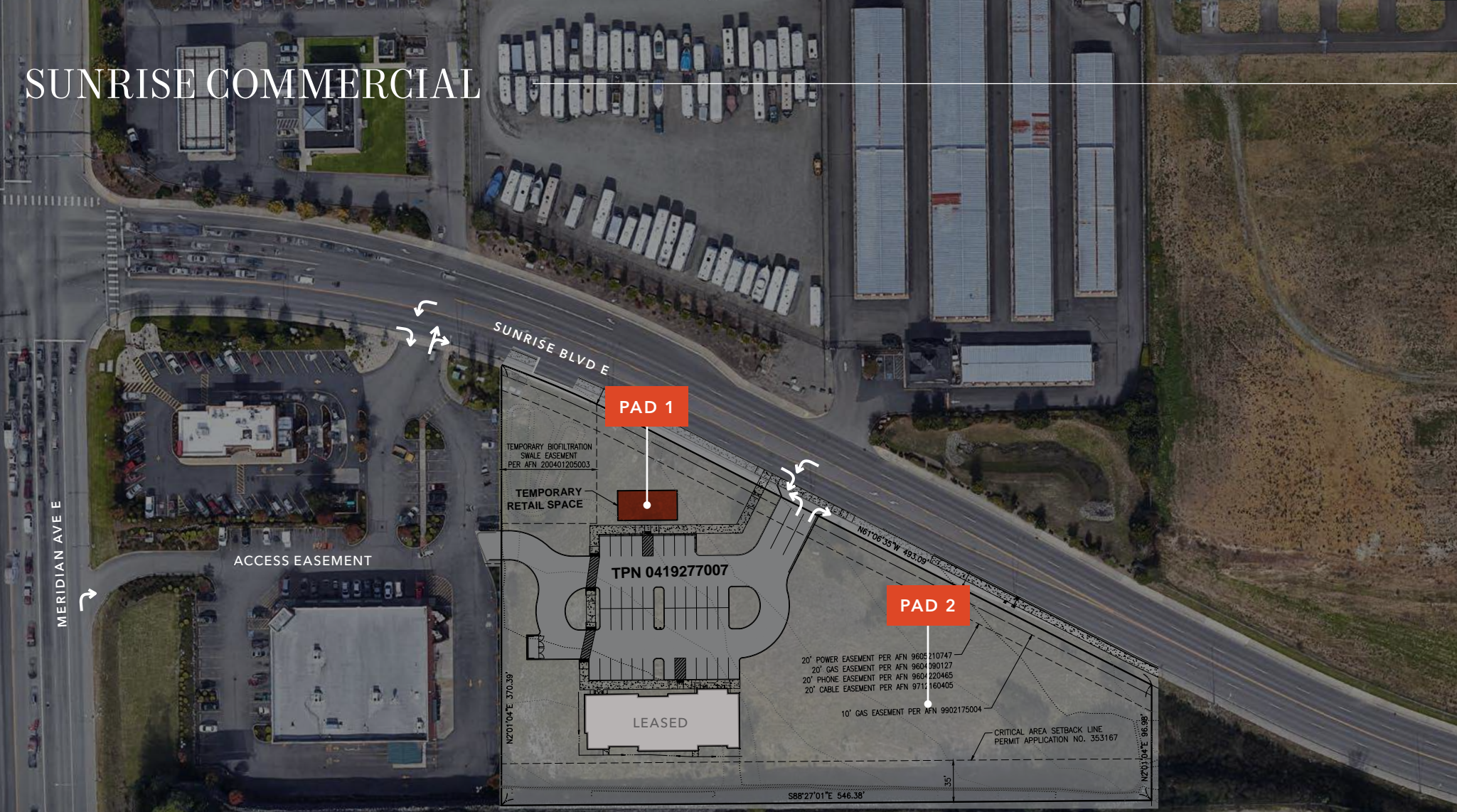
## HOUSEHOLD INCOME

	5 Min	10 Min	15 Min
2024 MEDIAN	\$120,053	\$112,270	\$108,856
2029 MEDIAN PROJECTED	\$124,651	\$116,327	\$112,414
2024 AVERAGE	\$147,838	\$142,713	\$138,597
2029 AVERAGE PROJECTED	\$156,426	\$150,300	\$145,474

Data Source: ©2025, Sites USA



# SUNRISE COMMERCIAL



*Exclusively leased by*

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**km Kidder Mathews**