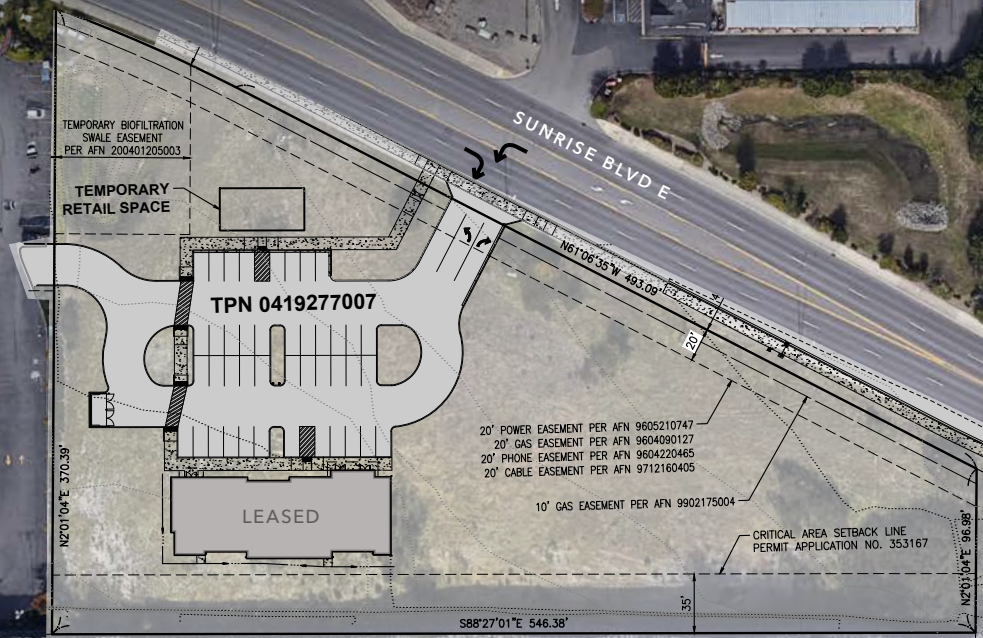


GROUND LEASE | BTS | PURCHASE

# SUNRISE COMMERCIAL

PUYALLUP, WA



MERIDIAN AVE E

KIDDER.COM

**km** Kidder  
Mathews



PROPERTY OVERVIEW

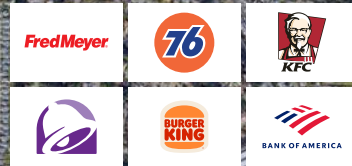
LOCATION	47.097688469819744, -122.29100162056285
2 PAD SITES	Pad 1: 0.4 Acres (NW lot) & Pad 2: 0.9 Acres (SE lot)
AVAILABILITY	Ground Lease, BTS, Purchase
FEATURES	Completely pad ready with all offsite completed
LEASE RATE	Call for details





# SUNRISE COMMERCIAL

160TH STE



176TH STE



MERIDIAN E



SUNRISE BLVD E

SUNRISE VILLAGE



17,228+ VEHICLES  
Average Daily Traffic

**SUBJECT PROPERTY**

36,094+ VEHICLES  
Average Daily Traffic



AVAILABLE FOR LEASE

KIDDER MATHEWS



# DEMOGRAPHICS

## POPULATION

	5 Min	10 Min	15 Min
2024 ESTIMATED	31,854	70,611	141,444
2029 PROJECTED	32,276	71,735	143,135
2020 CENSUS	29,971	69,508	141,187
2010 CENSUS	22,509	53,348	111,030

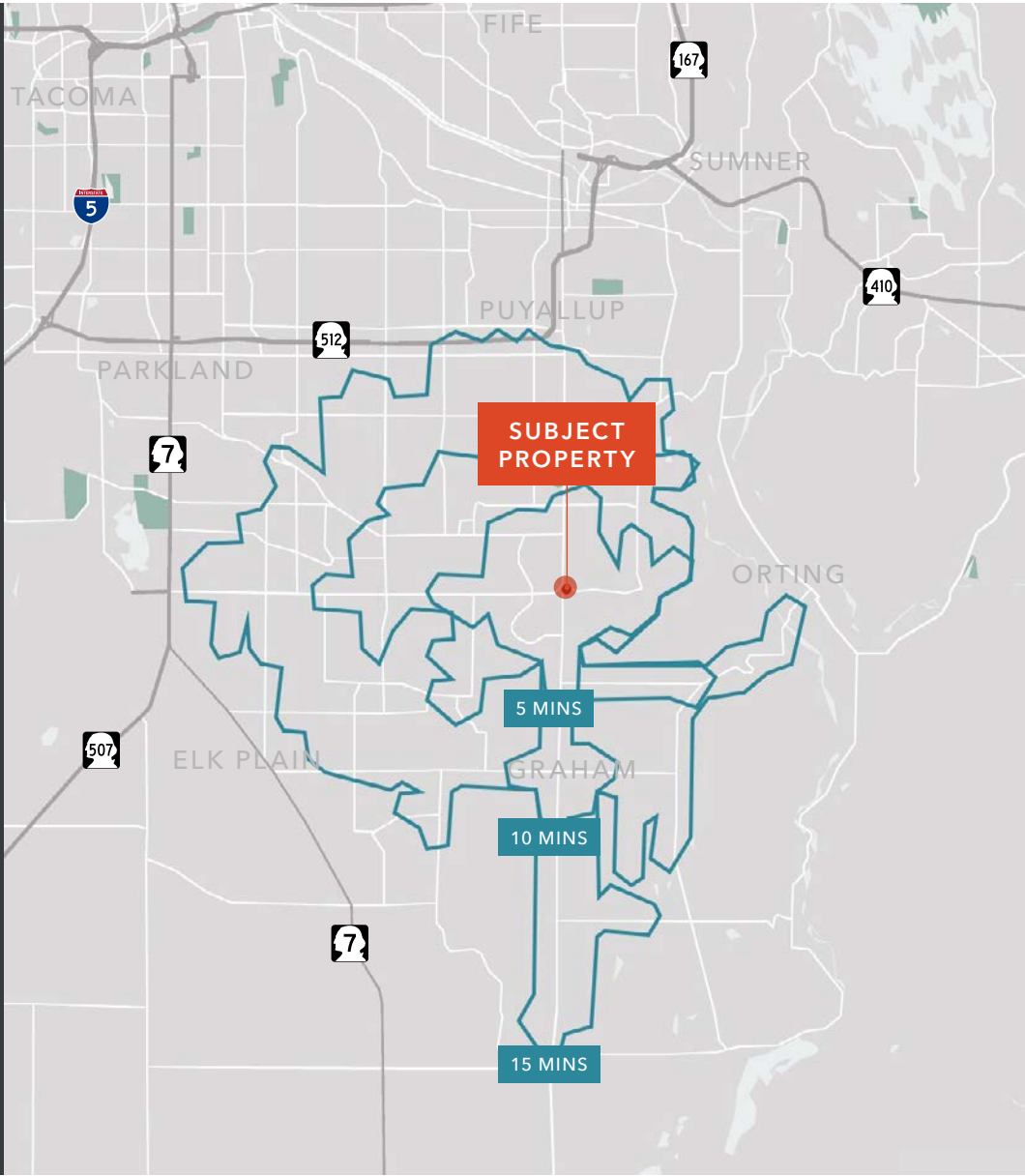
## MEDIAN AGE & GENDER

	5 Min	10 Min	15 Min
MEDIAN AGE	33.8	34.0	35.0
% FEMALE	50.7%	50.4%	50.3%
% MALE	49.3%	49.6%	49.7%

## HOUSEHOLD INCOME

	5 Min	10 Min	15 Min
2024 MEDIAN	\$120,053	\$112,270	\$108,856
2029 MEDIAN PROJECTED	\$124,651	\$116,327	\$112,414
2024 AVERAGE	\$147,838	\$142,713	\$138,597
2029 AVERAGE PROJECTED	\$156,426	\$150,300	\$145,474

Data Source: ©2025, Sites USA





# SUNRISE COMMERCIAL



*Exclusively leased by*

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**km Kidder Mathews**