



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

E Main Mixed Use (SP)

1210 East Main Avenue | Puyallup, WA 98372

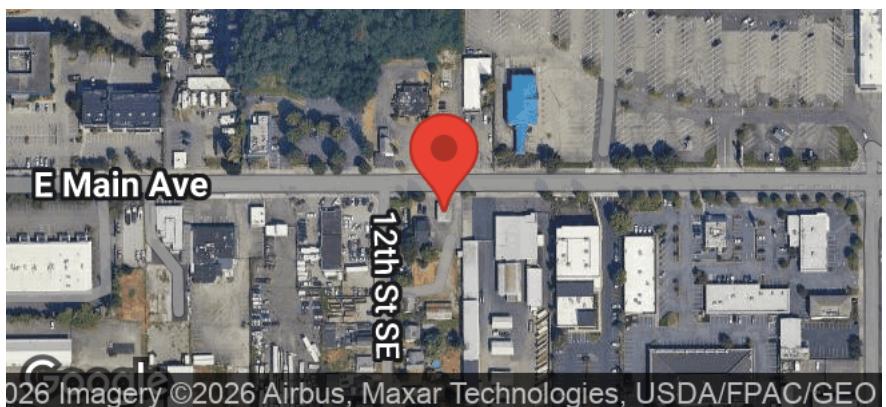


SUMMARY

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



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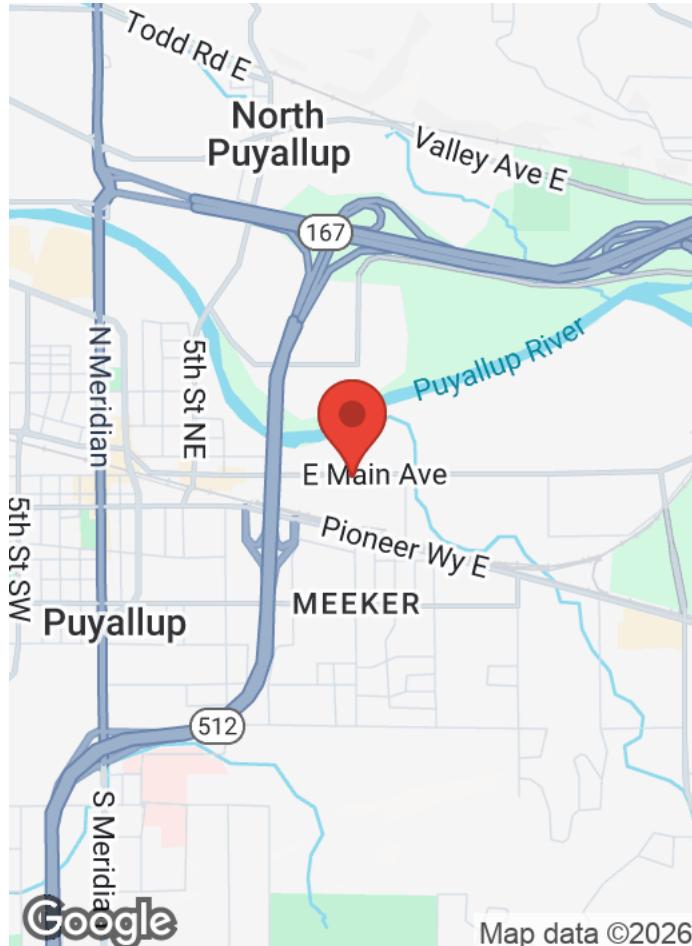
LOCATION SUMMARY

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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.

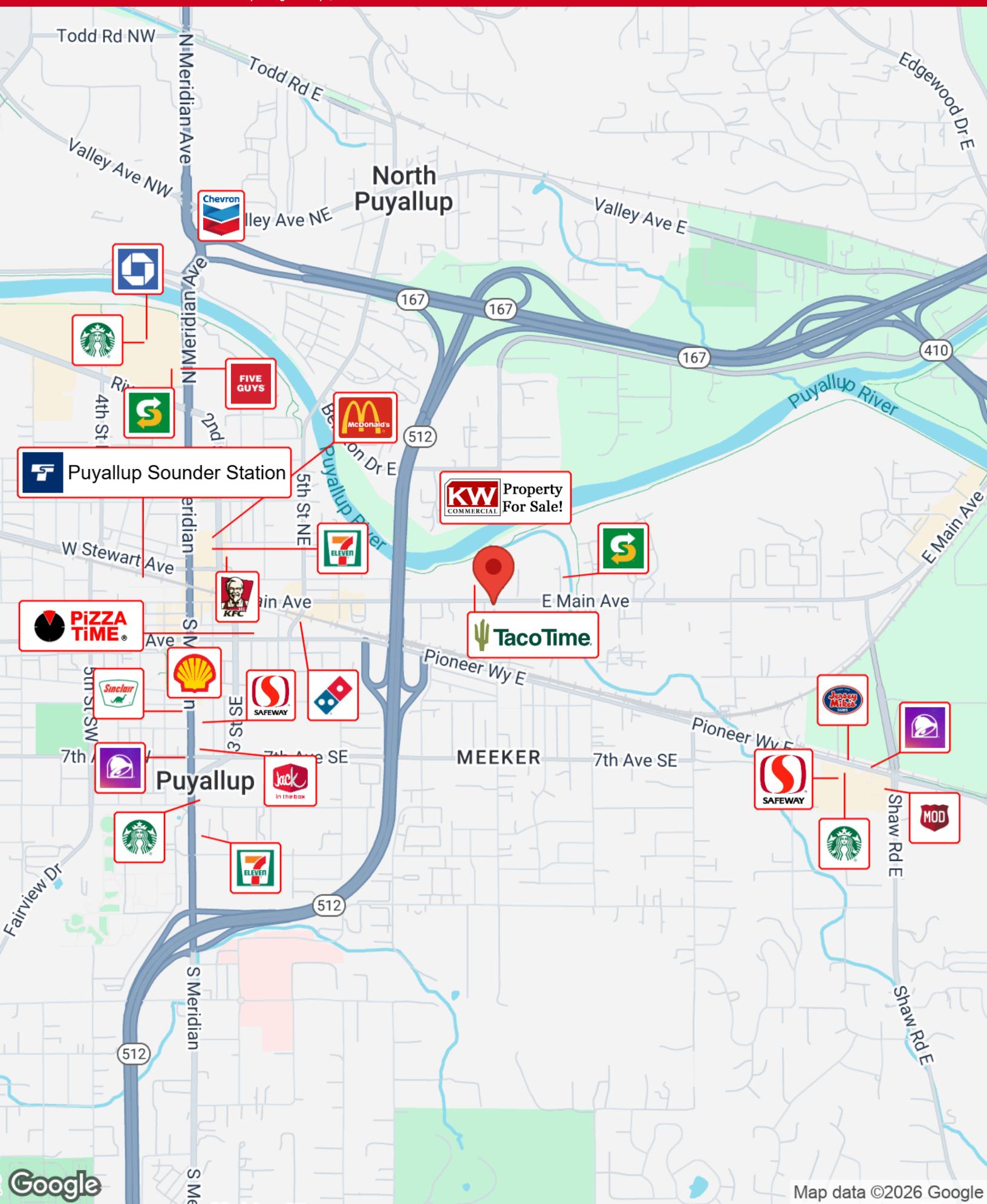
LOCATION HIGHLIGHTS

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

BUSINESS MAP

E Main Mixed Use (SP)

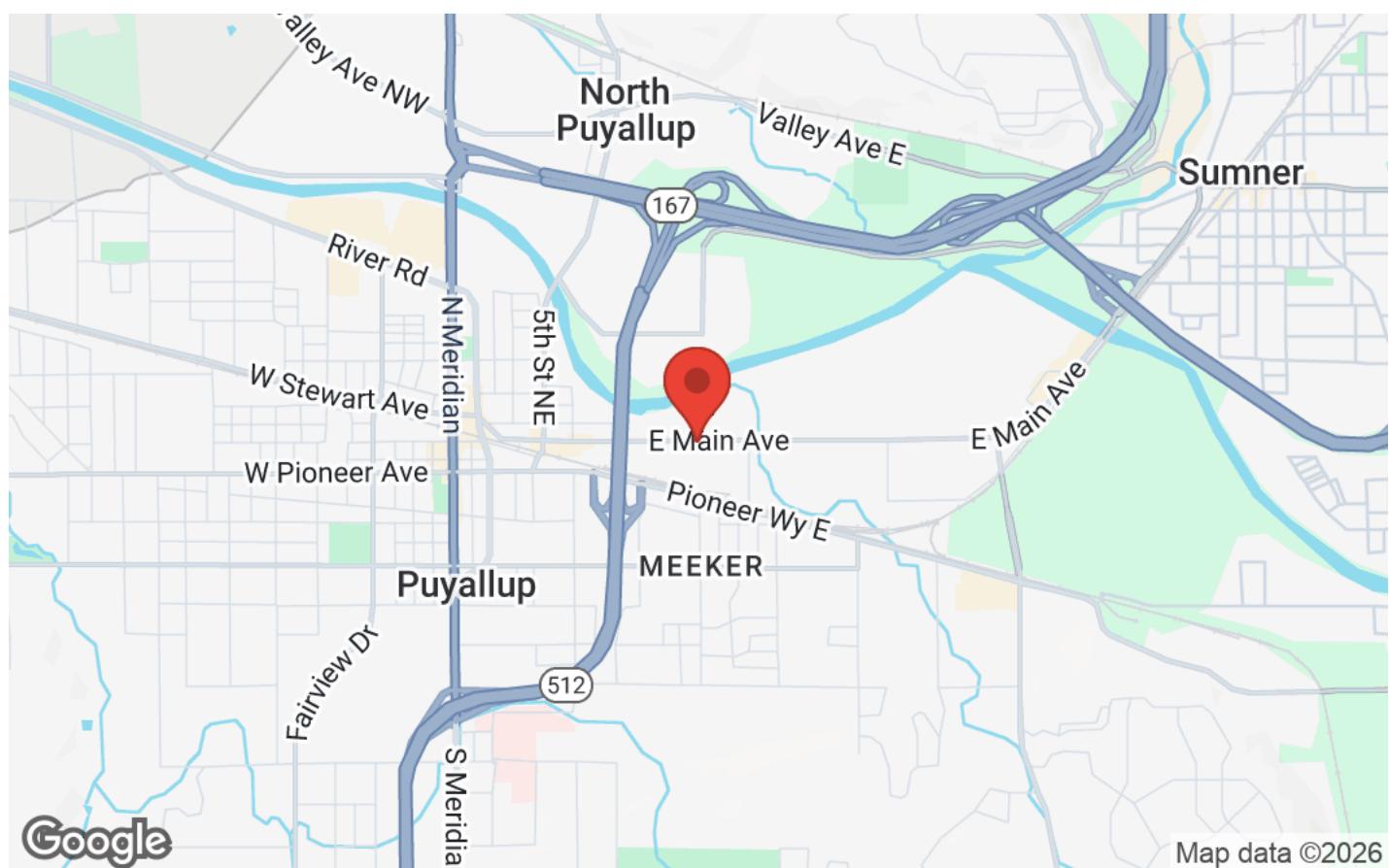
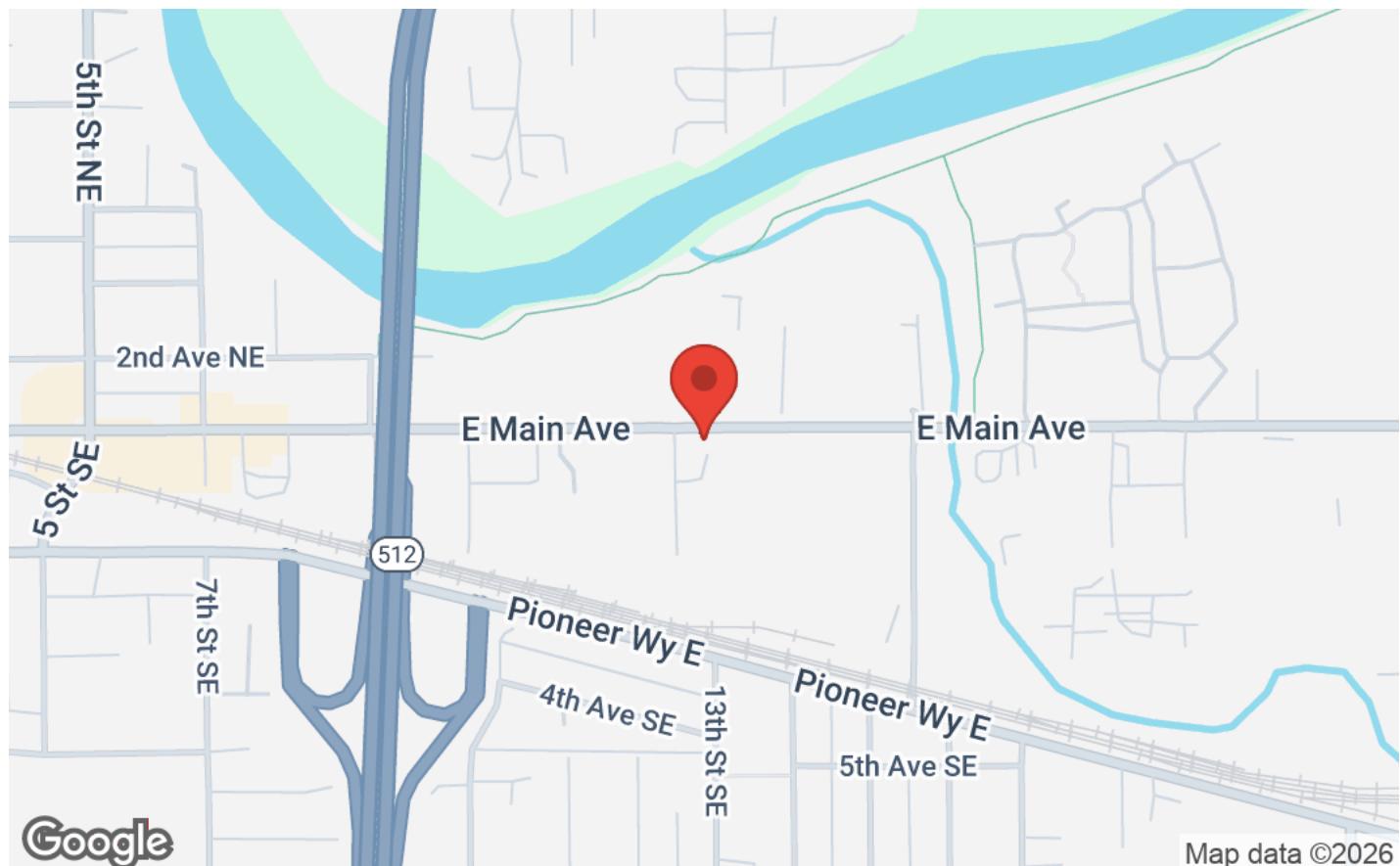
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LOCATION MAPS

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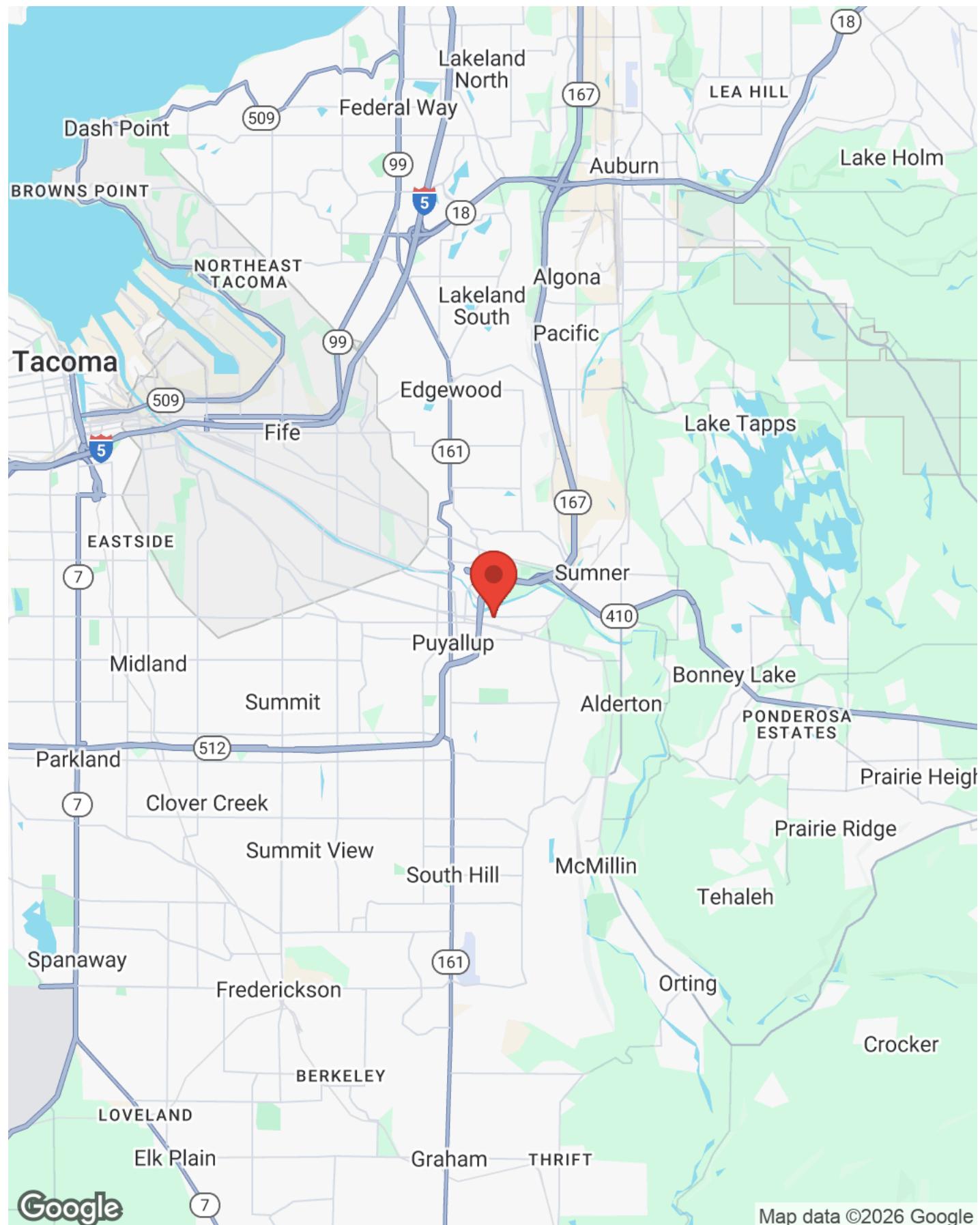
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REGIONAL MAP

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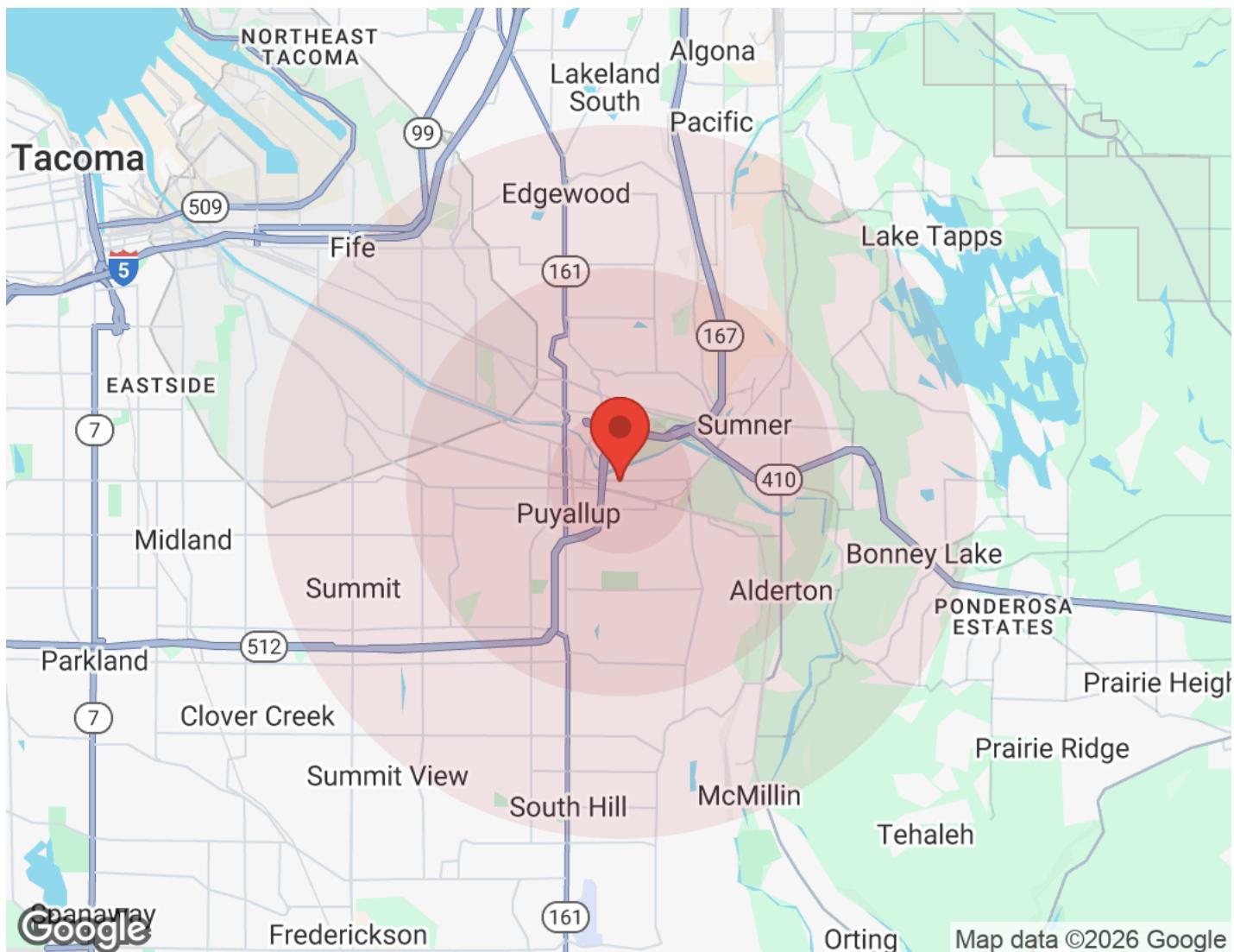
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DEMOGRAPHICS

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