16511 MERIDIAN EAST | PUYALLUP, WA

FIRST WESTERN PROPERTIES

PUYALLUP LAND

FOR LEASE | GROUND LEASE | SALE

SITE SUMMARY

Located along busy Meridian (SR 161) at the south end of South Hill. This new development is anchored by Denny's and directly across from Walmart Supercenter. Potential for Drive Thru. Available for lease, ground lease or sale.

Building A Proposed Lot 1	• Size: 2,520 SF • Use: QSR • Rate: • Size: 1,440 SF • Use: Commercial • Rate: • Parking: 13-37 • Zoning: UCOR
Building B Proposed Lot 2	• Denny's Restaurant • Size: 4,752 • Parking: 19-48
Building C Proposed Lot 3	• Dave's Hot Chicken • Size: 2,520 SF • Size: 2,160 SF • Use: Commercial • Rate: • Parking: 15-40 • Zoning: UCOR
Building D Proposed Lot 4	• Size: 9,900 SF • Use: Daycare • Rate: • Parking: 34-40 • Zoning: UCOR

FIRST WESTERN PROPERTIES

LOCATION AERIAL

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TRADE AREA

The Puyallup trade area is a dynamic and evolving region rooted in its agricultural heritage and strengthened by its expanding commercial and employment base. Anchored by a historic downtown, South Hill's major retail corridor, and strong regional connectivity, Puyallup attracts a diverse mix of residents, commuters, and visitors. The city's central location within the four-county Puget Sound region—paired with access to major state highways and the Sounder commuter rail—supports steady economic activity and convenient travel to Tacoma, Seattle, and Everett. With a blend of national retailers, local businesses, and a stable residential population, the market benefits from consistent consumer demand. As the community continues to grow, Puyallup's role as a transportation and commerce hub reinforces its position as a key destination within East Pierce County.

80,445
POPULATION
10 MIN DT

27,294
NO OF HOUSEHOLDS
10 MIN DT

$144,031
AVERAGE HH INCOME
10 MIN DT

$515,229
MEDIAN PROPERTY VALUE
10 MIN DT

34.5
YEARS OLD
MEDIAN AGE

$1.71B
TOTAL NON-RETAIL
EXPENDITURE

30,626
DAYTIME ADJ. POPULATION
10 MIN DT

39,166
MERIDIAN E
ADT

FIRST WESTERN PROPERTIES

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RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

ANGELA OLIVERI
206.853.1330
aoliveri@fwp-inc.com

TEJ ASHER
425.320.8834
tasher@fwp-inc.com

CARRIE WALKER
253.307.1333
carrie@firstwesternproperties.com

First Western Properties | 425.822.5522 | 11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

| 253.472.0404 | 6402 Tacoma Mall Boulevard, Tacoma, WA 98409

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