

FREDERICKSON LANDING

FOR LEASE | FOR SALE | BUILD TO SUIT

17200 Canyon Road E, Puyallup, WA



Presented by Justin Holmes & Jameson Sullivan

Owned By



VISCONSI
COMPANIES LTD

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6402 Tacoma Mall Blvd, Tacoma, WA 98403 | www.fwp.com

BUILD TO SUIT | GROUND LEASE | FOR SALE

FREDERICKSON LANDING presents a rare opportunity to acquire retail pad sites at one of Pierce County's most dynamic retail and industrial intersections. Situated at the highly trafficked corner of Canyon Road E and 176th Street E, Frederickson Landing comprises ±6.7 acres with multiple lots available.

This location is supported by substantial industrial growth in the Frederickson market, with over 10.36 million square feet of industrial inventory and 2.86 million square feet under construction, reinforcing regional employment and daytime population draw that will continue to support retail demand.

AVAILABLE:

PROPOSED LOT 2 - 42,839 SF

PROPOSED LOT 3 - 45,289 SF

PROPOSED LOT 4 - 47,373 SF

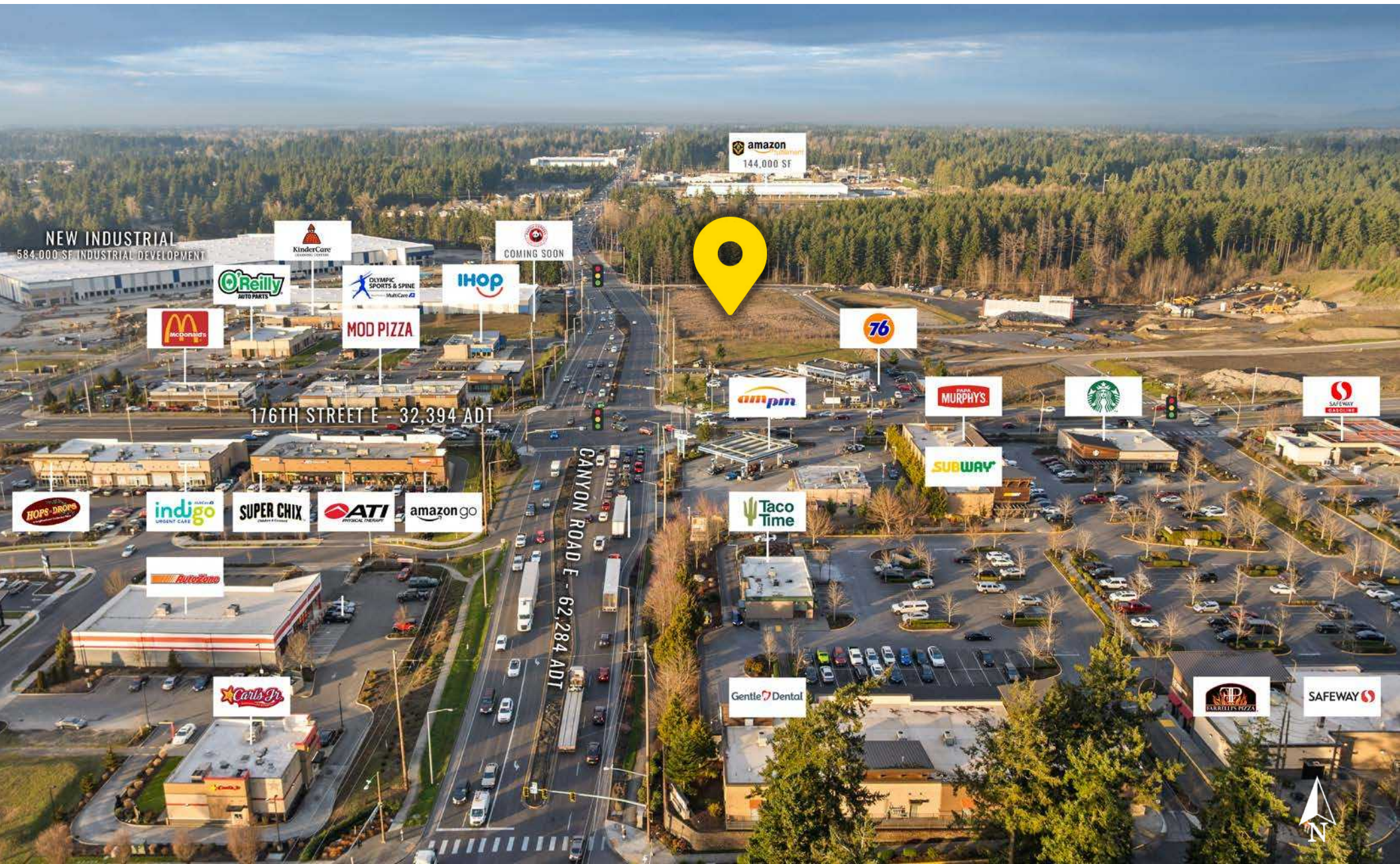
All lot sizes are flexible and can be modified to fit Tenant requirements.



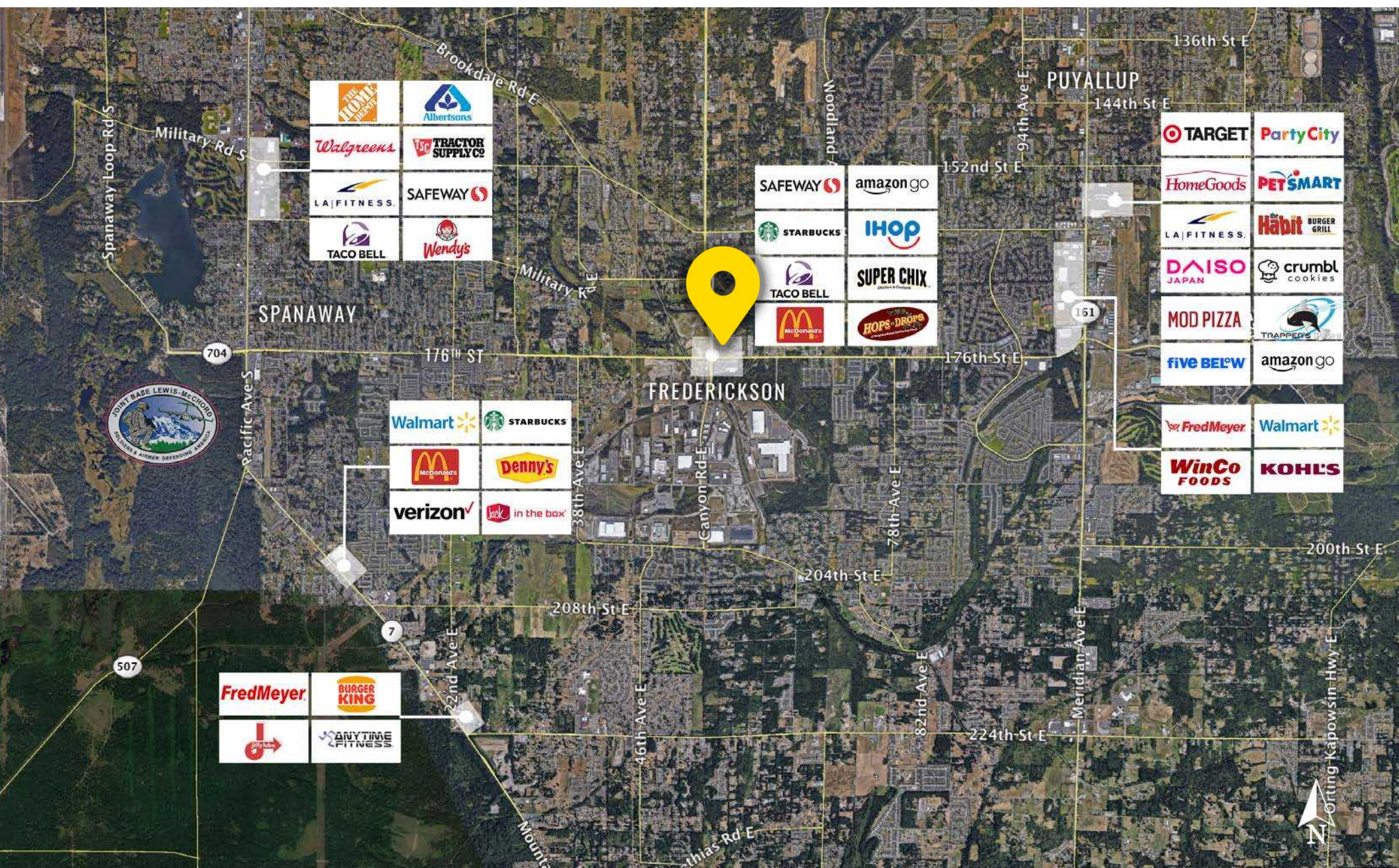
LOCATION AERIAL



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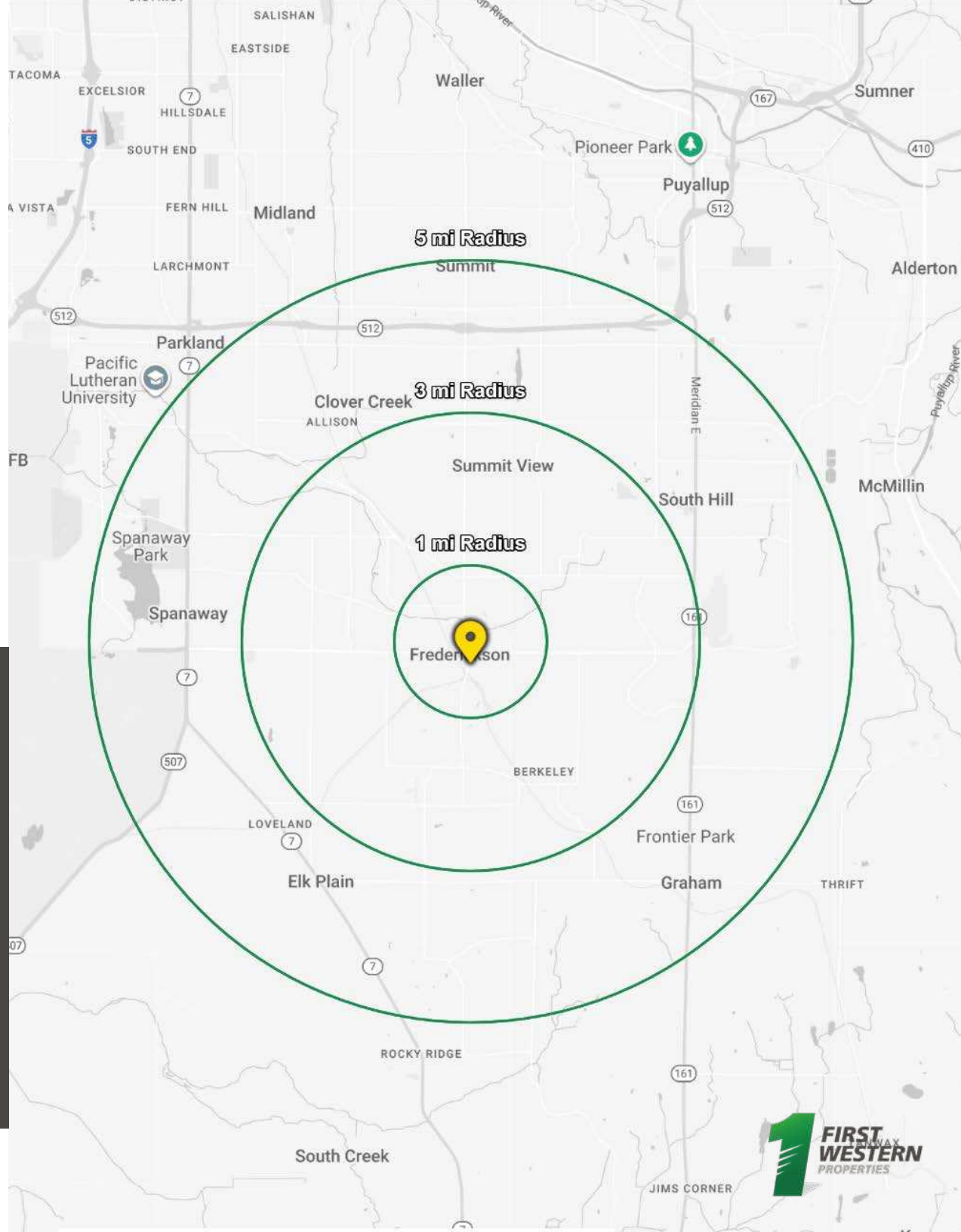
TRADE AREA DESCRIPTION

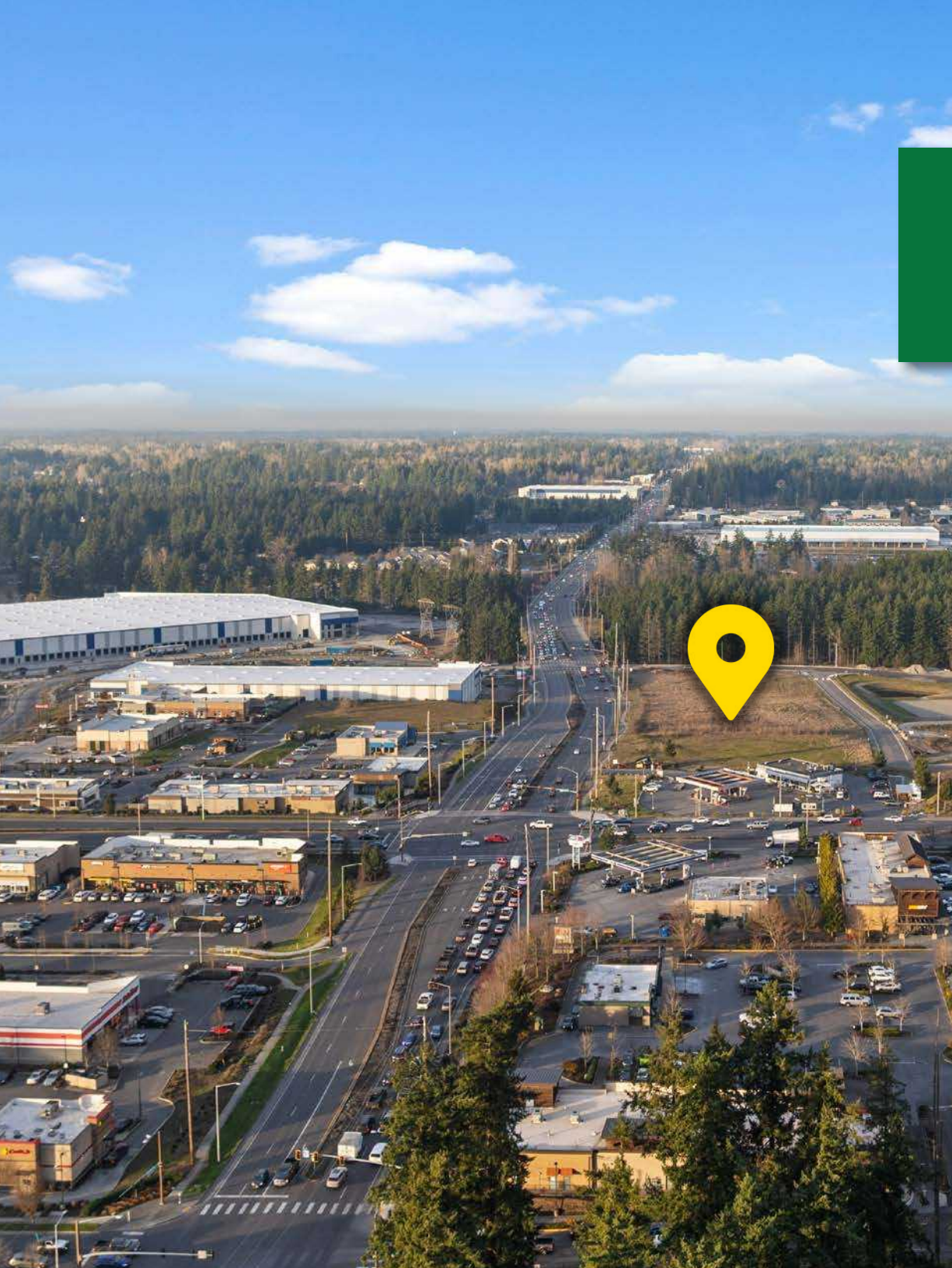
The Frederickson trade area captures a diverse and rapidly evolving market in southeastern Pierce County, positioned between Puyallup, South Hill, Spanaway, and Tacoma. At its core, the 1-mile radius is characterized by a dense mix of residential neighborhoods, established commercial nodes, and growing consumer demand for everyday goods and services. Expanding outward, the 3-mile ring encompasses a broader suburban population base supported by high household incomes and strong residential growth, driven in part by local employment and easy access to regional employment centers. The 5-mile radius integrates a wider commuter and industrial influence, including significant employment from manufacturing and logistics businesses that bolster daytime populations.

This layered market exhibits a compelling blend of stable homeownership, robust household incomes above county averages, and increasing retail demand, making Frederickson and its surrounding trade area highly attractive for retail, service, and convenience-oriented users.

TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,779	86,801	196,924
DAYTIME POP.	3,072	31,327	84,661
AVG HOUSEHOLD INCOME	\$120,779	\$139,327	\$134,286
NO. OF HOUSEHOLDS	1,649	28,653	68,525
LABOR FORCE	18,547	45,560	87,794
COLLEGE EDUCATION +	658	15,168	32,021



An aerial photograph of a commercial area, likely a shopping center or industrial park. The image shows several large, modern buildings with white roofs, parking lots filled with cars, and a multi-lane road. In the background, there is a dense forest of evergreen trees under a blue sky with scattered white clouds. A yellow location pin is placed on a grassy area in the middle of the image.

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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