



# E Main Mixed Use

## 1210 East Main Avenue, Puyallup, WA

Exclusively Listed by

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E Main Mixed Use (SP)

1210 East Main Avenue | Puyallup, WA 98372

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# EXECUTIVE SUMMARY

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1210 East Main Avenue | Puyallup, WA 98372



## SUMMARY

<b>Price:</b>	\$750,000
<b>Retail SF:</b>	600
<b>Duplex SF:</b>	1,850
<b>Lot Size:</b>	0.41 Acres
<b>Frontage:</b>	103' on E Main Ave (2 curb cuts)
<b>Year Built:</b>	1960
<b>Residential Renovated:</b>	2024
<b>Zoning:</b>	CG

## PROPERTY OVERVIEW

Located along high-visibility East Main Avenue, this rare offering features one stand alone commercial building and a 2 story duplex with a recent major remodel — both fully leased. With stable tenants in place and a strong rental history, this investment provides immediate cash flow. Excellent street frontage, on-site parking, and flexible zoning enhance the long-term potential for investors, owner-users, or developers. Situated just minutes from downtown Puyallup, this is a prime opportunity in a high-demand market.



## LOCATION SUMMARY

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## LOCATION SUMMARY

Street Address	1210 East Main Avenue
City, State, Zip	Puyallup, WA 98372
APN:	7845100350
County	WA - Pierce
Market	Seattle-Tacoma-Bellevue   WA
Sub-market	Puyallup
Cross Streets	12th St SE
Type:	Mixed Use



## LOCATION OVERVIEW

Positioned along the well-traveled East Main corridor, this property benefits from strong visibility, steady traffic counts, and close proximity to downtown Puyallup. The surrounding area features a blend of residential neighborhoods, established businesses, and local amenities, all contributing to a vibrant and growing community. Just minutes from SR-512 and the Puyallup Sounder Station, the site offers excellent accessibility for commuters, customers, and tenants alike. Its central location and mixed-use environment make it ideal for long-term growth and investment stability.

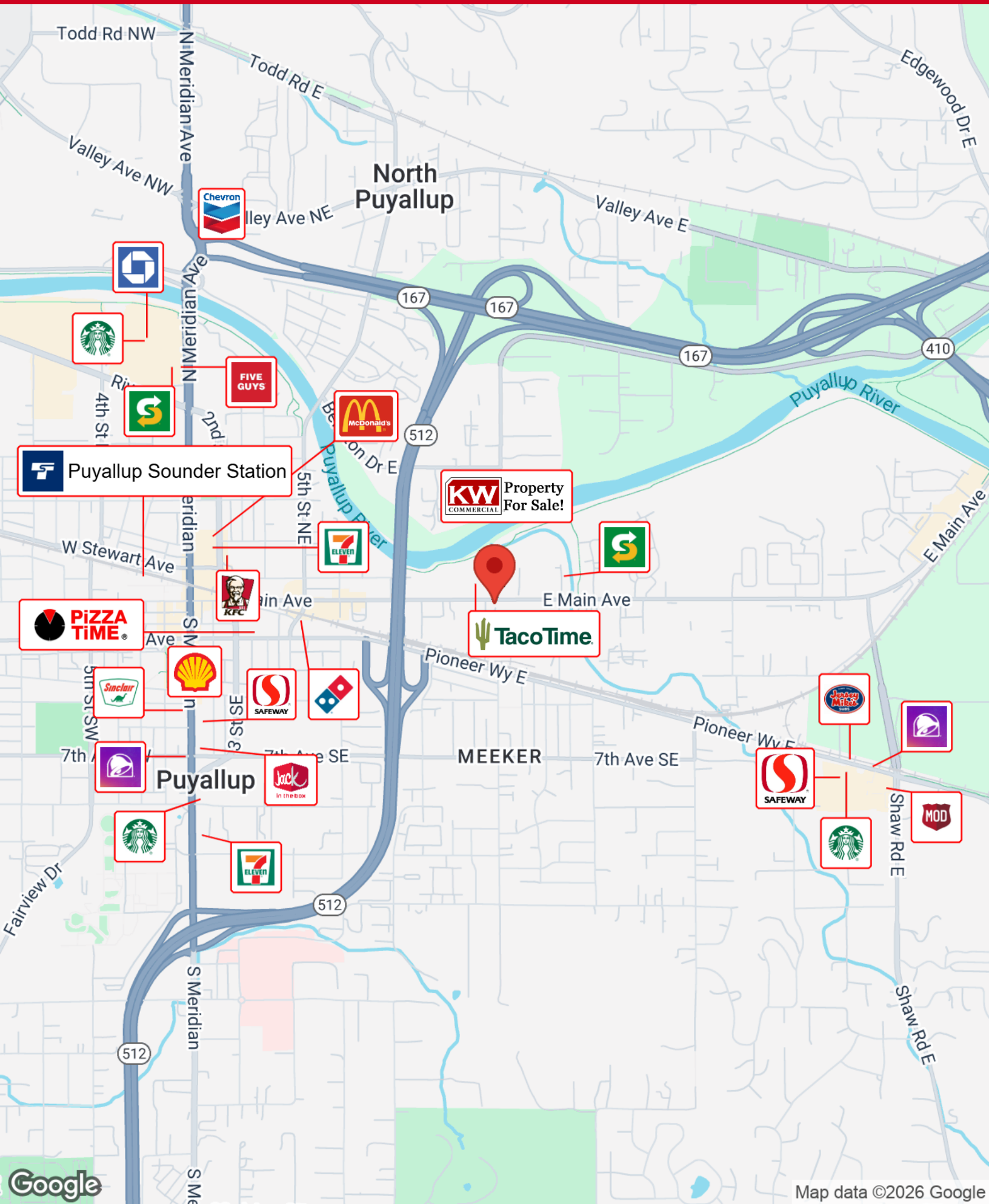
## LOCATION HIGHLIGHTS

- 2 buildings fully leased
- 2 residential units and 1 commercial space
- Residential units recently remodeled
- Excellent location in downtown Puyallup

# BUSINESS MAP

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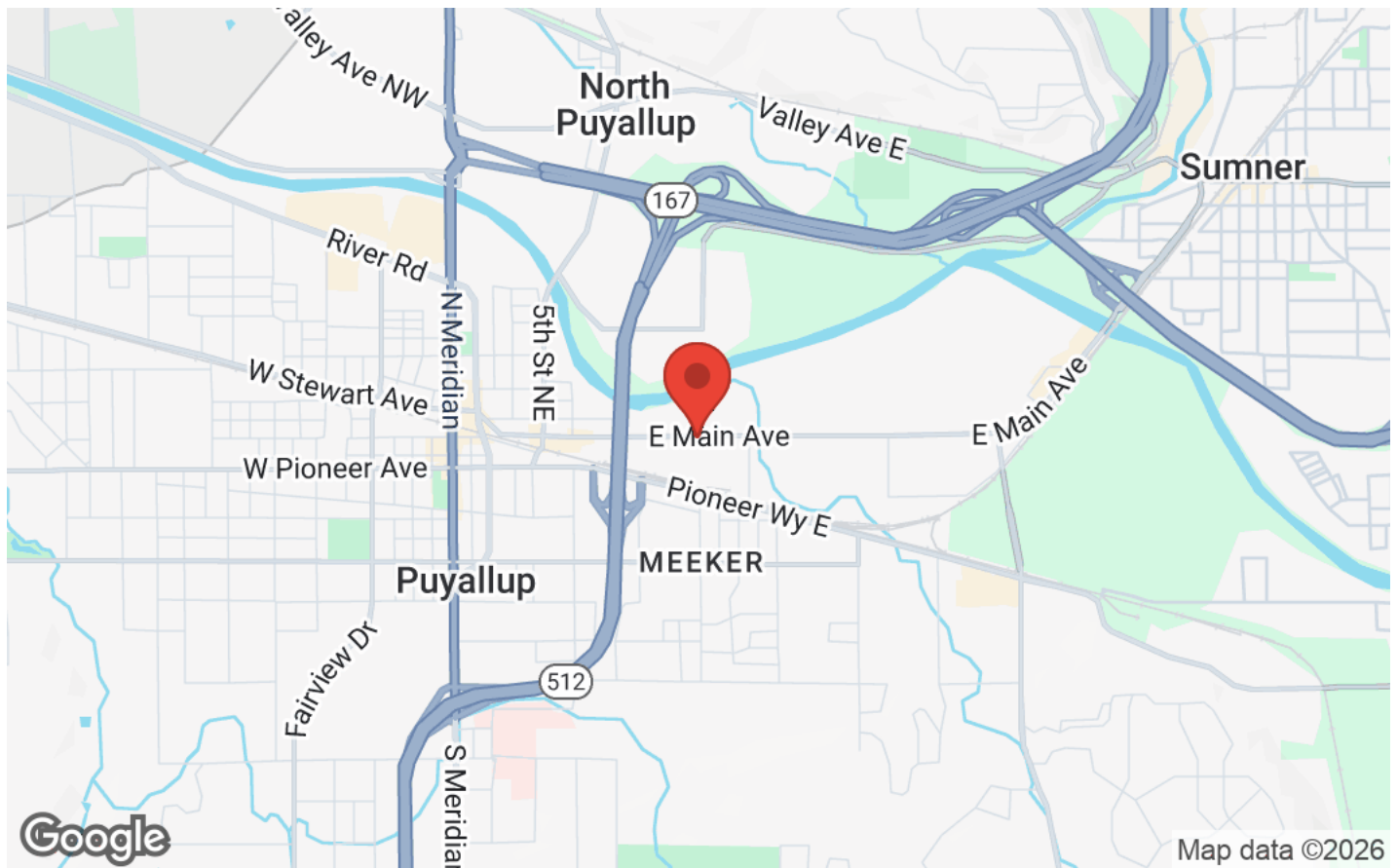




## LOCATION MAPS

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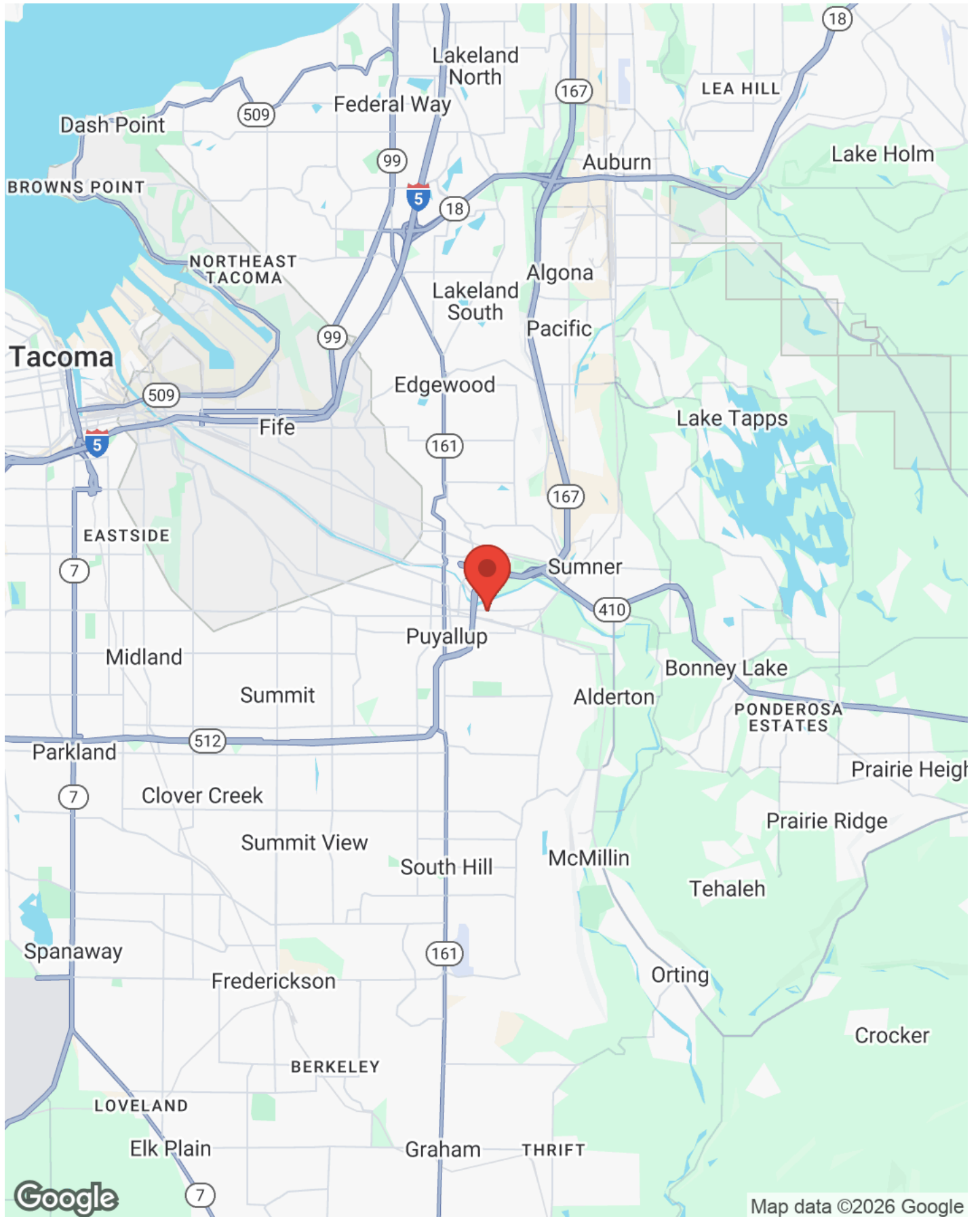
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## REGIONAL MAP

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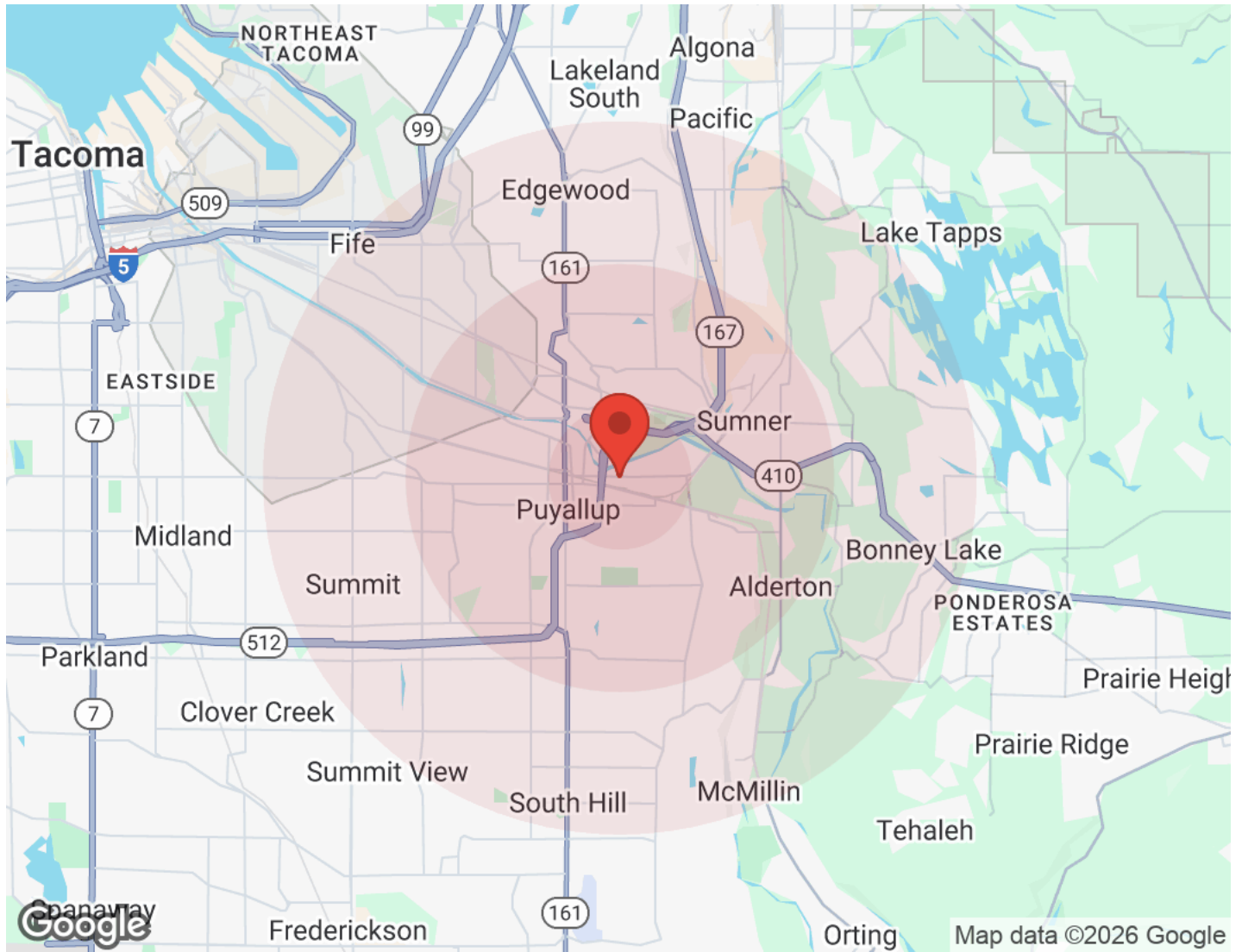
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,073	33,097	85,369	Median	\$86,616	\$100,712	\$105,920
Female	5,780	33,507	85,792	< \$15,000	185	1,034	2,698
Total Population	11,853	66,604	171,161	\$15,000-\$24,999	231	1,429	2,461
				\$25,000-\$34,999	320	1,217	2,661
				\$35,000-\$49,999	519	2,006	4,404
				\$50,000-\$74,999	890	3,329	8,421
				\$75,000-\$99,999	1,000	4,461	10,409
				\$100,000-\$149,999	1,457	6,465	14,845
				\$150,000-\$199,999	403	2,976	8,715
				> \$200,000	215	4,246	11,572
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,896	11,902	32,129	Total Units	5,641	29,159	70,713
Ages 15-24	1,282	7,480	19,670	Occupied	5,222	27,164	66,186
Ages 25-54	5,124	27,387	72,113	Owner Occupied	2,066	15,337	40,658
Ages 55-64	1,409	8,093	20,142	Renter Occupied	3,156	11,827	25,528
Ages 65+	2,142	11,741	27,109	Vacant	420	1,995	4,527
Race	1 Mile	3 Miles	5 Miles				
White	8,091	45,590	112,282				
Black	555	2,977	9,140				
Am In/AK Nat	121	506	1,335				
Hawaiian	146	613	2,020				
Hispanic	1,414	7,992	20,505				
Asian	671	4,116	13,060				
Multi-Racial	797	4,469	12,050				
Other	58	340	787				