

GROUND LEASE | BTS | PURCHASE

SUNRISE COMMERCIAL

PUYALLUP, WA 98374

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

N2°01'04"E 370.39'

S88°27'01"E 546.38'

N2°01'04"E 306.98'

N61°08'35"W 493.09'

SUNRISE BLVD E

MERIDIAN AVE E

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

160TH ST E

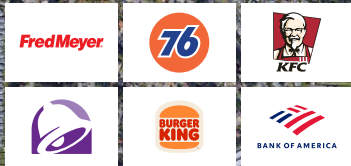
MERIDIAN E

SUNRISE VILLAGE



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

176TH ST E



SUNRISE BLVD E

SUBJECT PROPERTY



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



AVAILABLE FOR LEASE

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

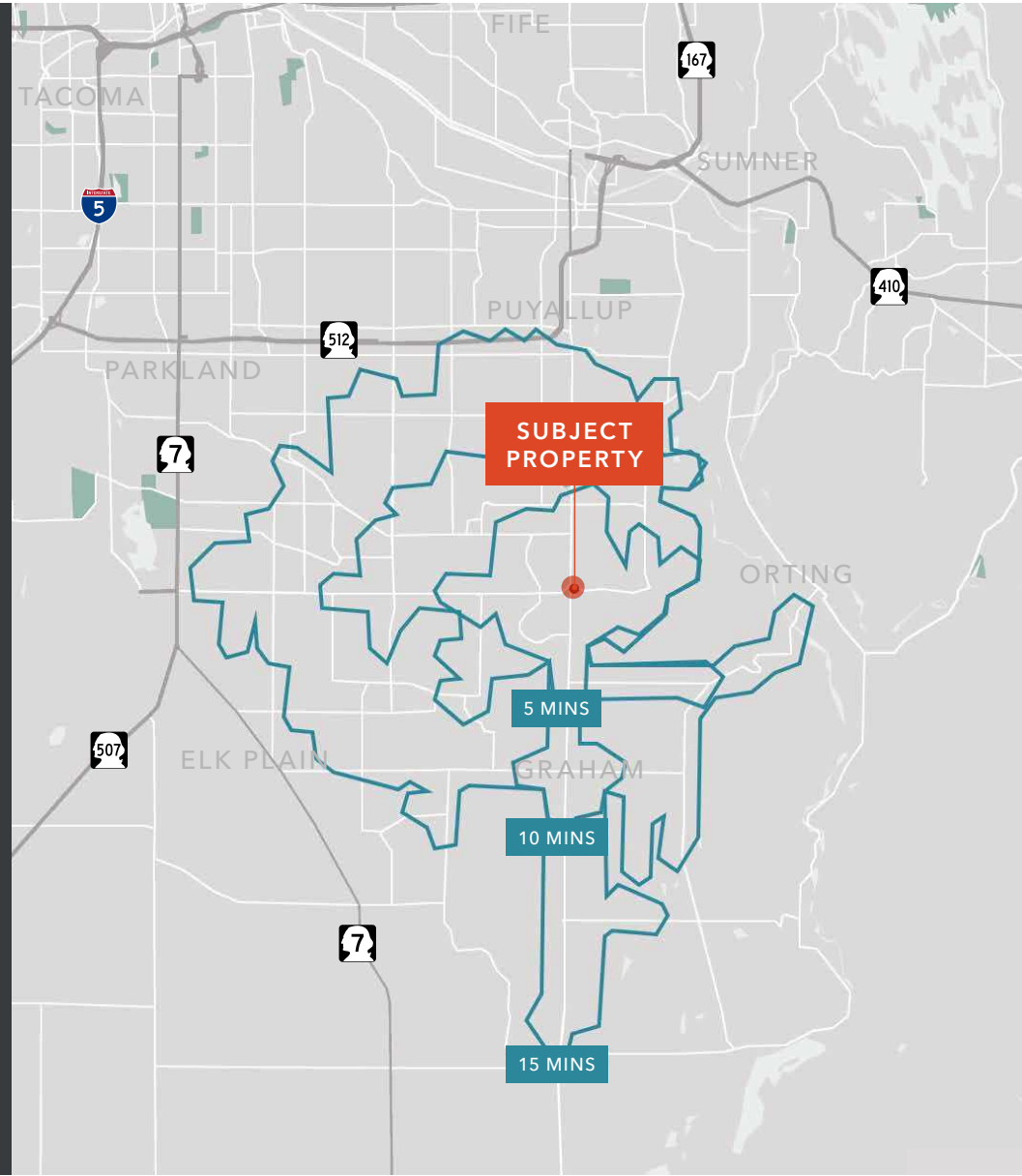
MEDIAN AGE & GENDER

	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%

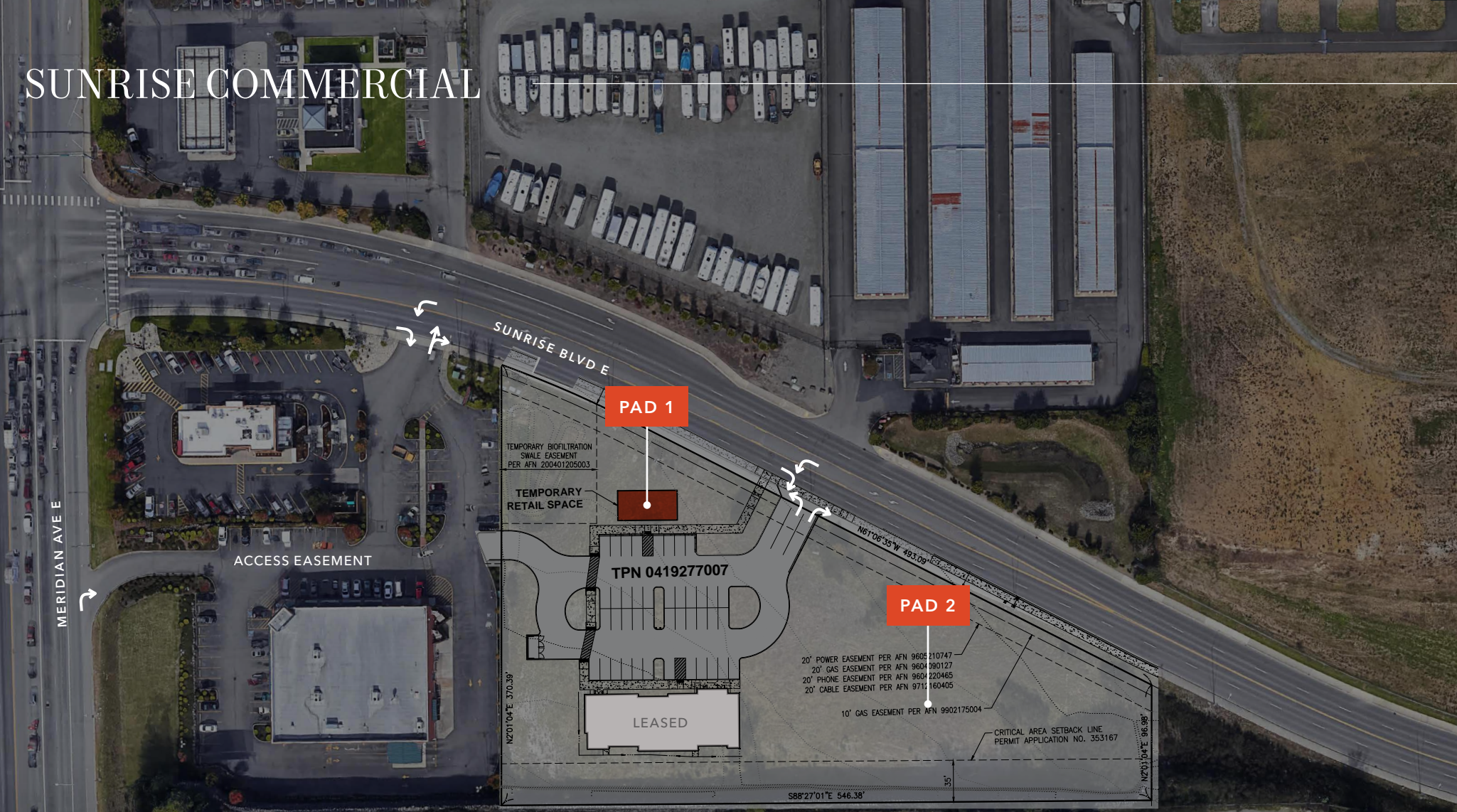
HOUSEHOLD INCOME

	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



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