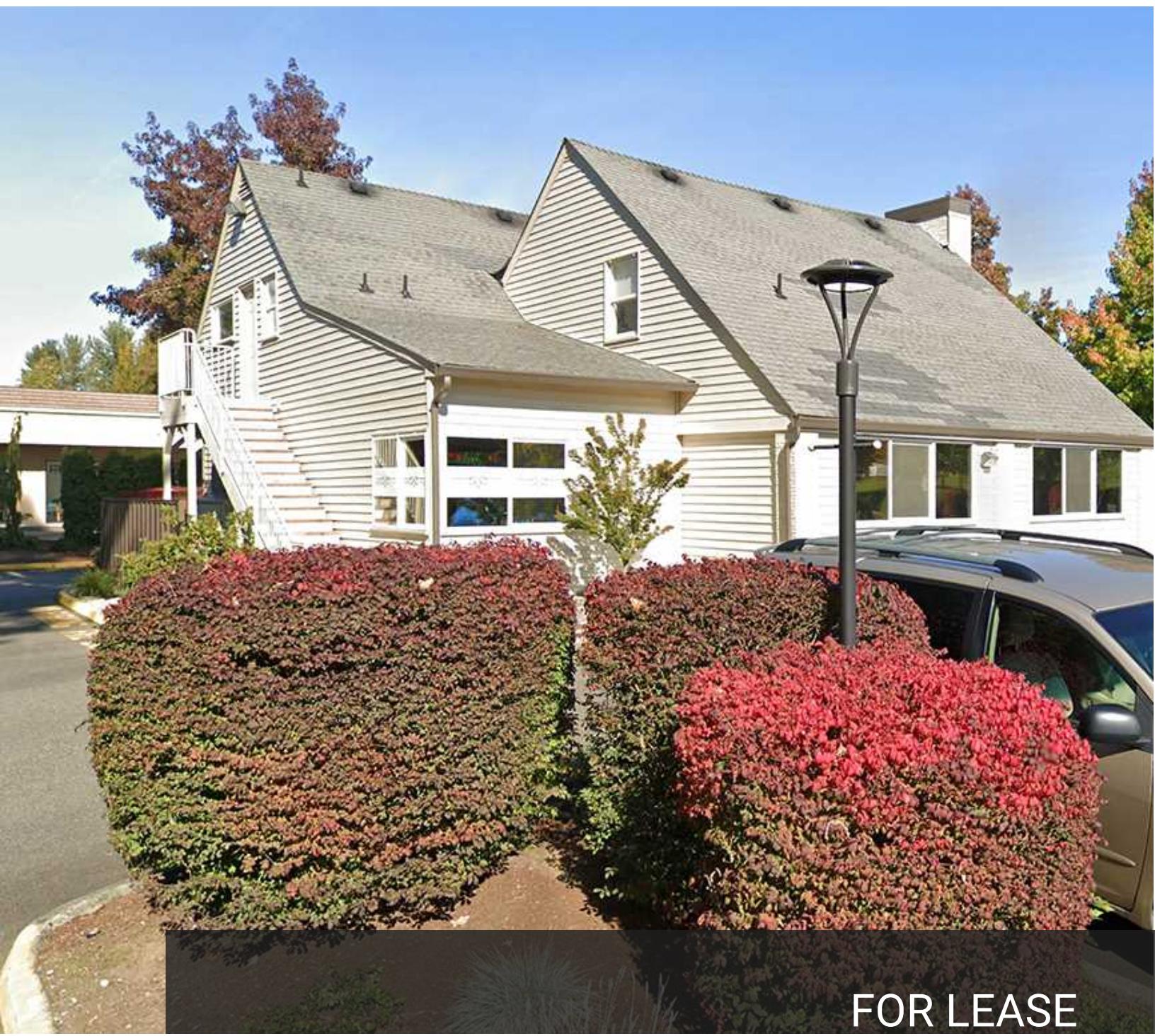


OFFICE FOR LEASE

# SOUTH CREEK

3806 9TH STREET SOUTHWEST, PUYALLUP, WA 98373



FOR LEASE

**KELLER WILLIAMS COMMERCIAL**

1011 E Main, Suite 420  
Puyallup, WA 98372

**KW COMMERCIAL**

Each Office Independently Owned and Operated

PRESENTED BY:

**RICK BROWN**  
Commercial Broker  
O: (253) 840-5574  
C: (253) 617-9460  
rickbrown@kw.com  
Lic: 27026, WA

**SIMRANJIT KAUR**  
Commercial Broker  
C: (425) 577-1347  
simrankv@kwcommercial.com

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# Disclaimer

3806 9TH STREET SOUTHWEST



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# EXECUTIVE SUMMARY

3806 9TH STREET SOUTHWEST



## OFFERING SUMMARY

**LEASE RATE:** \$22.00/SF/YR, NNN

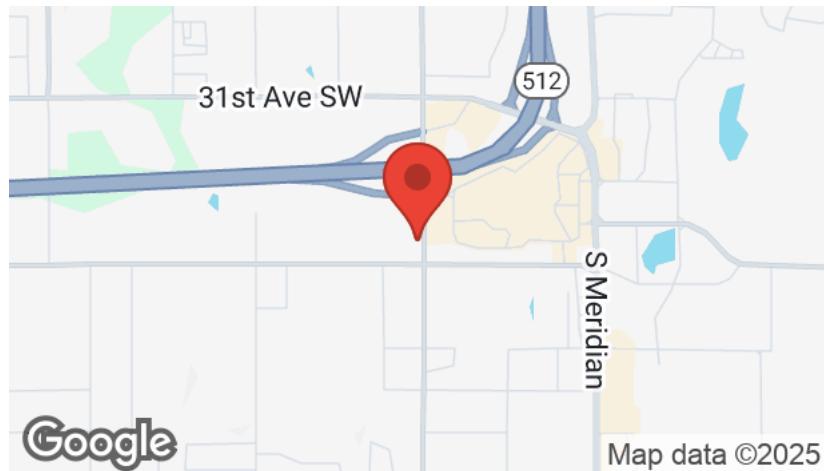
**LEASE TERM:** 3 - 5 Years

**AVAILABLE SF:** 1,207

**PARKING:** Ample

## PROPERTY OVERVIEW

This versatile commercial space is ideal for office or retail use, located in the heart of Puyallup, WA. Featuring three private offices, a reception area, kitchenette, and a bathroom, this space offers a functional and efficient layout for businesses of all types. The property provides excellent visibility and easy access, making it perfect for professionals seeking a well-maintained and conveniently located space. Whether you're looking to expand your business or open a new retail location, this property offers a fantastic opportunity to establish your presence in a growing community.



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## LOCATION & HIGHLIGHTS

3806 9TH STREET SOUTHWEST



### LOCATION INFORMATION

Building Name: South Creek  
Street Address: 3806 9th Street Southwest  
City, State, Zip: Puyallup, WA 98373  
County: WA - Pierce  
Market: Pierce County  
Sub-market: Puyallup  
Cross Streets: 94th Ave E & 39th Ave SW  
Signal Intersection: 94th Ave E & 39th Ave SW

### LOCATION OVERVIEW

Located just minutes from the bustling South Hill Mall, this property offers excellent access to a wide range of retail, dining, and service amenities, making it an ideal spot for businesses looking to take advantage of heavy foot traffic and a thriving commercial hub. With easy access to major roads and highways, the location is convenient for both employees and clients, and its proximity to South Hill Mall adds significant value to the space.

### PROPERTY HIGHLIGHTS

- Reception & waiting area
- 3 private offices
- Bathroom
- Small kitchenette
- Close proximity to South Hill Mall & SR-512

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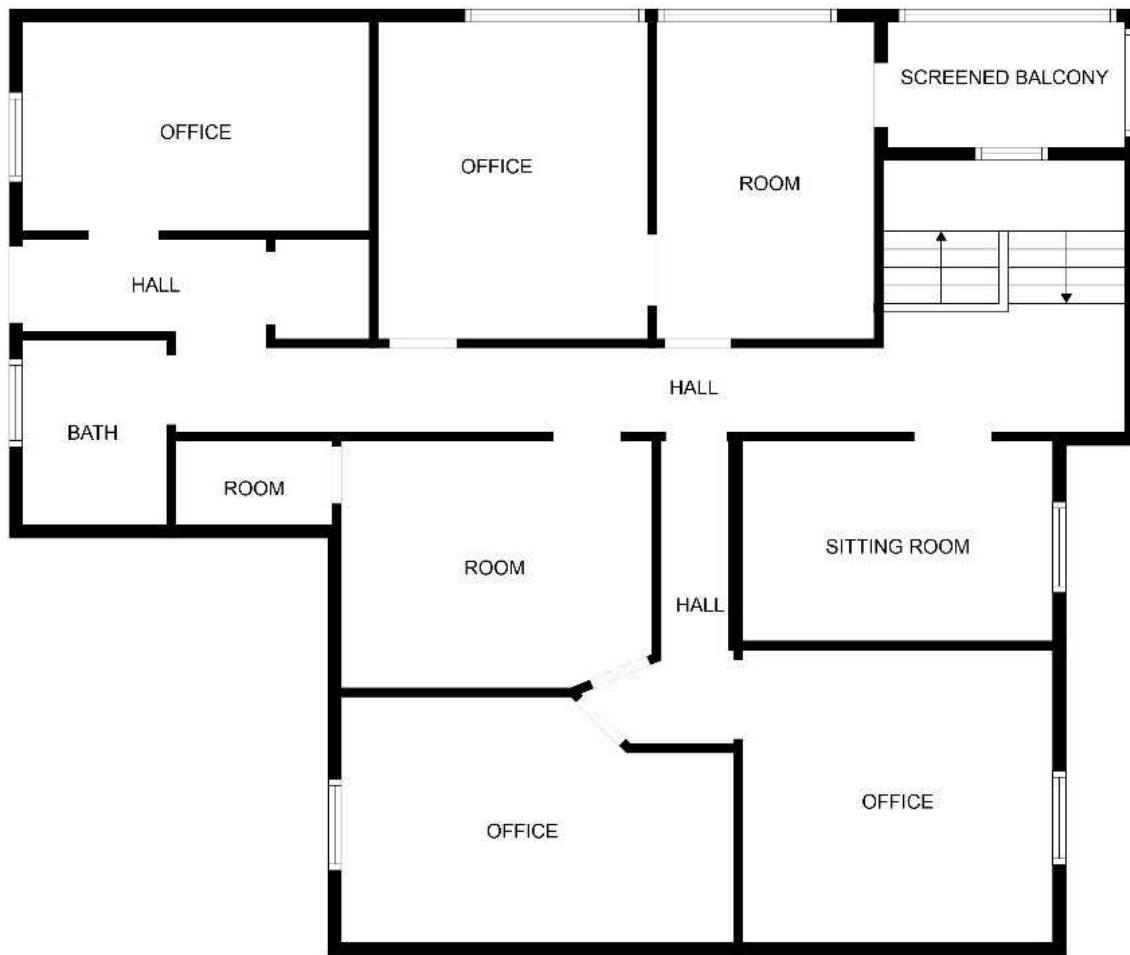
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## SECOND FLOOR SUITE | 1,207 SF

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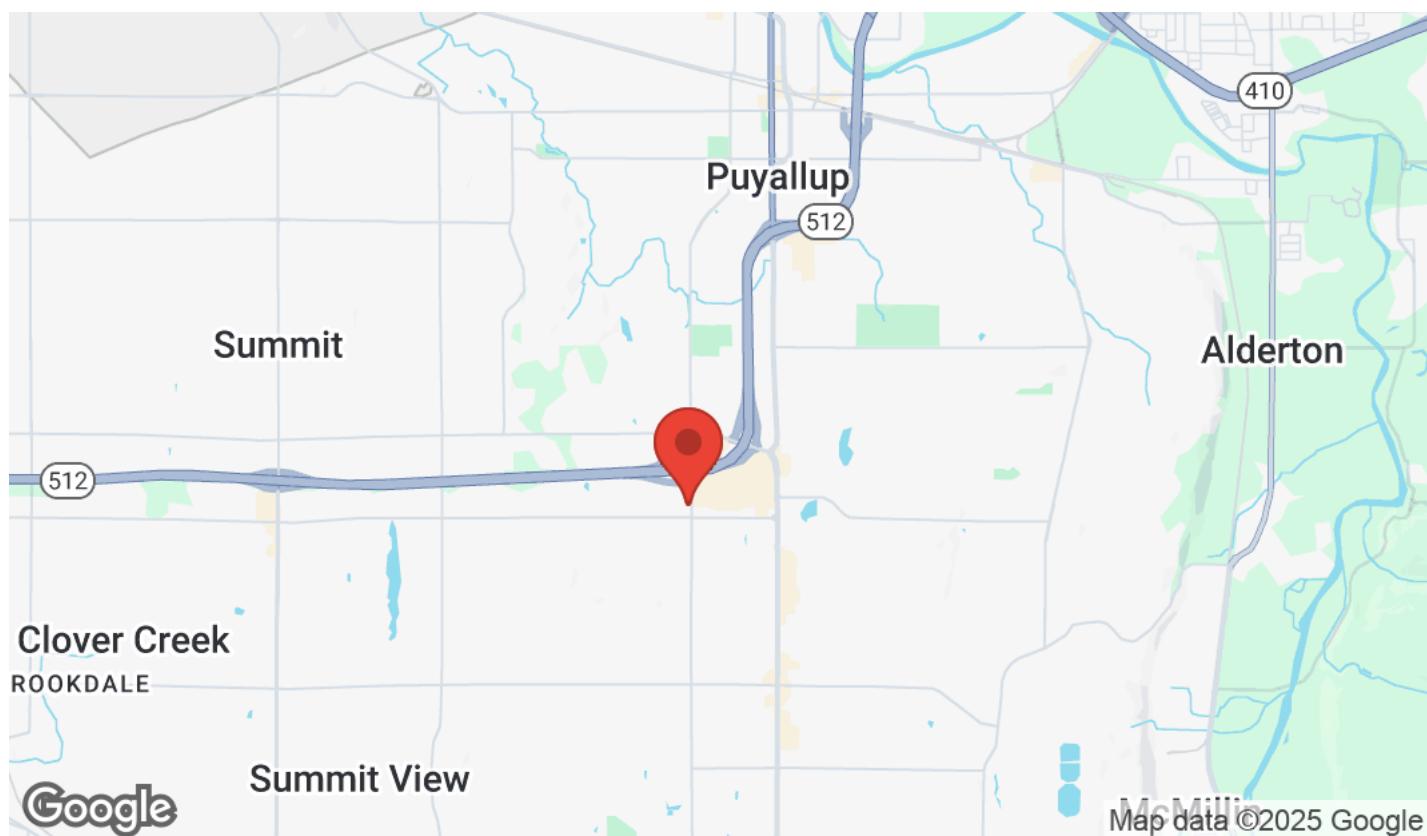
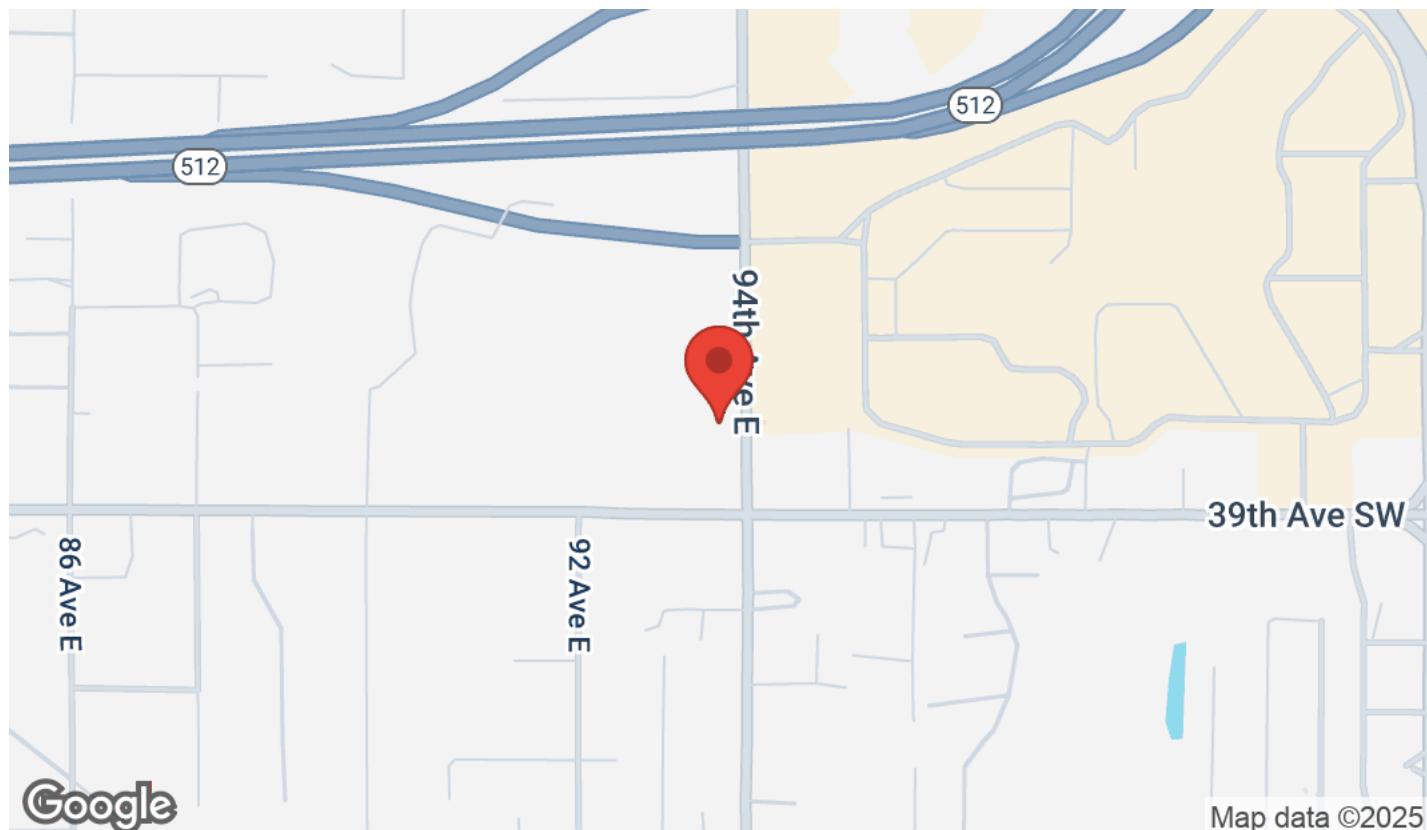
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## LOCATION MAPS

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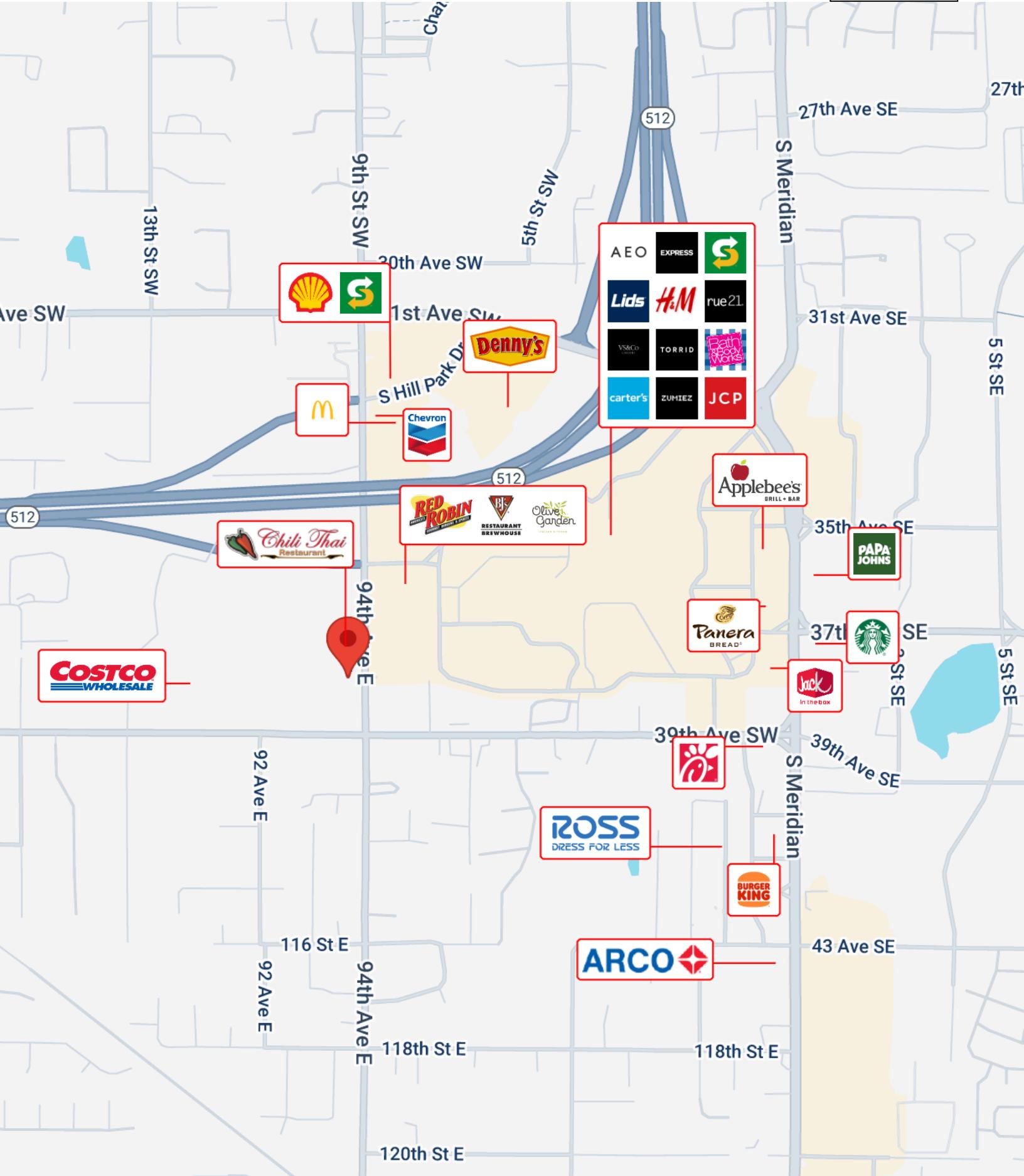
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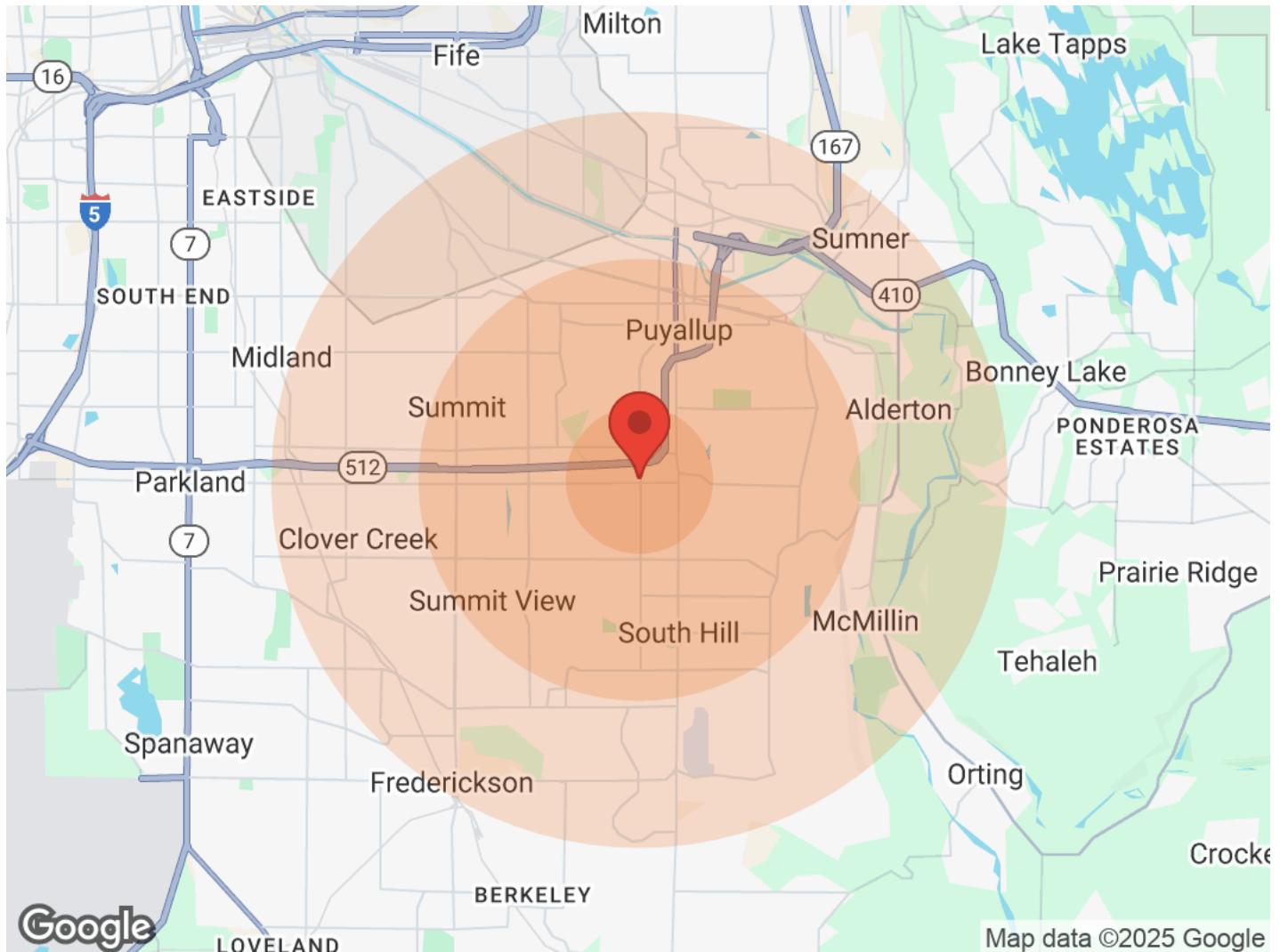
## BUSINESS MAP

## 3806 9TH STREET SOUTHWEST



# DEMOCRAPHICS

3806 9TH STREET SOUTHWEST



Population	1 Mile	3 Miles	5 Miles
Male	3,611	40,140	77,112
Female	3,686	42,298	80,180
Total Population	7,297	82,438	157,292

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,444	16,673	32,016
Ages 15-24	937	11,671	22,595
Ages 25-54	3,104	31,842	59,503
Ages 55-64	847	9,885	19,168
Ages 65+	965	12,367	24,010

Race	1 Mile	3 Miles	5 Miles
White	5,957	69,993	132,039
Black	172	1,938	4,132
Am In/AK Nat	10	317	618
Hawaiian	55	548	934
Hispanic	564	5,971	12,414
Multi-Racial	1,436	13,472	27,366

Income	1 Mile	3 Miles	5 Miles
Median	\$52,498	\$62,617	\$62,891
< \$15,000	290	2,211	3,697
\$15,000-\$24,999	514	2,604	4,420
\$25,000-\$34,999	207	2,649	5,132
\$35,000-\$49,999	436	4,669	8,571
\$50,000-\$74,999	725	6,282	12,444
\$75,000-\$99,999	449	5,101	9,367
\$100,000-\$149,999	307	5,430	10,968
\$150,000-\$199,999	88	1,599	2,917
> \$200,000	99	765	1,365

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,133	33,820	63,738
Occupied	2,968	31,794	59,669
Owner Occupied	1,341	20,424	40,417
Renter Occupied	1,627	11,370	19,252
Vacant	165	2,026	4,069

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