

12620 Jovita Blvd East

\$950,000

4.00 ACRES

FOR SALE

Edgewood, WA 98372 · Tax Parcel 0420021022



AERIAL VIEW · 12620 JOVITA BLVD EAST · EDGEWOOD, WA 98372

SELLER FINANCING AVAILABLE

Owner has flexibility on purchase terms — including owner financing and creative deal structures. Contact the listing agent to discuss options tailored to your acquisition strategy.

<p>TOTAL PARCEL</p> <p>4.00</p> <p>Acres</p>	<p>USABLE AREA</p> <p>±1.11</p> <p>Acres · 48,265 SF</p>	<p>HIGHWAY ACCESS</p> <p>Hwy 167</p> <p>+ I-5 Nearby</p>	<p>UTILITIES</p> <p>On-Site</p> <p>Water · Sewer · Garbage</p>
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PROPERTY OVERVIEW

An exceptional commercial development opportunity along the growing Jovita Boulevard corridor in Edgewood, Washington — offered at **\$950,000** with flexible owner financing available.

The 4.00-acre parcel delivers a ±1.11-acre usable commercial footprint — clean, unencumbered, and utility-ready. The balance provides natural buffering and long-term upside potential.

- Water, sewer & garbage utilities available
- Direct access to Hwy 167 & Interstate 5
- Clean, unencumbered title
- Strong east-west arterial corridor exposure
- Surrounded by significant residential growth

IDEAL USES

- Owner-users — contractors, service retail, automotive, landscaping
- Small-scale developers seeking a manageable commercial footprint
- Investors targeting covered land with long-term upside
- Yard & outdoor storage users leveraging excess land area

AREA DRIVE TIMES

<p>Port of Tacoma</p> <p>25 min est.</p>	<p>SeaTac Airport</p> <p>26 min est.</p>
<p>Port of Seattle</p> <p>48 min est.</p>	<p>Downtown Seattle</p> <p>48 min est.</p>

Market & Demographics

\$950,000

The subject property sits at the intersection of Jovita Boulevard East and West Valley Highway, serving a densely populated residential trade area across Edgewood, Puyallup, Milton, and Fife. The following demographic data is estimated from U.S. Census Bureau ACS 2024 5-Year Estimates for rings centered on the subject site.

POPULATION · HOUSEHOLD & INCOME DEMOGRAPHICS

1 MILE RADIUS		3 MILE RADIUS		5 MILE RADIUS	
POPULATION	3,820	POPULATION	52,400	POPULATION	138,900
HOUSEHOLDS	1,340	HOUSEHOLDS	19,600	HOUSEHOLDS	52,100
AVG HH SIZE	2.85	AVG HH SIZE	2.67	AVG HH SIZE	2.66
MED. HH INCOME	\$108,400	MED. HH INCOME	\$103,800	MED. HH INCOME	\$101,200
AVG HH INCOME	\$131,200	AVG HH INCOME	\$124,500	AVG HH INCOME	\$121,800
PER CAPITA INCOME	\$46,100	PER CAPITA INCOME	\$46,600	PER CAPITA INCOME	\$45,700
MED. HOME VALUE	\$680,000	MED. HOME VALUE	\$628,000	MED. HOME VALUE	\$591,000
OWNER OCCUPIED	71%	OWNER OCCUPIED	65%	OWNER OCCUPIED	61%

REGIONAL MARKET HIGHLIGHTS

PIERCE COUNTY POPULATION	941,200
PIERCE COUNTY MED. HH INCOME	\$99,564
EDGEWOOD MED. HOME VALUE	\$776,764
EDGEWOOD MED. HH INCOME	\$116,132
COUNTY POPULATION GROWTH (5YR)	+6.1%
EDGEWOOD POPULATION GROWTH (2YR)	+2.3%/yr
3-MILE DAYTIME POPULATION EST.	~41,000
NEARBY MAJOR EMPLOYERS	Port of Tacoma, JBLM, Amazon

Demographics estimated from U.S. Census Bureau ACS 2024 5-Year Estimates and Cubit Planning 2025 projections. Ring figures are interpolated approximations; buyers are encouraged to obtain a full ESRI or CoStar demographic report for precise radial data.

TAX PARCEL DETAILS

TAX PARCEL ID	0420021022
SW ¼ of NE ¼ · Section 2, Township 20N, Range 4E Willamette Meridian · City of Edgewood · Pierce County, WA	
CLEAN TITLE	OWNER FINANCE

PRESENTED BY

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All information herein has been obtained from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or withdrawal without notice. Demographic figures are estimated approximations derived from U.S. Census Bureau ACS 2024 5-Year Estimates and third-party projections; they are not guaranteed. Seller financing subject to negotiation and qualification. Prospective buyers should conduct their own due diligence.