

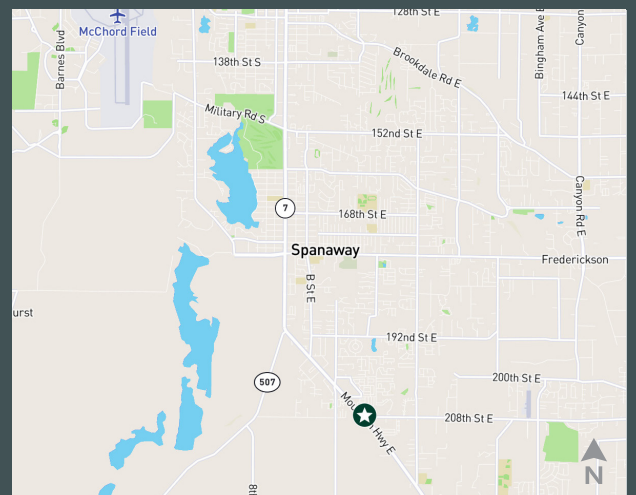
# Pacific NW Dental Center

20717 Mountain Hwy E  
Spanaway, WA 98387  
[www.cbre.com](http://www.cbre.com)

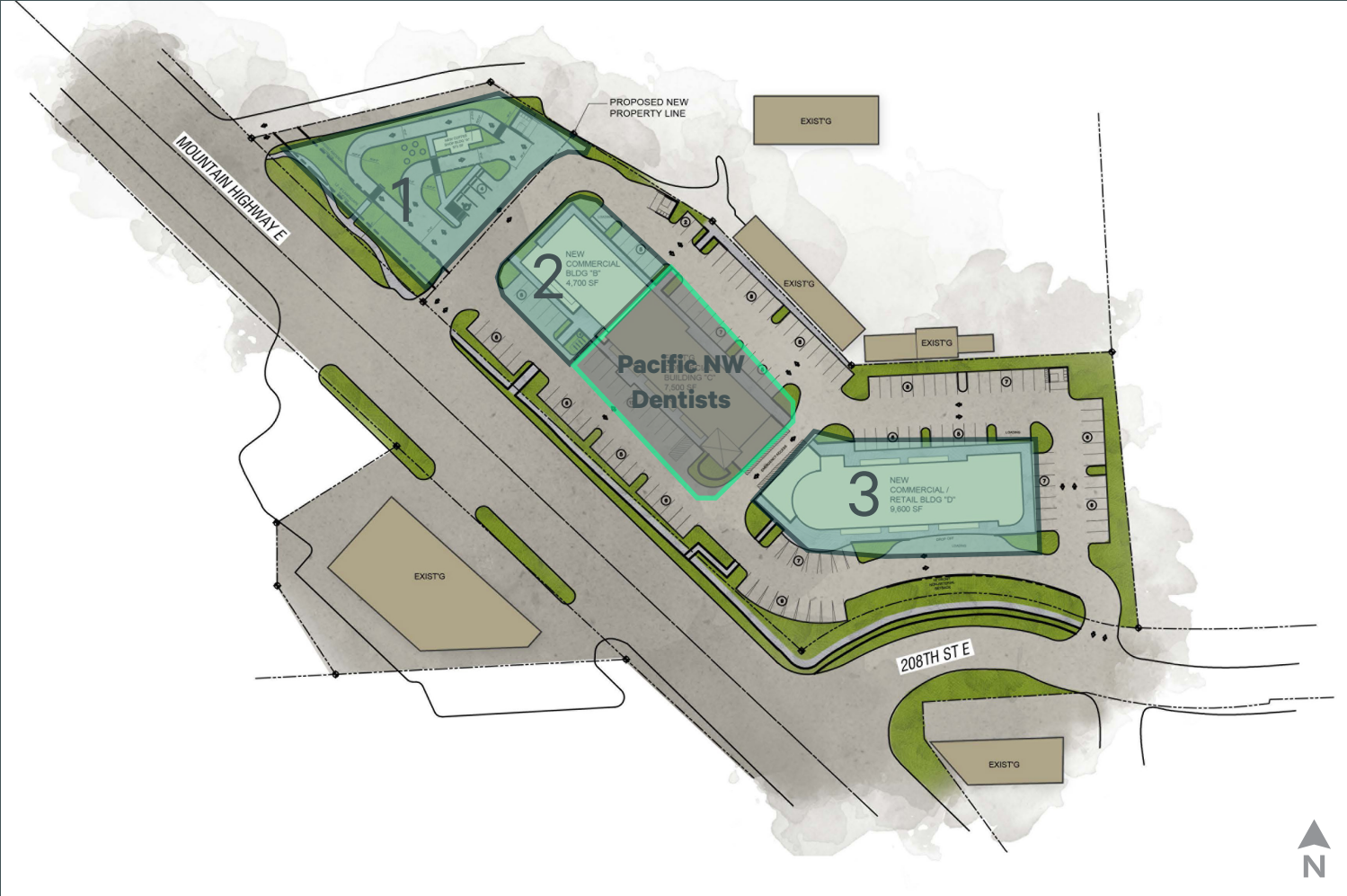


## Property Details

- + Join rapidly growing Pacific NW Dentistry
- + Minutes from Joint Base Lewis McChord
- + Excellent signage on Mountain Highway East
- + 26,000 cars per day on Mountain Highway
- + Nearby busy Walmart
- + Level topography
- + Fully engineered pads with all major utilities to site
- + Full access site with excellent ingress and egress
- + Community Employment (CE) zoning allows for a variety of commercial uses including retail and office
- + Call for pricing



# Site Plan



Site	Building Size	Use
1	±175 SF	Drive thru coffee
2	±4,700 SF	Retail Office
3	±9,600 SF	Retail/Office (Divisible)



# For Lease or Build-to-Suit

## Nearby Tenants

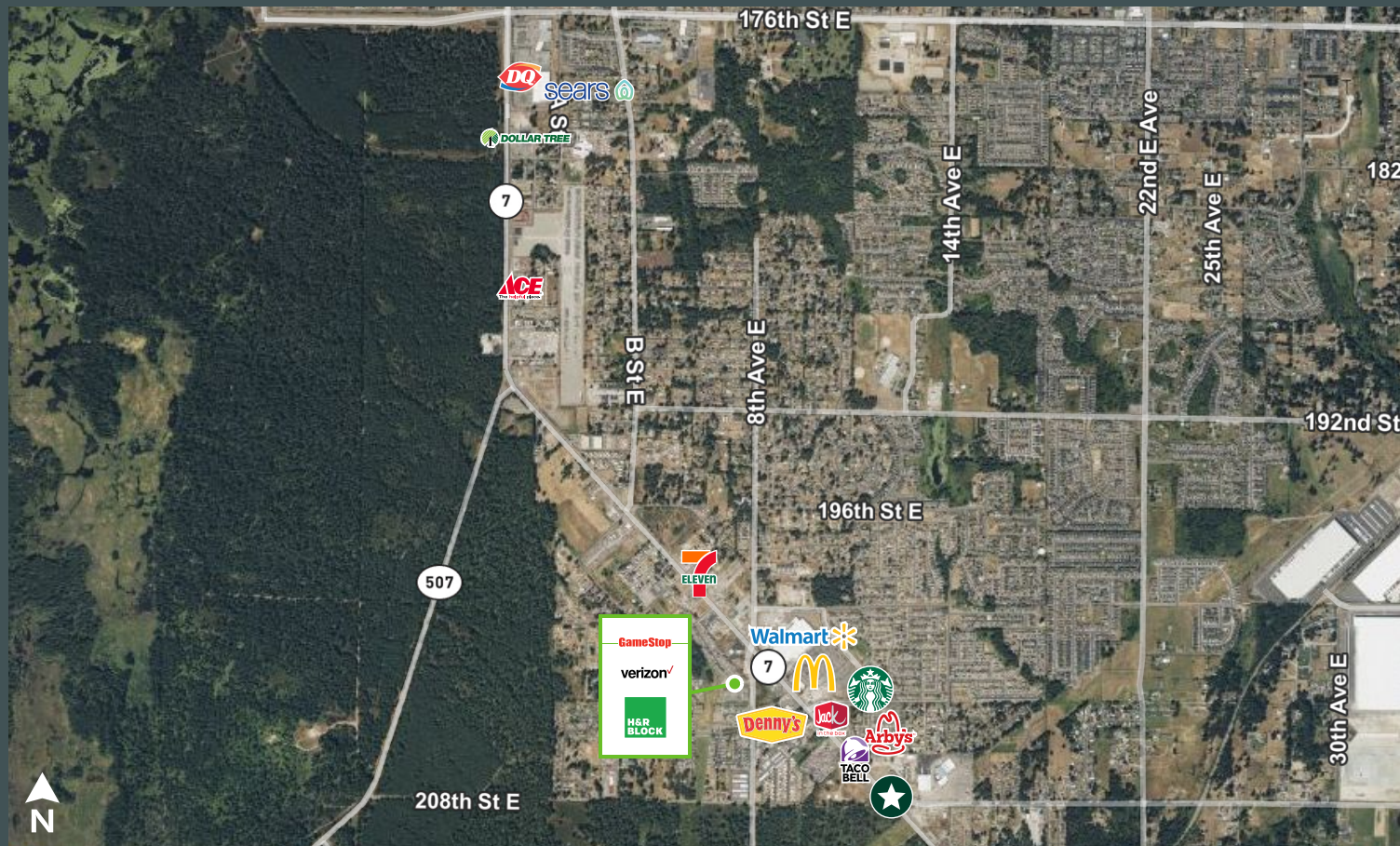
Walmart, Starbucks, Jack in the Box, Taco Bell, McDonalds, Verizon, Arby's, Denny's, The Wave Car Wash, H&R Block, and GameStop.



## City Summary

SPANAWAY, WASHINGTON is located in the South Puget Sound area with stunning views of Mount Rainier and the Cascade mountain range. Affordable housing, excellent demographics and proximity to Joint Base Lewis McChord (JBLM) make this one of the fastest growing areas in the Pierce County submarket. Lack of available retail inventory and new construction in the submarket provide an opportunity to stand out and make a formidable presence in this rapidly developing community.





Area Demographics	1 Mile	3 Miles	5 Miles
Population	9,095	45,833	103,352
Average HH Income	\$92,022	\$102,159	\$106,443
Daytime Population	6,942	34,352	75,845

## Contact Us

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