

OFFICE FOR SALE

149TH & MERIDIAN OFFICE BUILDING

10202 149TH STREET EAST, PUYALLUP, WA 98374



FOR SALE

KELLER WILLIAMS COMMERCIAL

1029 E Main, Suite 201
Puyallup, WA 98372



PRESENTED BY:

RICK BROWN

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Exclusively Listed by

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Property Overview



SUMMARY

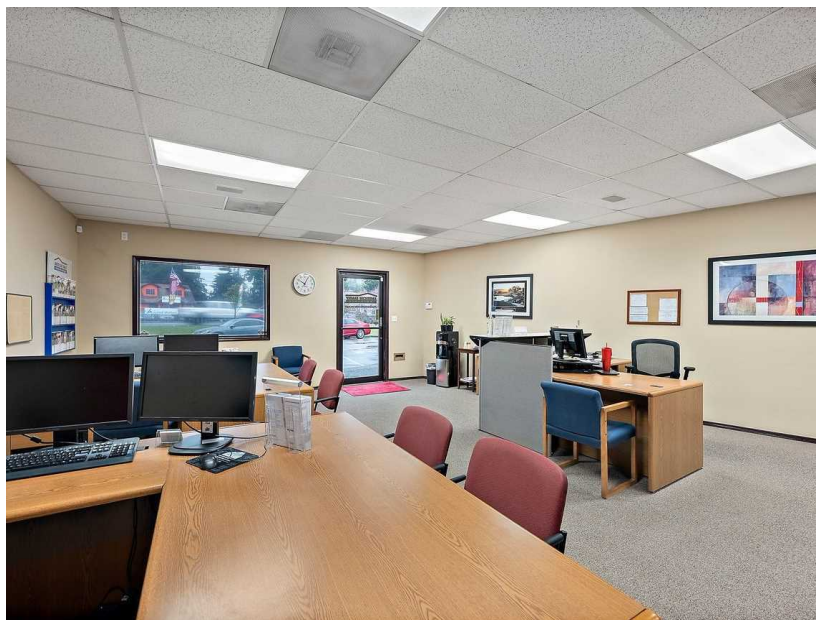
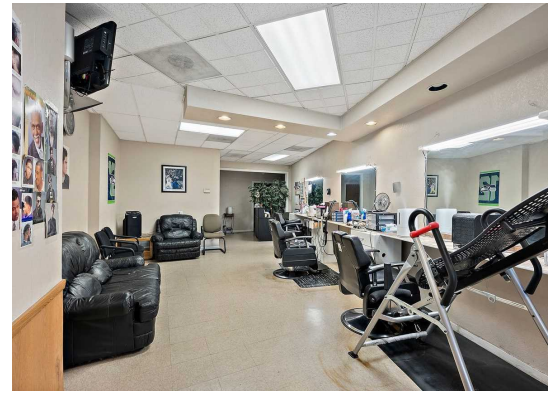
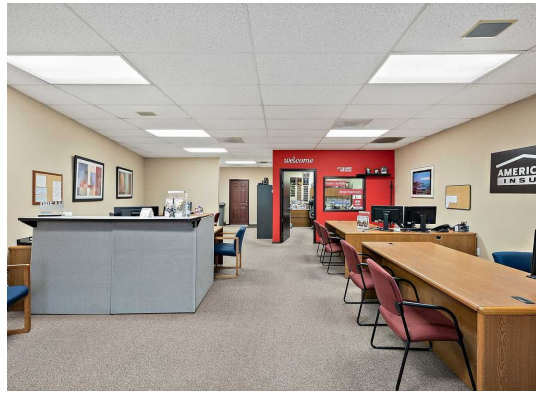
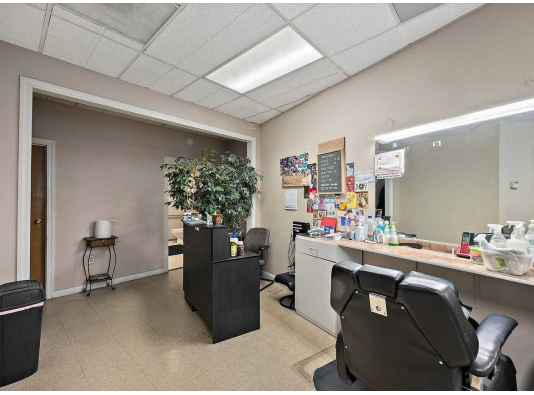
Price:	\$1,950,000
CAP Rate:	5.0%
Building SF:	5,200
Lot Size:	0.69 Acres
Occupancy:	Multi-Tenant
Units:	4
Parking:	Surface
Parking Spaces:	26 dedicated
Parking Ratio:	5
Year Built:	1994
Zoning:	UCor - Urban Corridor

PROPERTY OVERVIEW

Stable, income generating, investment property available in South Hill! This 5,200 SF multi-tenant building is home to 4 long-term tenants, positioned on a 0.69 acre lot with 26 parking spaces, and high-visibility signage. The property is located along Meridian E with access from 149th St E and situated near the Sunrise neighborhood. The site offers high visibility and easy access for local commuters.



Pictures



Location and Highlights



Location Information

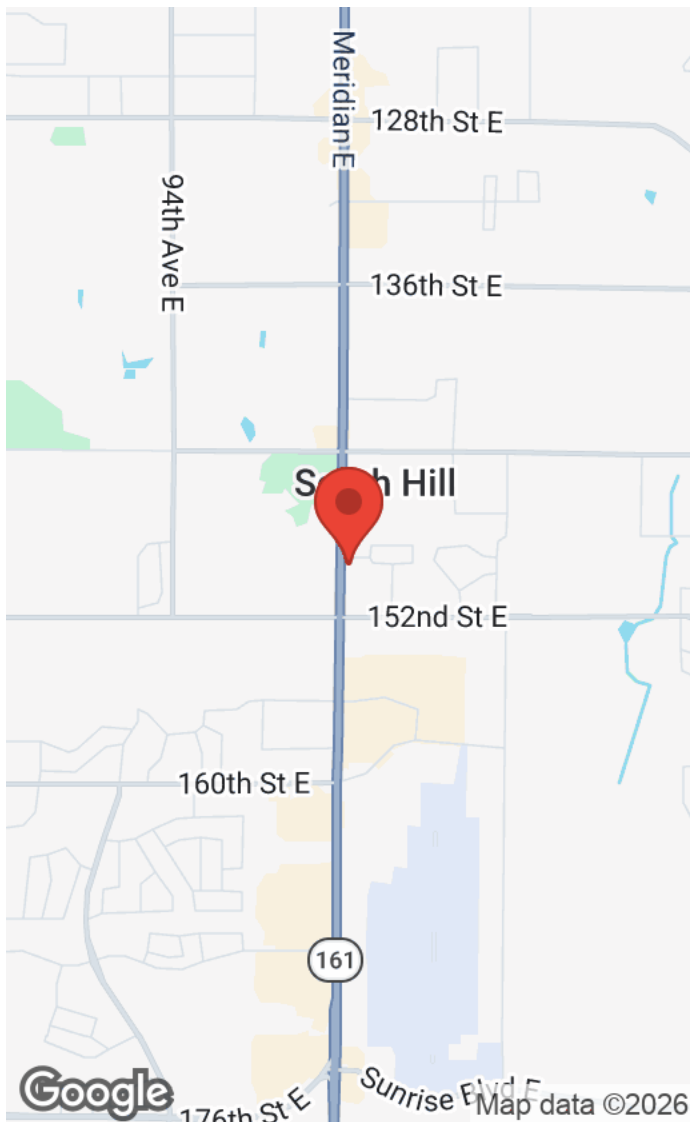
Building Name	149th & Meridian Office Building
Street Address	10202 149th Street East
City, State, Zip	Puyallup, WA 98374
County	WA - Pierce
Market	Pierce
Sub-market	Puyallup
Cross Streets	Meridian E

Location Overview

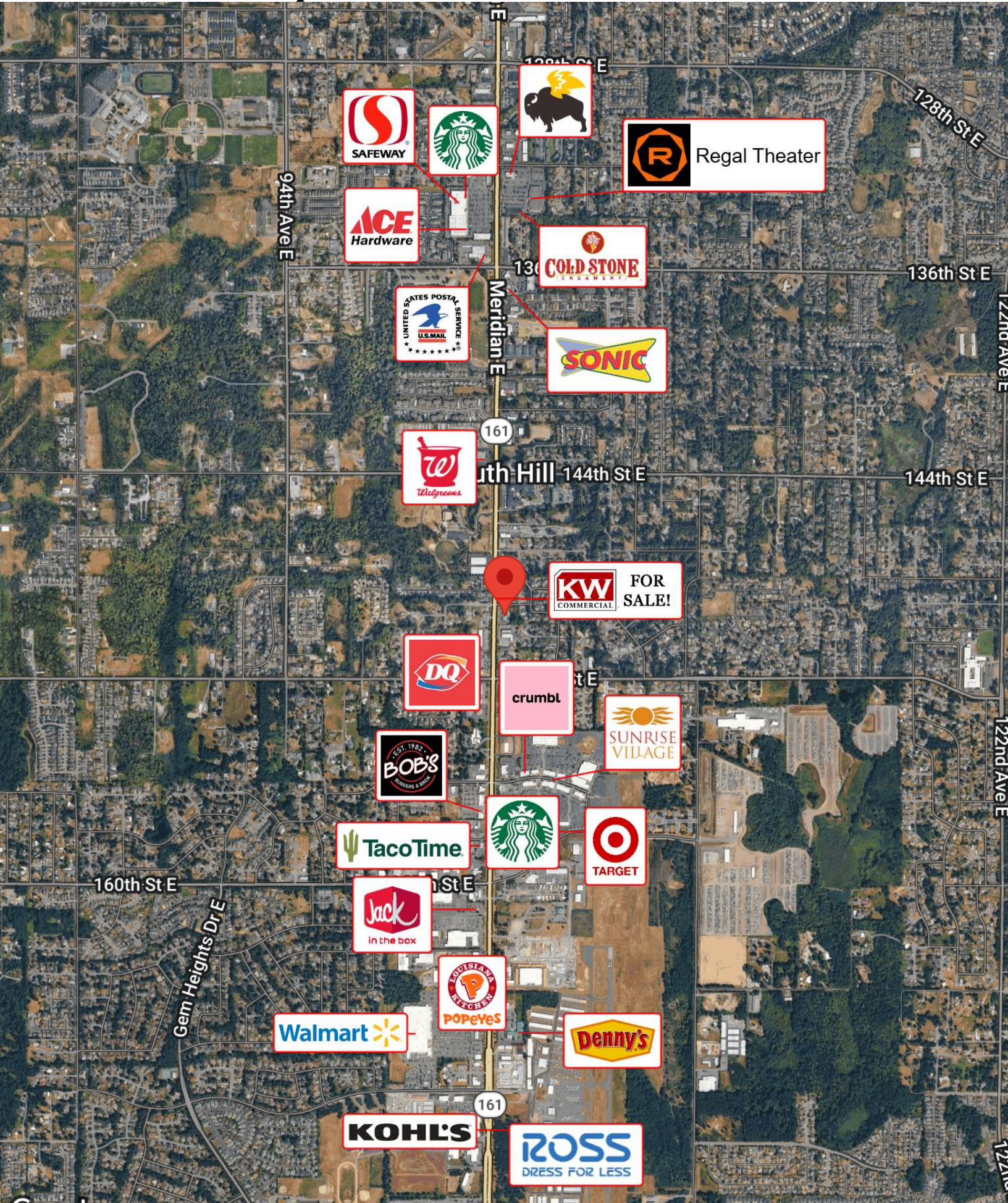
South Hill is an activity hub in the Puyallup Market. The main thoroughfare, Meridian E, sees significant traffic on a daily basis, allowing for prime exposure to all properties located along this road. The property has excellent exposure along the front of the building as well as from the prominent pylon sign.

Location Highlights

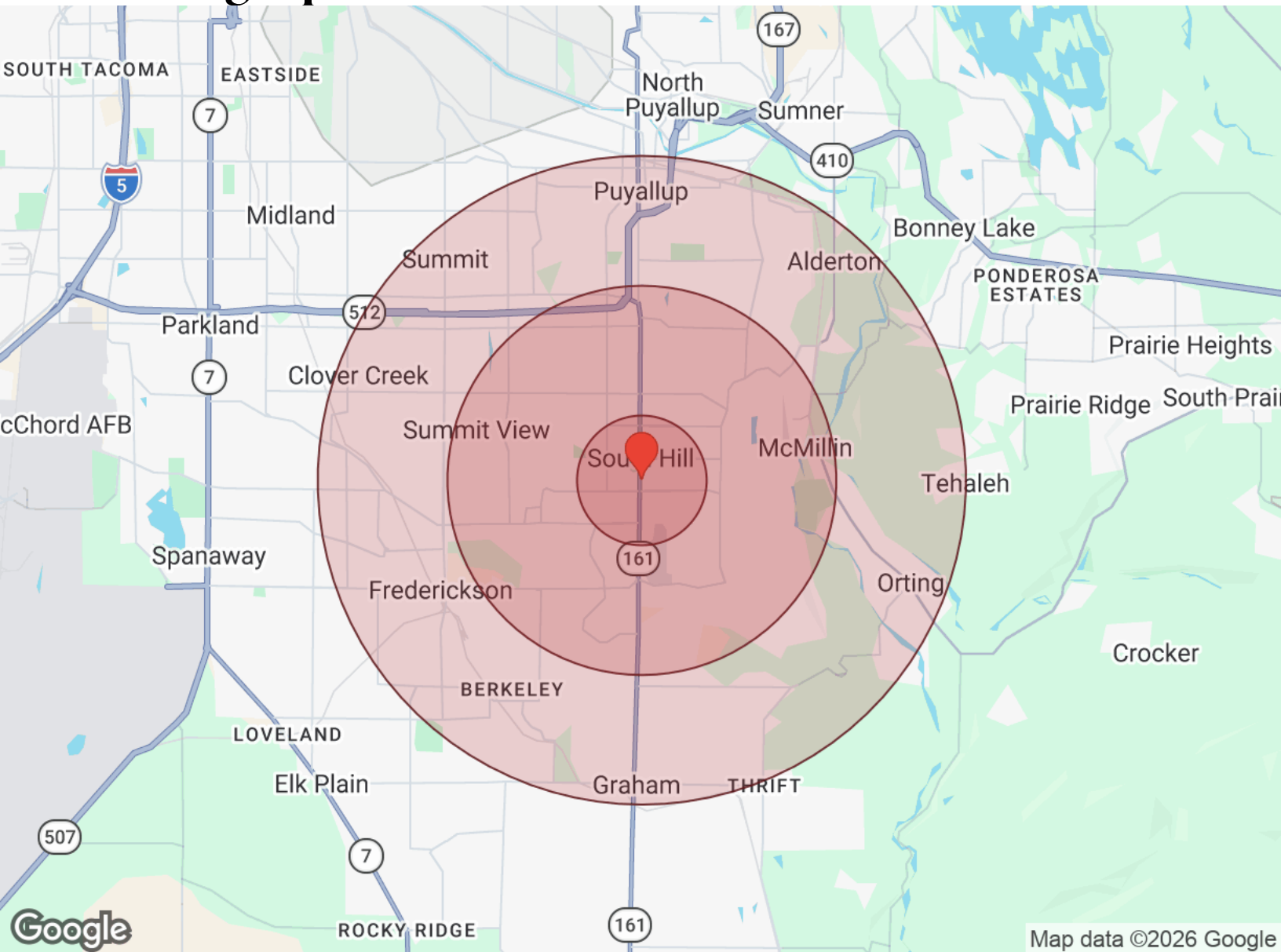
- Stable Income
- Excellent Location
- Multi-Tenant Building
- Pylon Signage



Business Map



Demographics



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,910	48,404	91,958
Female	4,126	49,557	93,223
Total Population	8,035	97,962	185,181

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,962	58,601	116,275
Black	522	7,719	12,815
Am In/AK Nat	63	627	1,259
Hawaiian	130	1,558	2,593
Hispanic	1,151	12,970	23,537
Asian	561	8,660	14,055
Multiracial	624	7,592	14,111
Other	21	235	519

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,005	36,174	70,230
Occupied	2,823	34,141	66,083
Owner Occupied	1,884	23,652	45,916
Renter Occupied	939	10,489	20,167
Vacant	182	2,034	4,146

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,713	20,838	37,939
Ages 15 - 24	953	12,127	22,349
Ages 25 - 54	3,441	43,032	79,544
Ages 55 - 64	868	9,572	19,764
Ages 65+	1,059	12,392	25,587

Income	1 Mile	3 Miles	5 Miles
Median	\$95,654	\$112,485	\$111,631
Under \$15k	165	1,374	2,409
\$15k - \$25k	34	869	1,983
\$25k - \$35k	87	951	2,160
\$35k - \$50k	213	2,153	4,238
\$50k - \$75k	488	4,303	7,904
\$75k - \$100k	513	5,123	10,195
\$100k - \$150k	624	7,960	15,693
\$150k - \$200k	320	5,660	10,383
Over \$200k	378	5,748	11,118