

Marcus & Millichap

BROWN RETAIL GROUP

SEATTLE | PORTLAND | BOISE

AUTOPLUS | OWNER/USER COMMERCIAL BUILDING

427 E Main Ave, Puyallup, WA 98372

TURN-KEY OWNER/USER COMMERCIAL BUILDING LOCATED
IN RAPIDLY GROWING PUYALLUP, WA SUBMARKET
FEATURING AMPLE PARKING AND 15,000+ VPD

FOR SALE OR LEASE

PRICE: \$2,250,000
FOR LEASE: \$19/SF NNN

ACTUAL PROPERTY PHOTO

427 E MAIN AVE, PUYALLUP, WA 98372

OFFERING

PRICE: \$2,250,000
FOR LEASE: \$19/SF NNN

The property at 427 E Main Ave in Puyallup, WA presents a rare opportunity to acquire or lease a turn-key commercial building in one of the region's most dynamic retail corridors. The building totals 6,003 square feet and includes an additional 1,750 square foot mezzanine office and storage area. Designed with functionality in mind, the property features a grade-level roll-up door, large pylon signage for maximum exposure, multiple points of ingress and egress, and ample on-site parking to accommodate a variety of users.

Positioned along East Main Avenue with visibility to over 18,000 vehicles per day and immediate access to Highway 512, which carries more than 80,000 vehicles daily, the property offers exceptional exposure and connectivity. Its zoning designation of CG (General Commercial) allows for a wide range of permitted uses, including automotive, retail, light manufacturing, veterinary, equipment rental, daycare, and health club facilities, while also providing long-term redevelopment potential.

The property benefits from its proximity to a strong mix of national retailers and regional demand drivers. Nearby tenants include Safeway, Fred Meyer, Tractor Supply, Planet Fitness, Goodwill, and multiple auto dealerships, with the Washington State Fairgrounds located less than a mile away. This location draws from a dense and affluent customer base, with more than 161,000 residents living within a five-mile radius and average household incomes exceeding \$114,000, supporting robust consumer spending.

Market fundamentals further enhance the investment appeal of this offering. The Puyallup retail submarket boasts a vacancy rate of just 1.9 percent, with year-over-year rental growth of 4.7 percent and consistent long-term rent growth averaging 4.1 percent annually over the past five years, according to CoStar. With virtually no new retail construction in the last decade and no projects currently underway, barriers to entry remain high, making this an ideal opportunity for an owner-user to lock in occupancy costs at today's pricing or for an investor to capitalize on rising demand in a constrained market. Additionally, Washington State's lack of personal income tax adds further appeal for ownership.





1988
Year Built



6,003 SF
Leasable Area



15,000+ VPD
Traffic Counts



0.41
Lot Size



\$19.00
Rent/SF + NNN



NNN
Lease Type

The Owning Entity, is also the Selling Agent representing this property.



THE HIGHLIGHTS

TURN-KEY COMMERCIAL BUILDING AVAILABLE FOR SALE OR LEASE

The Property features a 6,003 square foot building with an existing 1,750 square foot mezzanine office/storage space. The Property features a grade level roll up door, large pylon signage, multiple points of ingress/egress, and ample parking.

HIGH-VISIBILITY LOCATION (18,000+ VPD) LOCATED IMMEDIATELY OFF HWY 512 (80,000+ VPD)

The Property is located on E Main Ave with visibility to over 18,000 VPD and a short drive from Hwy 512 (80,000+ VPD) with easy access from both north and south exit ramps.

FLEXIBLE ZONING (CG – GENERAL COMMERCIAL) WITH LONG-TERM REDEVELOPMENT POTENTIAL

The property is zoned CG (General Commercial) which permits numerous commercial uses including automotive, retail, commercial, industrial, light manufacturing, veterinarian, equipment rental, health club and day care. The current zoning also allows for up to six (6) stories of development, creating future redevelopment potential.

DENSE & AFFLUENT DEMOGRAPHICS

The Property draws from a dense and growing population of over 161,179 residents within a 5-mile radius, with average household incomes exceeding \$114,000—supporting strong consumer spending power.



STRONG RETAIL TRADE AREA SURROUNDED BY NATIONAL TENANTS & THE PUYALLUP FAIRGROUNDS

Located within a dynamic retail corridor anchored with surrounding tenants including Safeway, Fred Meyer, Tractor Supply, Planet Fitness, Goodwill and several car dealerships. The Property is located less than a mile from the Puyallup Fairgrounds.

HIGH BARRIER-TO-ENTRY SUBMARKET WITH 1.9% VACANCY RATE

The Puyallup retail submarket boasts a 1.9% vacancy rate and rents have increased 4.7% year-over-year, with average annual rent growth above 4.1% over the past 5 years, per CoStar. With less than 1.0% retail footprint growth in the past decade and no retail space currently under construction, the development lull creates an incredibly high barrier-to-entry as demand for space remains high. An Owner/User has the opportunity to secure space in a tight retail submarket and lock their occupancy cost in at today's pricing through purchasing the property rather than face increasing rents through leasing space.

INCOME TAX-FREE STATE

Washington State has no state income tax.

QUESTIONS & ANSWERS

Q

When is the property available for sale or lease? How soon could I move my business in?

A

The current tenant, AutoPlus, has a lease in place through the end of June, 2026. A new owner or tenant could move their business in immediately following this date.

Q

What business uses does the property allow?

A

The property is zoned CG (General Commercial) which permits numerous commercial uses including automotive, retail, commercial, industrial, light manufacturing, veterinarian, equipment rental, health club and daycare. The current zoning also allows for up to six (6) stories of development, creating future redevelopment potential.

Q

Is there a recent, clean Phase I environmental report available for the Property?

A

Yes, there is a clean Phase I environmental report available from May, 2025.

OWN VS. LEASE ANALYSIS

With SBA 504 or 7(a) financing, qualified buyers/tenants can secure funding with as little as 10% down, locking in today's competitive rates (as of 10/14/2025).



Fixed Monthly Costs: Avoiding rising rents and secure predictable payments.



Tax Benefits: Depreciation and interest deductions help reduce taxable income.



Equity Build-Up: Every payment increases your asset value, not a landlord's.



Appreciation Potential: Capture future value growth instead of paying for someone else's.

SBA LOAN SCENARIOS

PROPOSED FINANCING	
SBA 504	
Purchase Price	\$2,250,000
Proposed Loan Amount	\$2,250,000
Down Payment (10% Down)	\$225,000
Blended Interest Rate	5.55%
Term (Fixed)	25 Years
Amortization	25 Years
Monthly Payment	\$13,884
Annual Payment	\$166,608

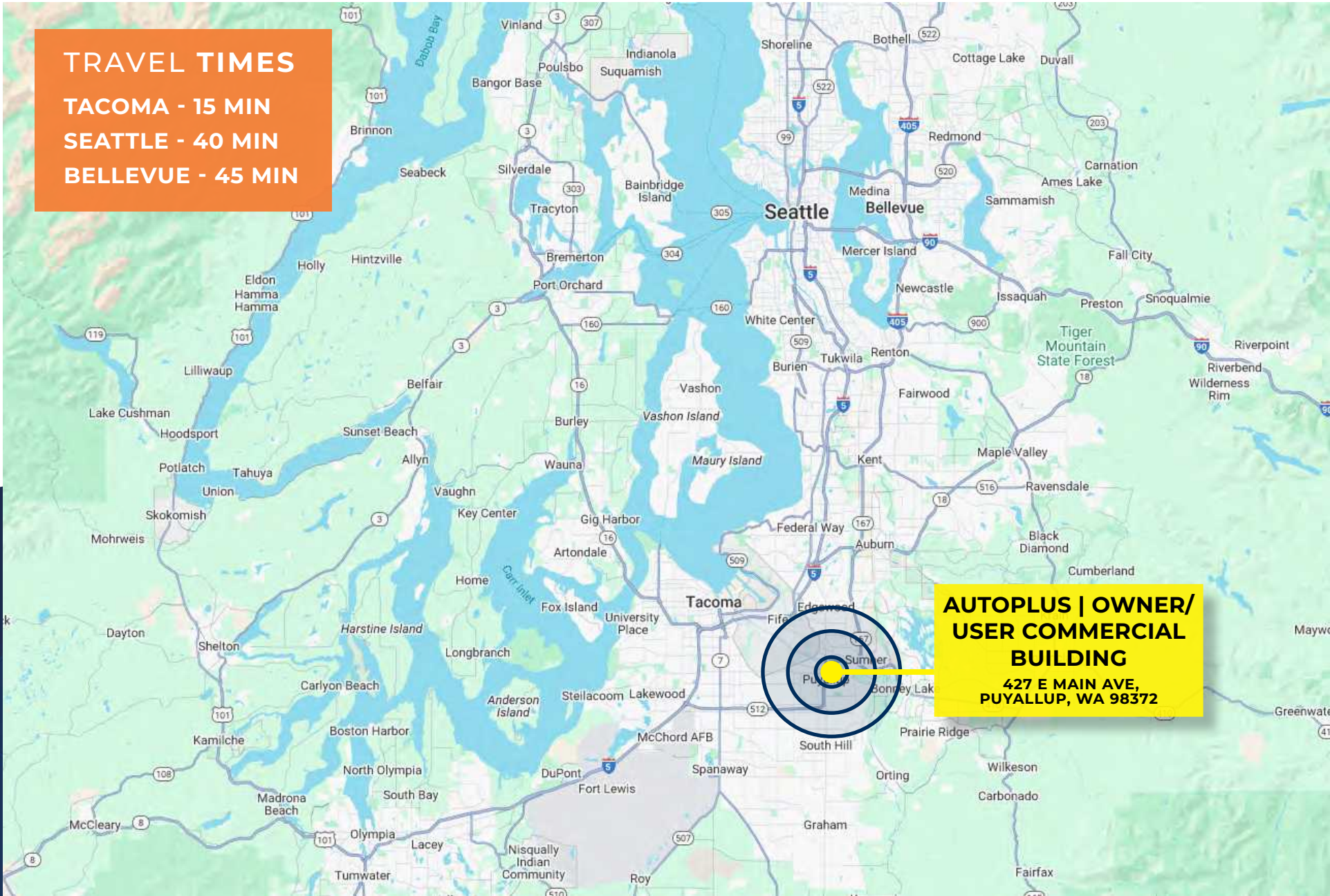
PROPOSED FINANCING	
Conventional	
Purchase Price	\$2,250,000
Proposed Loan Amount	\$1,800,000
Down Payment (20% Down)	\$450,000
Interest Rate	5.90%
Term (Fixed)	10 Year
Amortization	25 Years
Monthly Payment	\$11,488
Annual Payment	\$137,856

FOR ADDITIONAL LOAN PROGRAMS PLEASE CONTACT:

Tammy Linden | Managing Director, MMCC
(206) 826-5712
tammy.linden@marcusmillichap.com

427 E MAIN AVE, PUYALLUP, WA 98372

REGIONAL MAP



427 E MAIN AVE, PUYALLUP, WA 98372

SITE AERIAL



LOCATION OVERVIEW

PUYALLUP, WASHINGTON

Puyallup is a city in Pierce County and a part of the Seattle-Tacoma MSA. Puyallup is sandwiched between Seattle and Olympia, the Cascade Mountains border to the east, Mount Rainier is to the southeast and the Puget Sound is to the west. The city's name comes from the Puyallup Tribe of Native Americans and means “the generous people”. Outlying cities recorded some of the largest population increases over the past decade as people moved toward lower land and housing costs. Recently, significant apartment construction has boosted population growth in the city core.

Nearby mountains and bodies of water create ample opportunities for recreational activities. The region is home to the world-famous Pike Place Market, Puget Sound, Mount Rainier, the Seattle Center, the Space Needle and the Washington state’s largest fair. Among institutions of higher learning are the University of Washington, community colleges and the Art Institute of Seattle.

ECONOMY

- Economic diversity is achieved through a highly skilled and educated workforce, advanced transportation and distribution infrastructure, and access to national and global markets.
- The region is a leader in the aerospace, e-commerce, cloud storage, and computer software industries with employers that include Microsoft, Boeing and Amazon. These companies provide numerous high-quality jobs.
- Job growth will outpace U.S. gains through 2025 as employment expands 0.7% annually, compared with 0.3% for the nation

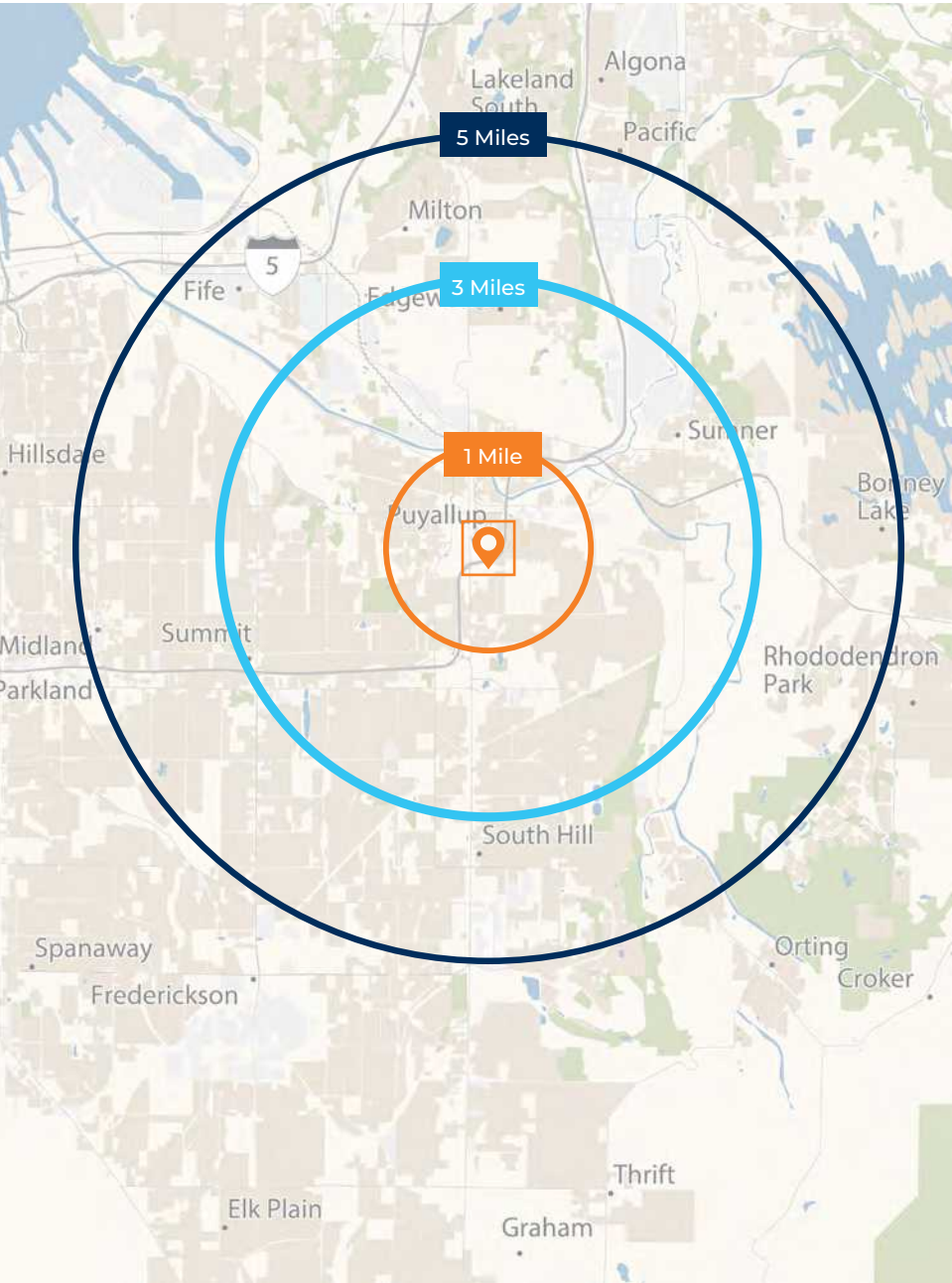


PUYALLUP DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	8,426	149,832	520,071
2023 Population	10,996	186,728	620,607
2028 Population Projection	12,057	203,613	672,177
Population Growth 2011 - 2023	30.50%	24.62%	19.33%
Pop Growth Forecast 2023 - 2028	9.65%	9.04%	8.31%
Average Age	35.7	36.9	36.3

HOUSING	1 MILE	3 MILES	5 MILES
Median Home Value	\$343,490	\$365,037	\$343,616
Median Year Built	1995	1992	1987

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Total Households	4,801	69,255	225,098
2028 Household Projection	5,257	75,532	243,974
Annual Growth 2023-2028	9.50%	9.06%	8.39%
Median HH Income	\$64,623	\$89,345	\$80,164
Avg. HH Income	\$84,961	\$105,820	\$96,652
Avg. HH Vehicles	2	2	2



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Marcus & Millichap
BROWN RETAIL GROUP

SEATTLE | PORTLAND | BOISE

CLAYTON J. BROWN

Senior Managing Director, Investments
206.826.5787 D
253.569.4338 C
clayton.brown@marcusmillichap.com