



2701-2823 E Main St.
Sumner, WA 98390

Linden Villages

POPULATION			
	1.00 MILE	3.00 MILE	5.00 MILE
	6,906	60,698	174,524

AVERAGE HOUSEHOLD INCOME			
	1.00 MILE	3.00 MILE	5.00 MILE
	\$107,920	\$128,648	\$141,301

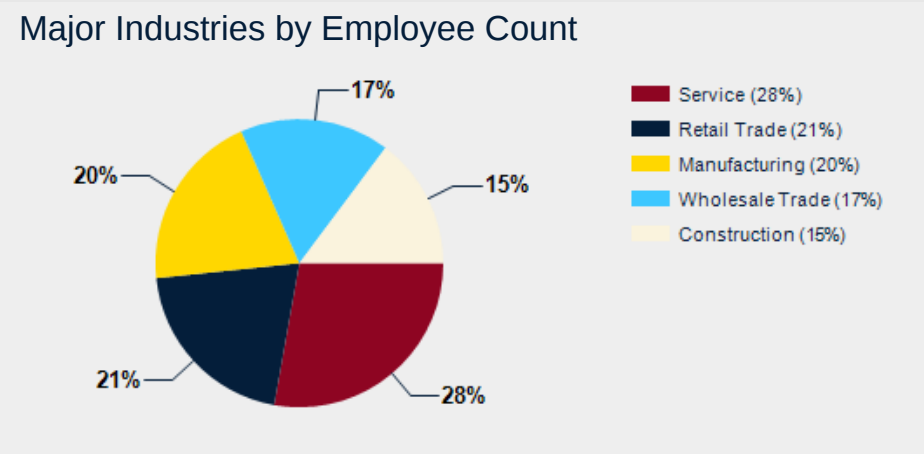
NUMBER OF HOUSEHOLDS			
	1.00 MILE	3.00 MILE	5.00 MILE
	2,750	24,290	65,825

Space	Floor	Size	Lease Rate	Lease Type	Notes
2709 E Main St.	1	1,400 SF (Sq Ft is approx.)	\$2,900 Rent (Monhly) - Space is Gross Lease no NNN	Gross	Office Unit with 6 total private offices. Was previously used as an Aestheticians office. Site is approximately 1,400 Square Feet and is being leased in a gross rent total not NNN.
2705 E Main St.	2	1,200 SF (Sq Ft is approx.)	\$2,000 Rent (Monhly) - Space is Gross Lease no NNN	Gross	Upstairs Space with 3 offices a kitchen and bathroom with shower. Space is approximately 1,200+ Square feet being offered at \$2,000 per month Gross.

PROPERTY FEATURES

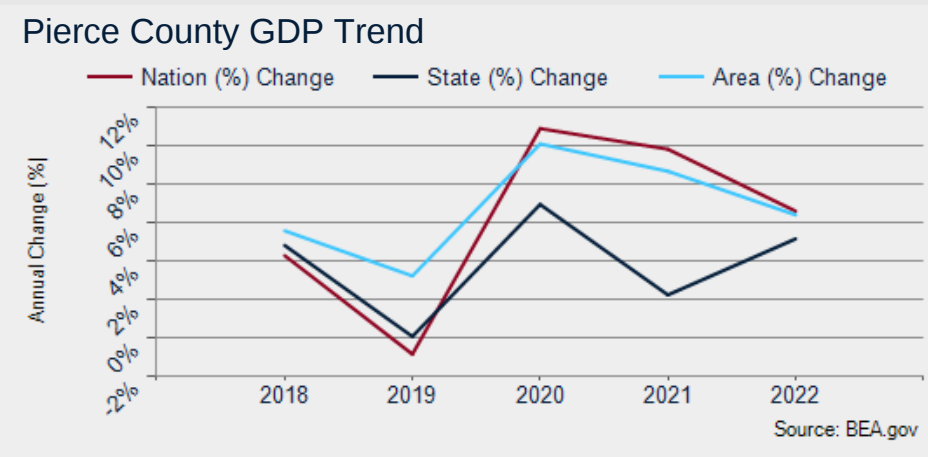
CURRENT OCCUPANCY	76.92%
TOTAL TENANTS	13
BUILDING SF	16,276
LAND ACRES	1.2
YEAR BUILT	1967
AVERAGE REMAINING TERM	2
ZONING TYPE	GC - General Commercial
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
CORNER LOCATION	Yes on a T corner
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

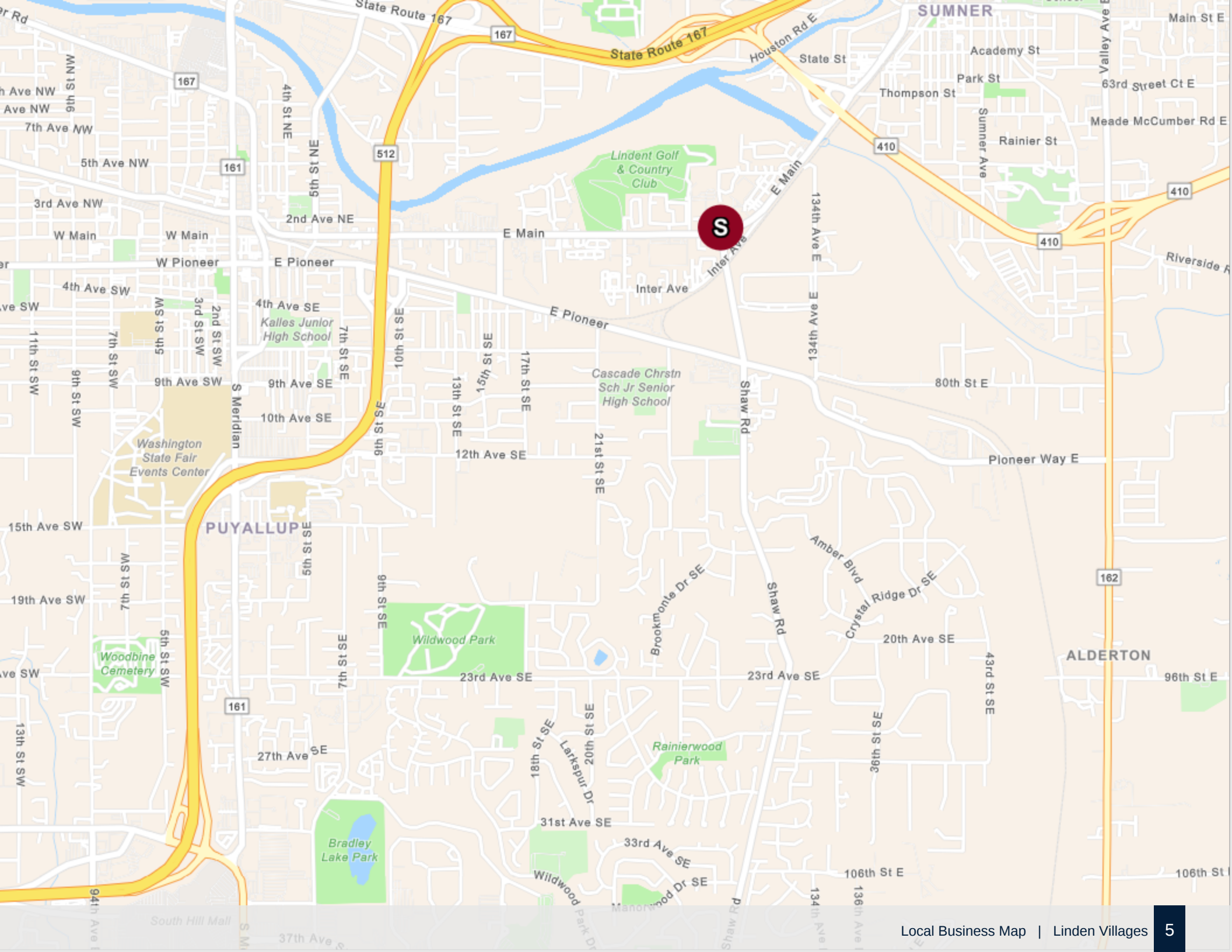
- Property is located on a highly used intersection that connects Sumner and Puyallup. The cross street of Shaw road has new construction being built providing additional potential customer base.
- Competitive pricing in a well maintained older building with character provides great location with affordable rent rates.

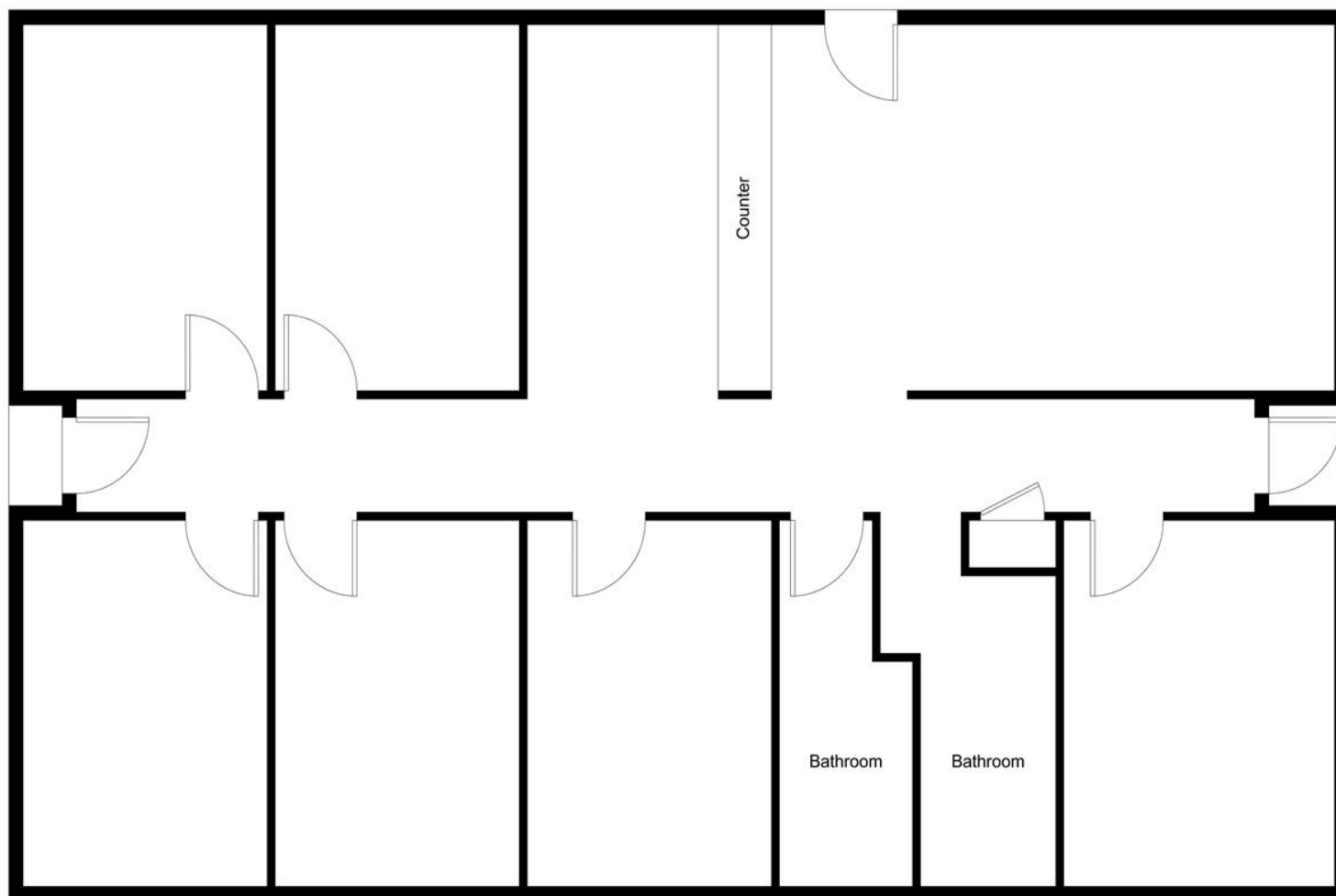


Largest Employers

Joint Base Lewis-McChord	54,000
MultiCare Health System	8,264
State of Washington	7,859
CHI Franciscan Health	5,682
Tacoma Public Schools	3,649
City of Tacoma & Tacoma Public Utilities	3,623
Pierce County Government	3,304
Puyallup School District	2,711



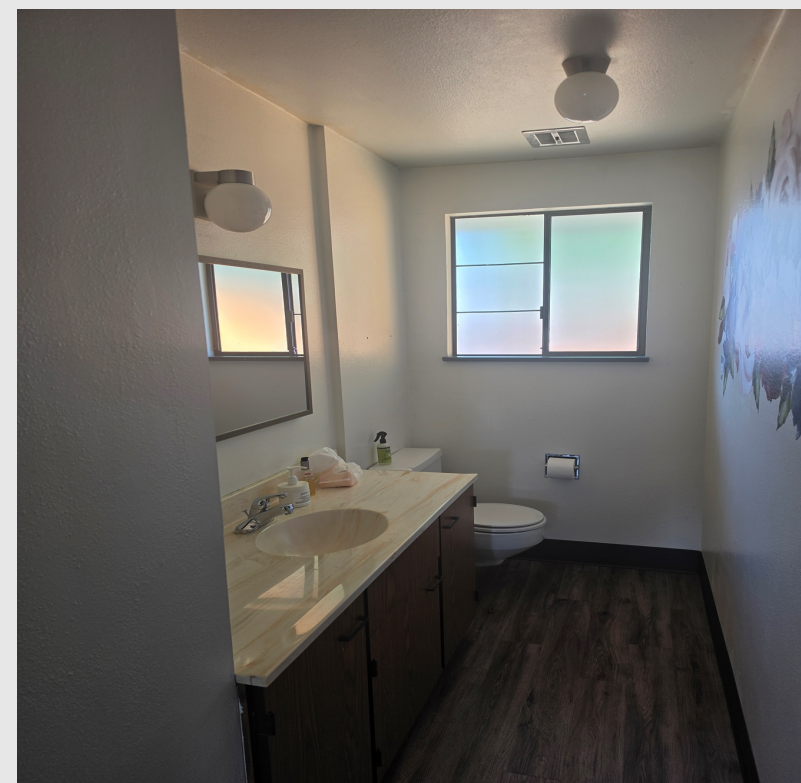


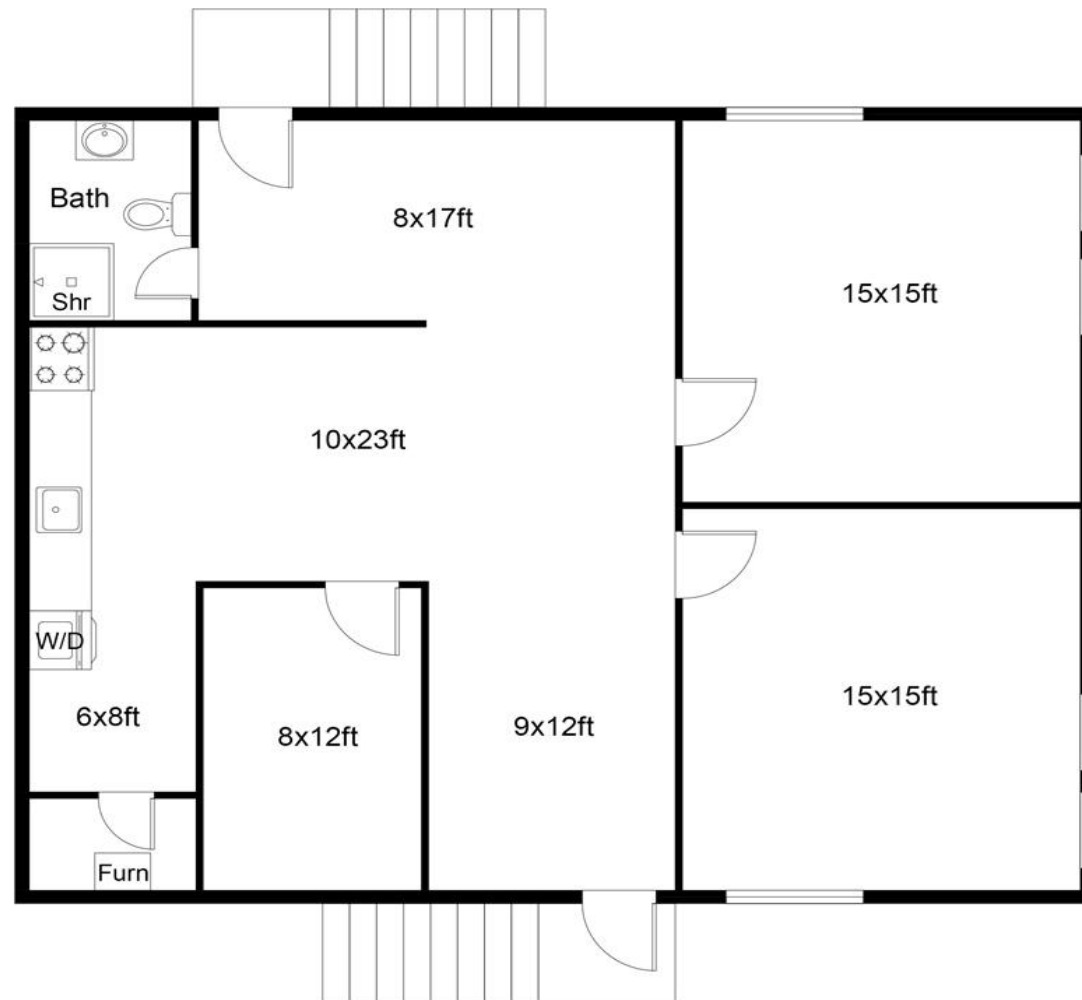


FLOOR PLAN

This is an estimate only accuracy needs to be verified by any potential tenant.

2709 E Main St. Puyallup WA

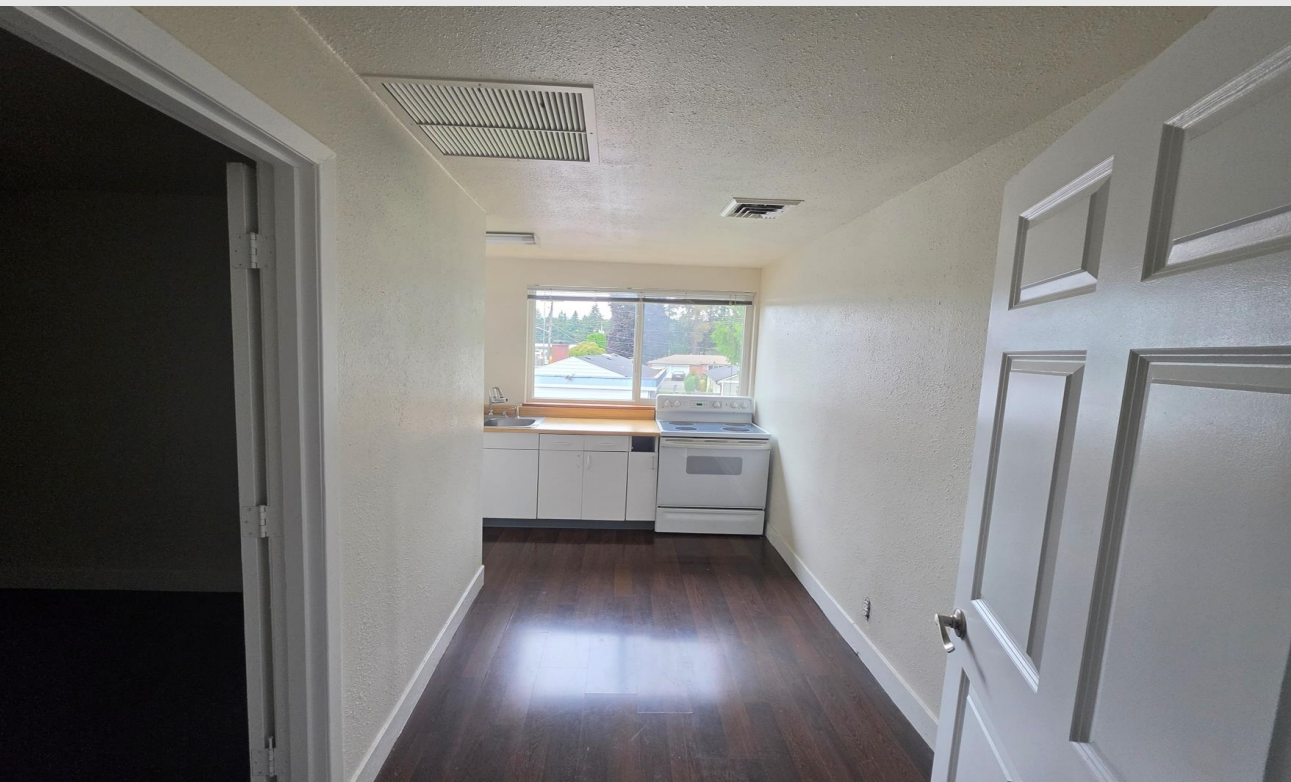




FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
 BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

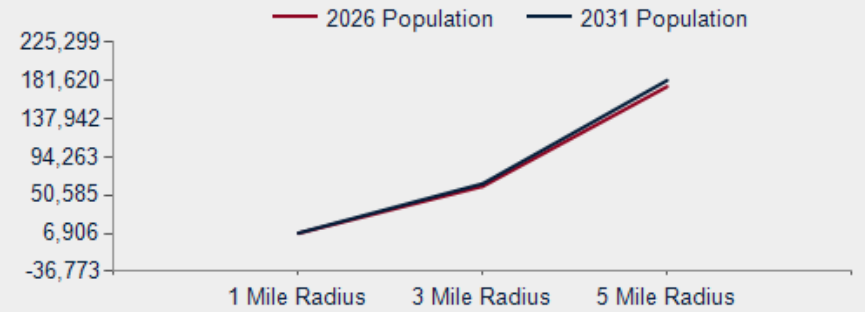
2705 E. Main



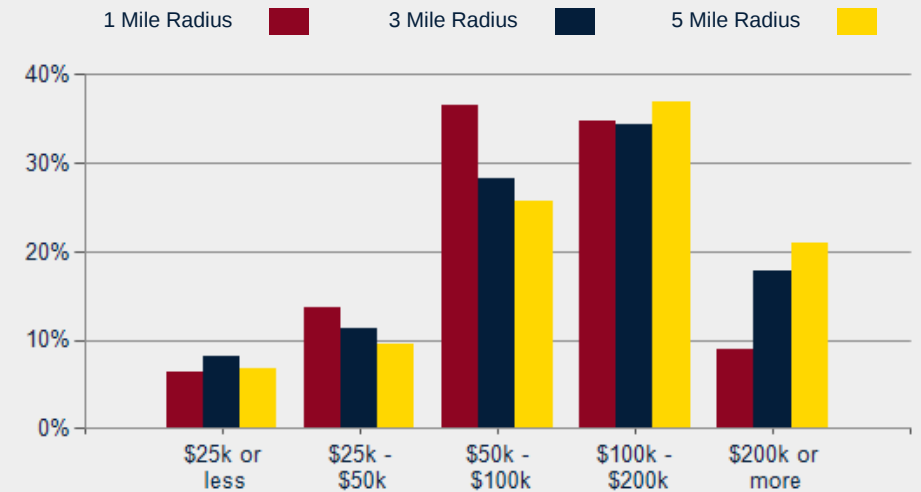


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,550	49,317	115,368
2010 Population	5,195	52,466	142,258
2026 Population	6,906	60,698	174,524
2031 Population	7,226	63,635	181,620
2026 African American	275	1,985	7,215
2026 American Indian	83	784	2,270
2026 Asian	371	3,113	12,560
2026 Hispanic	832	7,330	20,061
2026 Other Race	323	3,205	8,186
2026 White	4,802	43,278	119,024
2026 Multiracial	907	7,440	22,402
2026-2031: Population: Growth Rate	4.55%	4.75%	4.00%

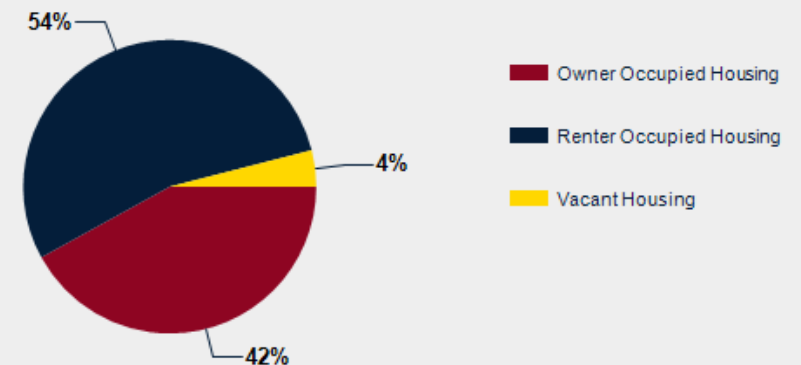
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	76	926	2,499
\$15,000-\$24,999	97	1,057	2,024
\$25,000-\$34,999	102	1,010	2,207
\$35,000-\$49,999	272	1,732	4,080
\$50,000-\$74,999	450	3,284	8,384
\$75,000-\$99,999	552	3,584	8,516
\$100,000-\$149,999	707	5,547	14,775
\$150,000-\$199,999	246	2,803	9,572
\$200,000 or greater	248	4,347	13,769
Median HH Income	\$90,194	\$103,480	\$114,465
Average HH Income	\$107,920	\$128,648	\$141,301



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

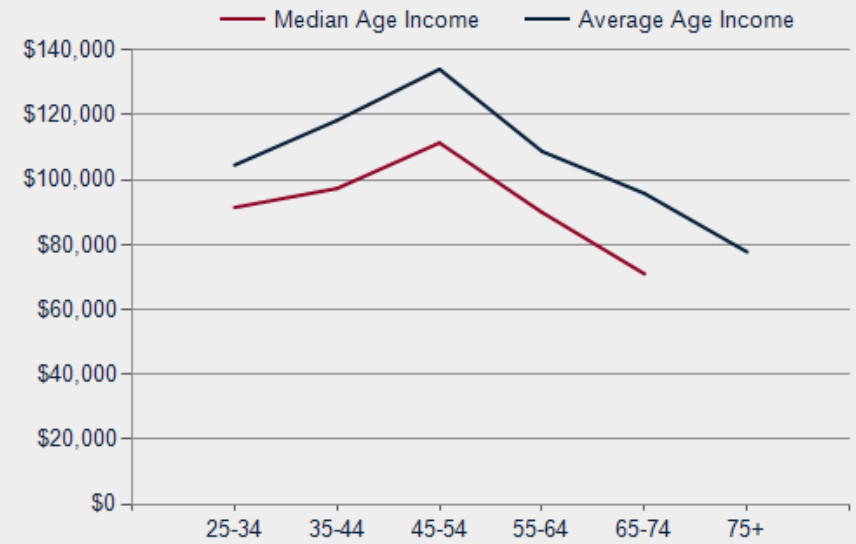
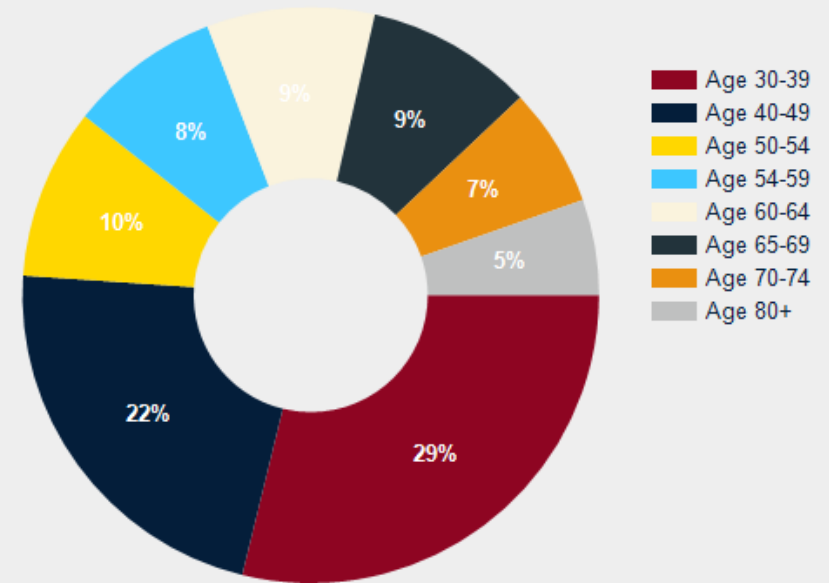


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	646	4,609	12,457
2026 Population Age 35-39	515	4,334	12,708
2026 Population Age 40-44	491	4,400	13,127
2026 Population Age 45-49	406	3,687	11,185
2026 Population Age 50-54	386	3,525	10,501
2026 Population Age 55-59	342	3,583	10,466
2026 Population Age 60-64	379	3,629	10,163
2026 Population Age 65-69	378	3,625	9,745
2026 Population Age 70-74	269	2,872	7,596
2026 Population Age 75-79	216	2,340	5,883
2026 Population Age 80-84	152	1,441	3,620
2026 Population Age 85+	125	1,339	2,963
2026 Population Age 18+	5,469	48,213	135,628
2026 Median Age	37	40	39
2031 Median Age	39	41	40

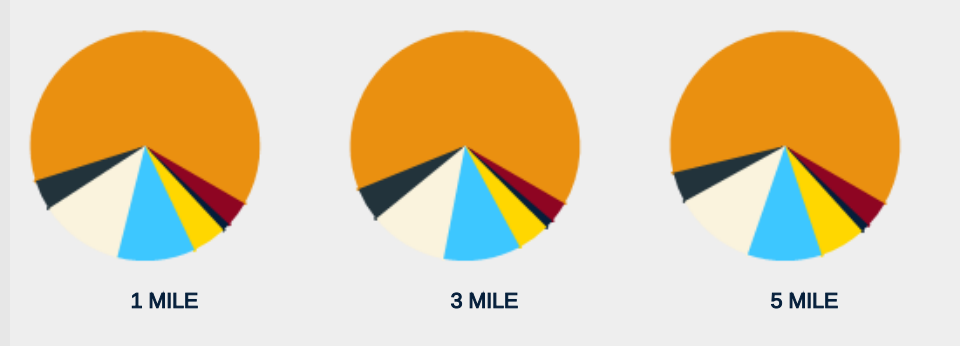
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,479	\$99,801	\$108,616
Average Household Income 25-34	\$104,535	\$122,184	\$134,756
Median Household Income 35-44	\$97,350	\$112,488	\$130,665
Average Household Income 35-44	\$118,340	\$142,381	\$155,633
Median Household Income 45-54	\$111,405	\$143,039	\$157,030
Average Household Income 45-54	\$134,110	\$166,555	\$180,638
Median Household Income 55-64	\$89,962	\$118,330	\$131,113
Average Household Income 55-64	\$108,786	\$145,078	\$155,594
Median Household Income 65-74	\$70,993	\$98,239	\$95,135
Average Household Income 65-74	\$95,801	\$115,584	\$122,033
Average Household Income 75+	\$77,783	\$80,887	\$85,675

Population By Age



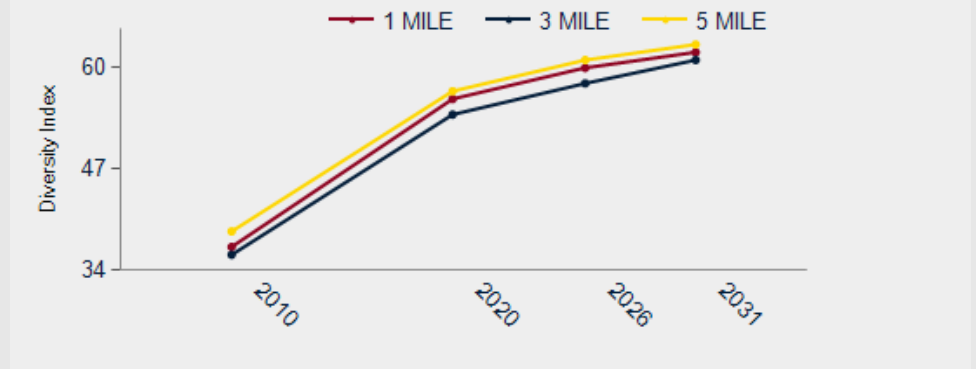
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	62	61	63
Diversity Index (current year)	60	58	61
Diversity Index (2020)	56	54	57
Diversity Index (2010)	37	36	39

POPULATION BY RACE



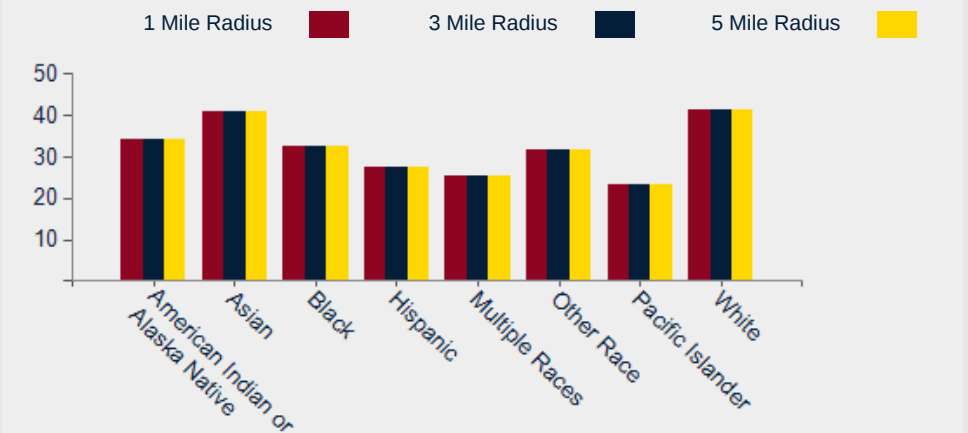
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	3%	4%
American Indian	1%	1%	1%
Asian	5%	5%	7%
Hispanic	11%	11%	10%
Multiracial	12%	11%	12%
Other Race	4%	5%	4%
White	63%	64%	62%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	36	37
Median Asian Age	41	40	40
Median Black Age	32	35	35
Median Hispanic Age	28	27	27
Median Multiple Races Age	25	26	25
Median Other Race Age	32	31	31
Median Pacific Islander Age	23	29	29
Median White Age	41	44	43

2026 MEDIAN AGE BY RACE



Linden Villages



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