RETAIL PAD

FOR SALE, LEASE, OR BUILD TO SUIT

22010 Meridian East
Graham, WA 98338

FIRST WESTERN PROPERTIES

GRAHAM TOWN CENTER PADS

Jacob Fors | Jameson Sullivan

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

SUMMARY

22010 MERIDIAN EAST is positioned along the primary commercial corridor serving the rapidly growing Graham and South Hill markets, offering excellent visibility and strong daily traffic exposure. The property benefits from direct frontage on Meridian East (SR-161), providing convenient access for both local and commuter traffic. Surrounded by expanding residential communities, established retail, and daily-needs services, the location draws consistent customer activity throughout the day.

AVAILABLE | CALL FOR DETAILS

Available with Lot 2
Easement for pylon sign off Meridian.

LOT 2: 1.16 ACRES (50,587SF)
LOT 3: 0.40 ACRES (17,437 SF)

Regis - 2025	Population	Average HH Income	Daytime Population
Mile 3	53,326	$145,606	18,389
Mile 5	116,183	$146,304	43,904
Mile 10	346,548	$137,658	159,145

CO-TENANTS

Popeyes Louisiana Kitchen
O'Reilly Auto Parts
Burger King
AutoZone
Dutch Bros Coffee
The Learning Experience Academy of Early Education

NEARBY TENANTS

Starbucks
ARCO
Safeway
KeyBank
Ace Hardware
Jack in the box
United States Postal Service
Dollar Tree
Domino's
Walgreens

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CENTER IMAGES

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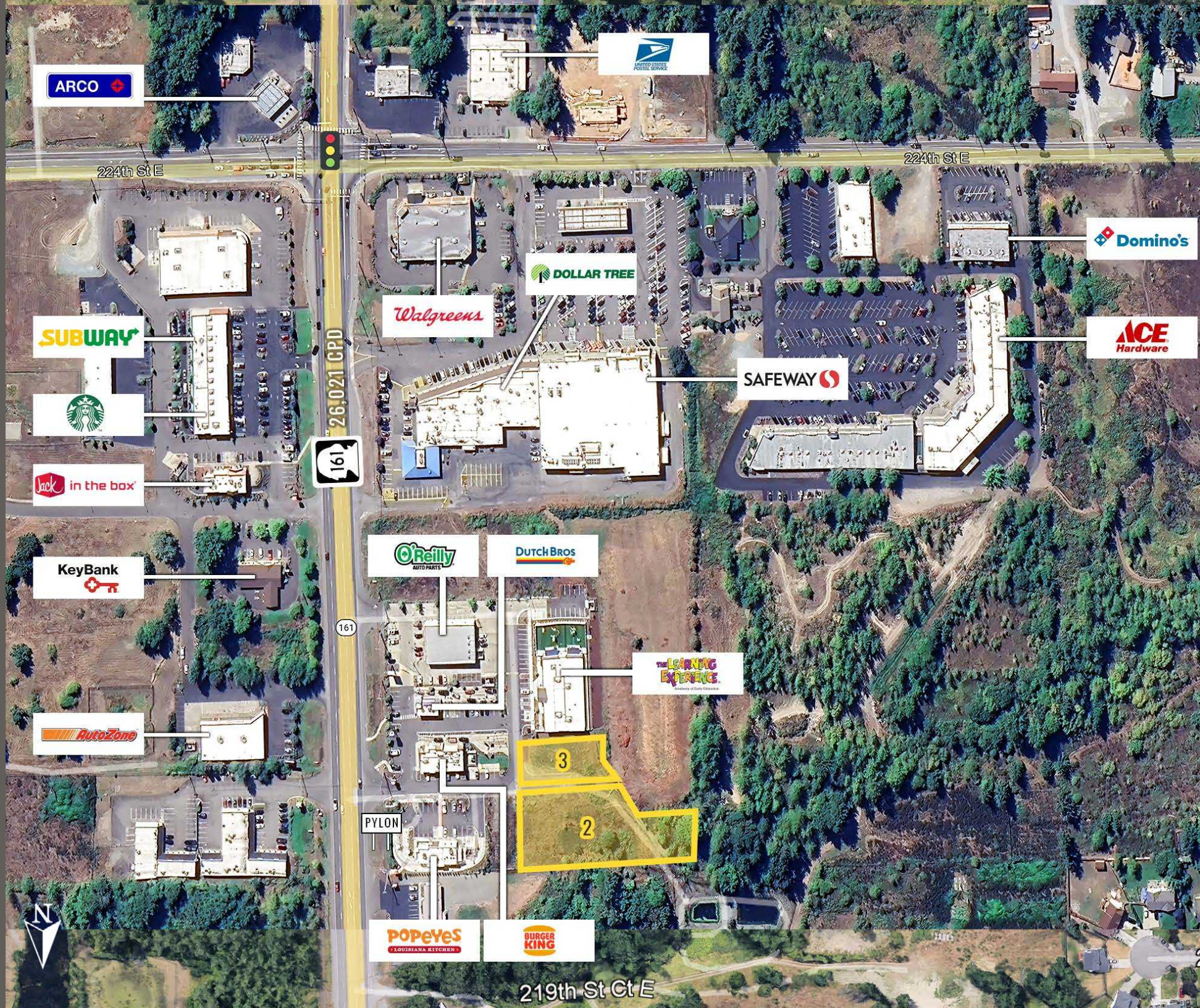
LOCATION AERIAL



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RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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