

OFFERING MEMORANDUM

MERIDIAN RETAIL LAND NEW PRICING \$1,350,000



±138'

±392'

141ST ST CT E

MERIDIAN E

14107 MERIDIAN AVE E, PUYALLUP, WA 98373

km Kidder
Mathews

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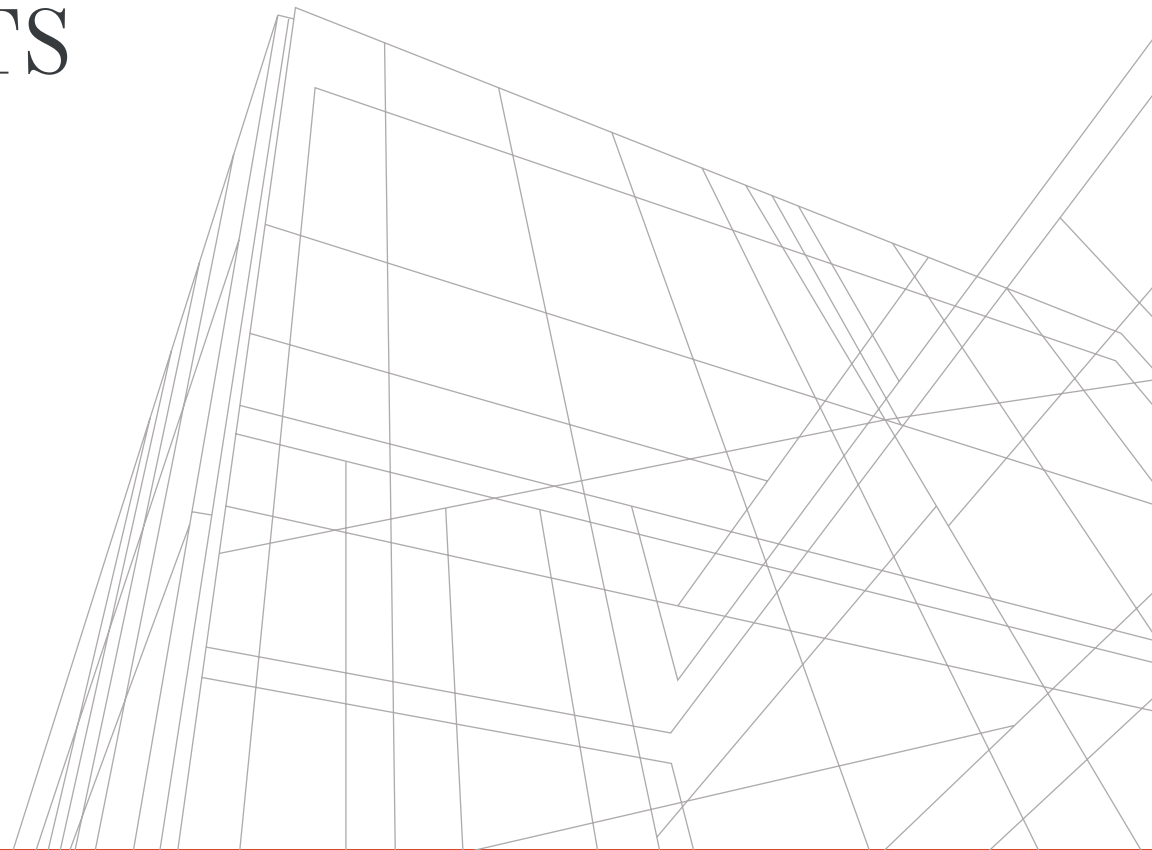
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*Exclusively
Listed by*

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PREMIER RETAIL OFFERING IN PRIME LOCATION

Unveil your retail vision at 14107 Meridian, a 52,000 SF canvas in Puyallup's vibrant commercial hub. With prime NCOR zoning, 138 feet of frontage, and a strategic location next to Auto Zone, this once-in-a-lifetime opportunity offers visibility and proximity to key retailers. The 70-year debut of this property marks a historic chance to shape Puyallup's retail landscape. Seize the moment and define your legacy in this thriving market!

ADDRESS	14107 Meridian Ave E, Puyallup, WA 98373
GROSS LAND SIZE	1.19 AC (52,000 SF)
PARCEL NO	04E-19N-15-SW-S
LISTING PRICE	\$1,350,000 or ±\$26.00 PSF



INVESTMENT HIGHLIGHTS

Strategic Location

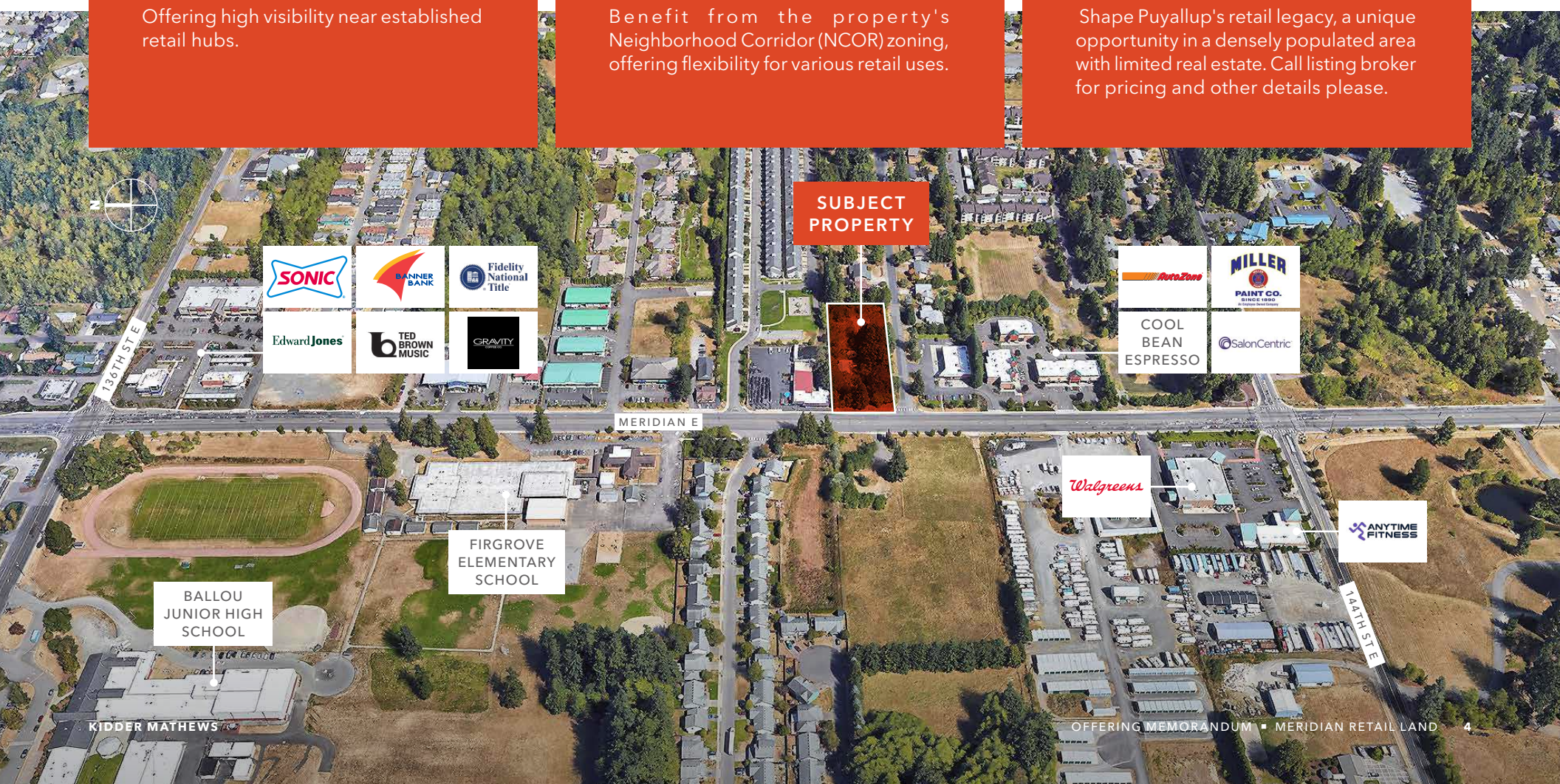
Offering high visibility near established retail hubs.

Versatile Zoning

Benefit from the property's Neighborhood Corridor (NCOR) zoning, offering flexibility for various retail uses.

Prime Opportunity

Shape Puyallup's retail legacy, a unique opportunity in a densely populated area with limited real estate. Call listing broker for pricing and other details please.



SUBJECT PROPERTY

BALLOU JUNIOR HIGH SCHOOL

FIRGROVE ELEMENTARY SCHOOL

Walgreens

ANYTIME FITNESS

KIDDER MATHEWS

PROPERTY OVERVIEW



160TH STE

144TH STE

KOHL'S
T Mobile

COSTCO
WHOLESALE

BANNER BANK
ROSS
DRESS FOR LESS

SOUTH HILL MALL

SUBJECT PROPERTY

SAFEWAY

Walgreens
Chick-fil-A

S MERIDIAN

ANYTIME FITNESS
Walgreens

S MERIDIAN

WILLOWS SHOPPING CENTER

Target
PETSMART
LAIFITNESS
Party City
Edward Jones
MATTRESSFIRM

SONIC
BANNER BANK
Fidelity National Title
Edward Jones
TED BROWN MUSIC
GRAVITY

GROCERY OUTLET
Bargain Market
McDonald's
Michael's
SALLY BEAUTY

WILLOWS SHOPPING CENTER

Office DEPOT
petco
jamba
DOLLAR TREE
TJ-maxx
Starbucks

Lowe's

128TH STE

122ND AVE E

39TH AVE SE



PUYALLUP, WA

The City of Puyallup is situated at the foot of scenic Mount Rainier in the beautiful Puget Sound region 10 miles east of Tacoma and approximately 35 miles south of Seattle. Founded by Ezra Meeker, a hop farmer with a dream of turning the region into an agricultural wonderland, Puyallup is a growing community that cherishes its farming roots.

Puyallup is home to the Washington State Fair. It is one of the ten largest U.S. state fairs, attracting over one million people each year.

In its early years, Puyallup was known for its hops, berries and flowers. Today many events, such as the Washington State Fair, the Daffodil Festival and Parade, and the Puyallup Farmers Market pay tribute to the city's agricultural past. But there's much more happening in Puyallup than meets the eye. Two regional retail centers in downtown and South Hill offer a variety of shopping and dining opportunities. Great parks, excellent K-12 schools, and a modern regional medical center are some of the amenities appreciated by residents and visitors alike.

Puyallup is home to the Washington State Fair. It is one of the ten largest U.S. state fairs, attracting over one million people each year. The city itself is built around the Puyallup Fairgrounds, which can be seen prominently from neighboring South Hill.

The fair traditionally runs for 21 days in September; there is also a "Spring Fair" which takes place for four days in April. The fair serves as an anchor for local businesses and restaurants. Previously named the "Puyallup Fair", it received its current name in 2013.

SUSTAINABLE PUYALLUP

Puyallup has a growing reputation for promoting environmental stewardship. After Puyallup's city hall received a LEED gold designation in 2009, many other developments, both large and small, have incorporated environmentally-friendly components such as solar panels, green roofs and rain gardens.

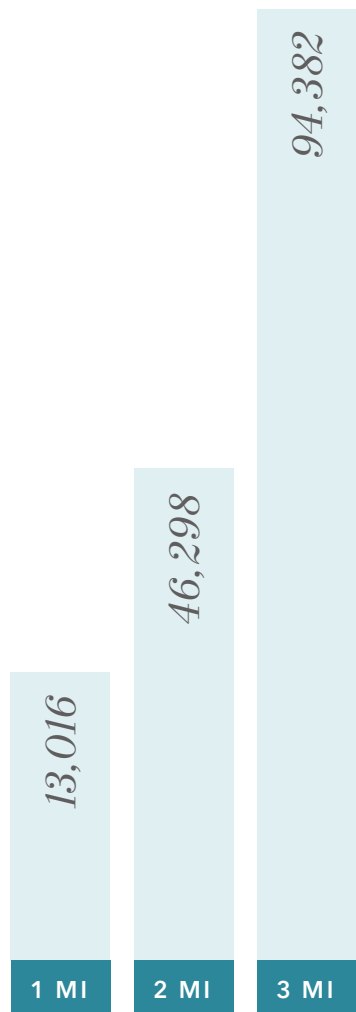
SOURCES:

[HTTPS://WWW.CITYOFPUYALLUP.ORG/748/ABOUT-PUYALLUP](https://www.cityofpuyallup.org/748/ABOUT-PUYALLUP)
[HTTPS://EN.WIKIPEDIA.ORG/WIKI/PUYALLUP,_WASHINGTON](https://en.wikipedia.org/wiki/Puyallup,_Washington)

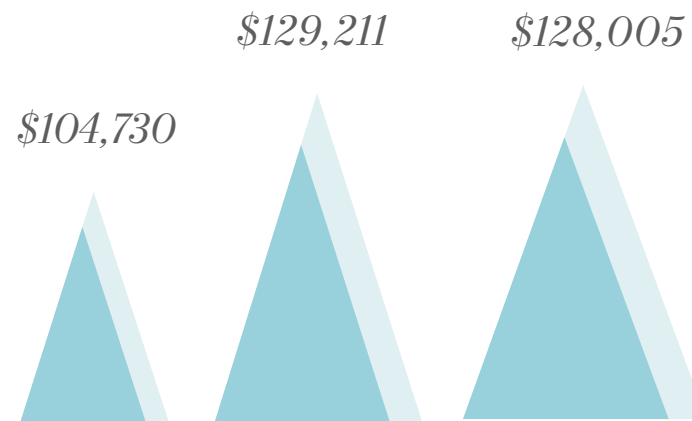


DEMOGRAPHICS

ESTIMATED POPULATION



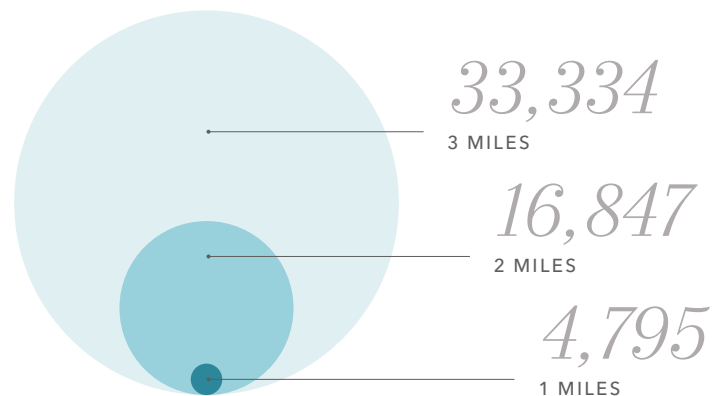
AVERAGE HOUSEHOLD INCOME



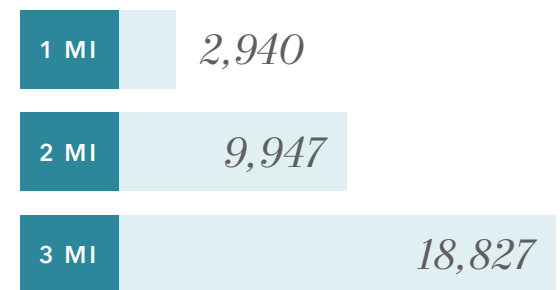
MEDIAN AGE



ESTIMATED HOUSEHOLDS



TOTAL EMPLOYEES



Data Source: Regis

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