

RETAIL FOR SUBLEASE

RIVER ROAD RETAIL

819 RIVER ROAD, PUYALLUP, WA 98371



FOR SUBLEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RACHEL CORP

Director of Commercial Real Estate
O: (253) 840-5574
C: (253) 686-7474
rachel.corp@kwcommercial.com

DANIEL WAKEFIELD

Commercial Broker
O: (253) 840-5574
C: (360) 900-7329
dwakefield@kwcommercial.com
23020335, Washington

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

819 RIVER ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RACHEL CORP

Director of Commercial Real Estate
O: (253) 840-5574
C: (253) 686-7474
rachel.corp@kwcommercial.com

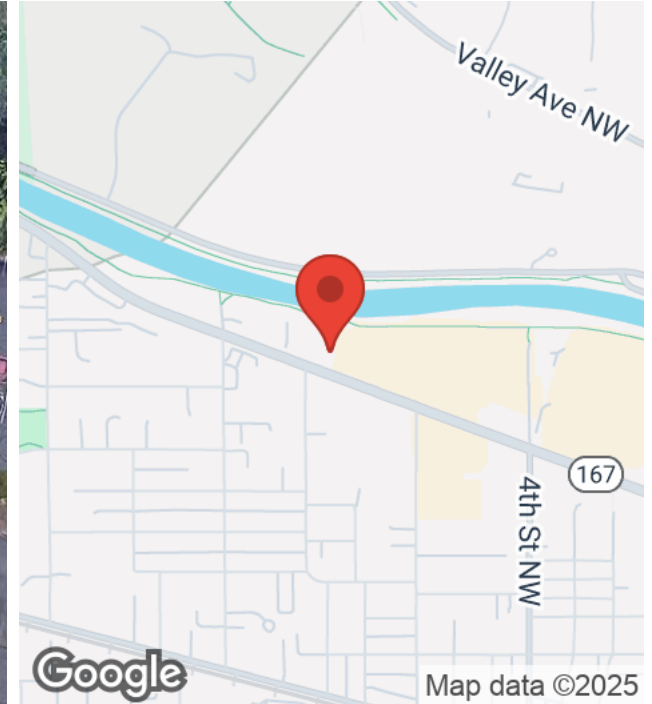
DANIEL WAKEFIELD

Commercial Broker
O: (253) 840-5574
C: (360) 900-7329
dwakefield@kwcommercial.com
23020335, Washington

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

819 RIVER ROAD



OFFERING SUMMARY

AVAILABLE SF:	4,500
LEASE RATE:	\$20.00/SF/YR, NNN
LEASE TERM:	5 - 10 Years
FRONTAGE:	River Road
YEAR BUILT:	1980
RENOVATED:	2016
PARKING:	Surface

PROPERTY OVERVIEW

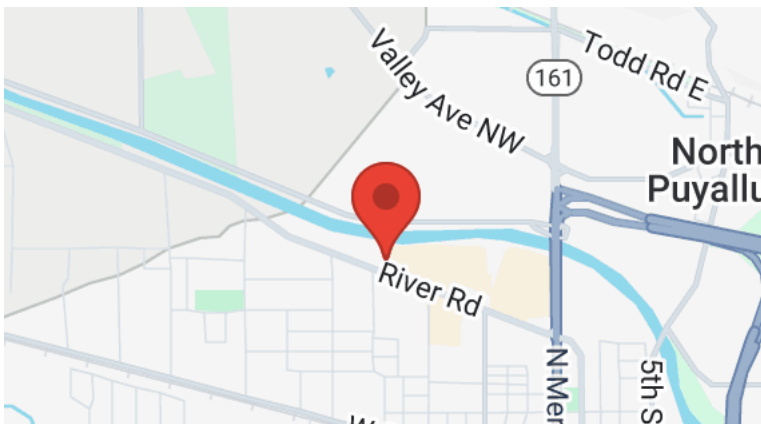
819 River Road offers a prime opportunity for office or retail use. Situated adjacent to River Road Plaza, this property benefits from excellent visibility and accessibility, making it ideal for businesses seeking a strong automotive location or a prominent retail presence. Currently built out as office space, the property can easily be converted to retail, providing flexibility for a variety of uses. The area is known for its low vacancy rate, creating a strong demand for commercial space. Additionally, a long-term lease of 15+ years is available, ensuring stability for tenants. This property is an excellent choice for businesses looking to establish themselves in a thriving commercial district with strong traffic and proximity to other key establishments.

PROPERTY HIGHLIGHTS

- 4,500 SF building
- 26,450 SF lot
- Over 15 years term available
- Currently office build out
- Easily converted to Retail
- CG Zoning – City of Puyallup
- 29,000 vpd on River Road
- Adjacent to River Road Plaza
- Strong Automotive location
- Multiple new car dealerships close by
- Low Vacancy Market

LOCATION & HIGHLIGHTS

819 RIVER ROAD



LOCATION INFORMATION

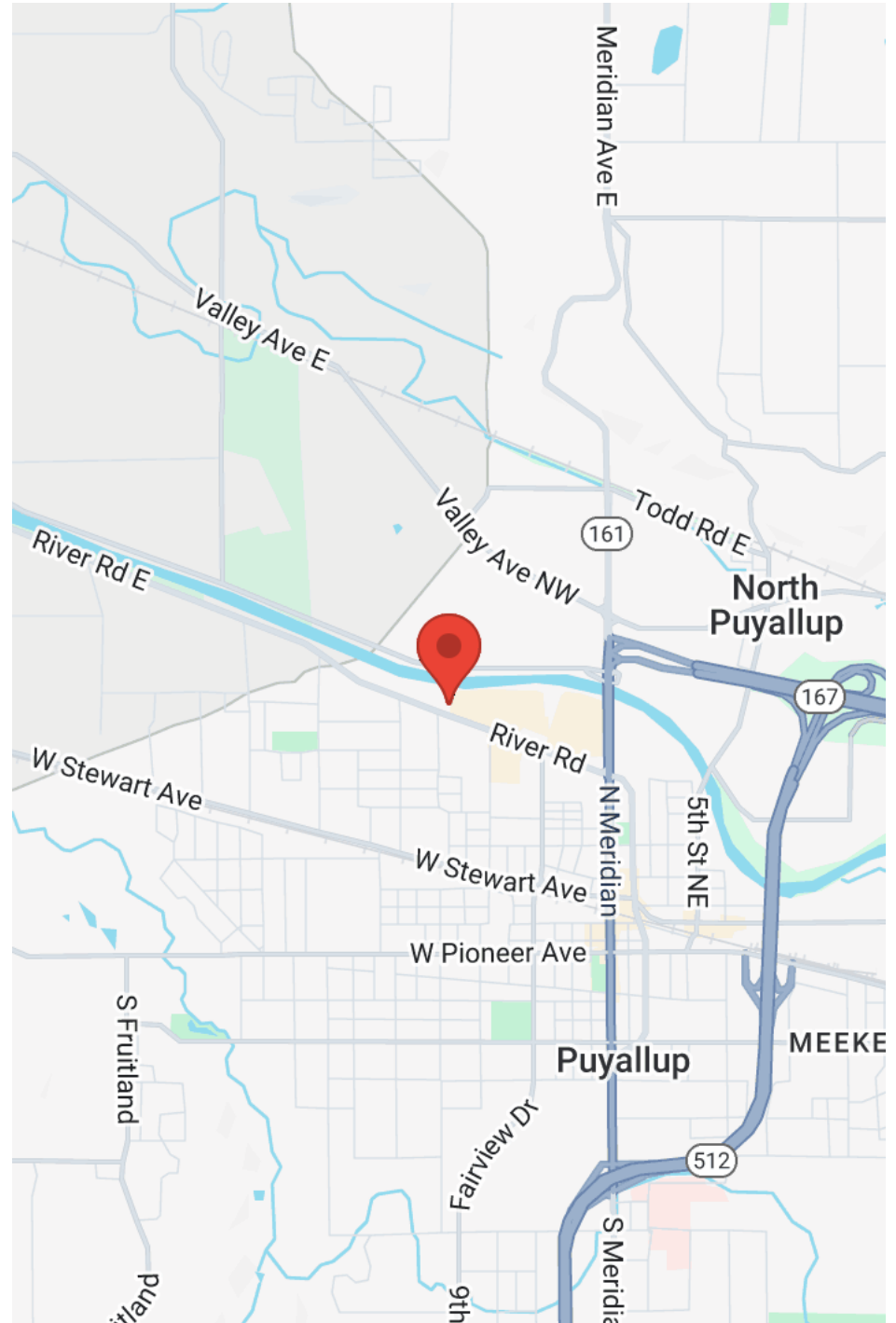
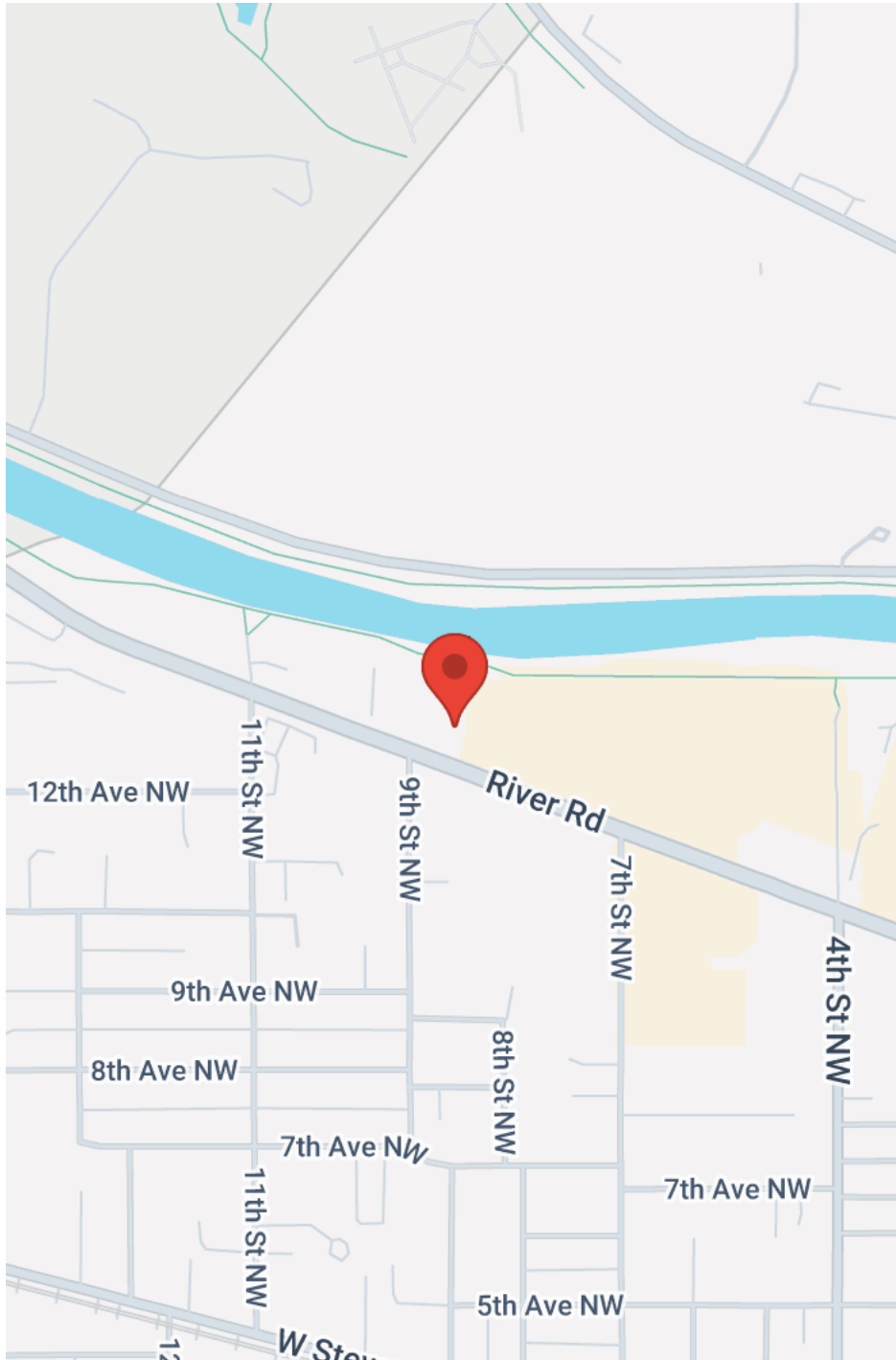
Building Name:	River Road Retail
Street Address:	819 River Road
City, State, Zip:	Puyallup, WA 98371
County:	WA - Pierce
Market:	Pierce County
Sub-market:	Puyallup
Cross Streets:	9th St NW & River Road
Signal Intersection:	11th St NW & River Road

LOCATION OVERVIEW

Situated in a highly visible and accessible location in Puyallup, Washington, offering exceptional exposure with 29,000 vehicles passing daily along River Road. The property is adjacent to River Road Plaza, a well-established retail and commercial center, which enhances its appeal for businesses looking for a location with both foot and vehicle traffic. This location is zoned CG (General Commercial), which supports a wide range of uses, including retail, office, and service-based businesses. The CG zoning offers great flexibility for tenants, whether they're looking to occupy the space as an office or convert it into a retail storefront. The area surrounding the property features a dynamic mix of commercial enterprises, particularly in automotive, retail, and service sectors, positioning the property as an ideal spot for businesses seeking a strong presence in a thriving district. Just minutes from Highway 512 and Interstate 5, offering seamless connections to the broader Puget Sound region. Additionally, the property is conveniently situated near Meridian Avenue and Highway 167, providing direct routes to Tacoma, Kent, and Seattle. This proximity to multiple key highways ensures quick and efficient travel, enhancing accessibility for both customers and employees.

LOCATION MAPS

819 RIVER ROAD



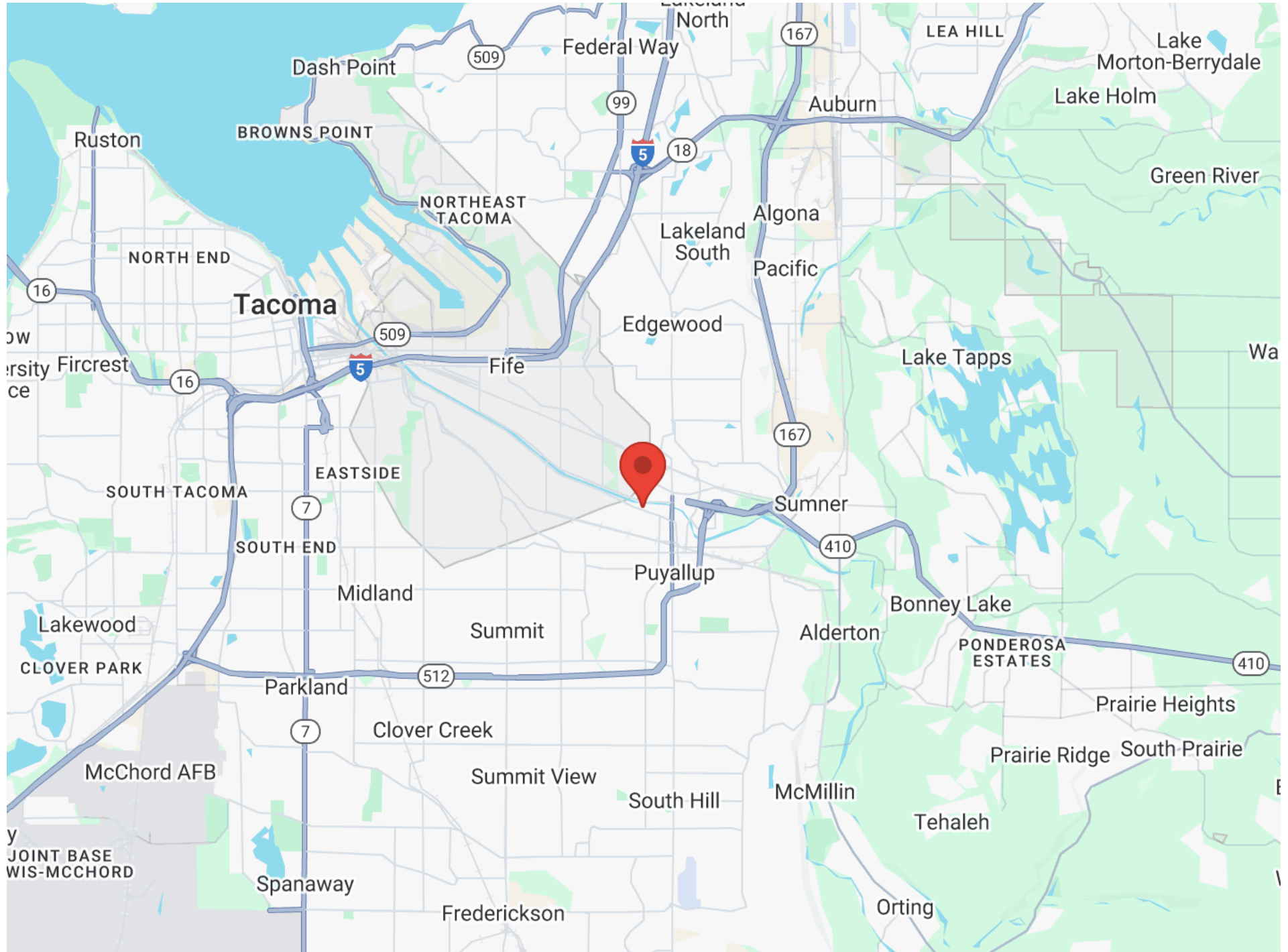
BUSINESS MAP

819 RIVER ROAD



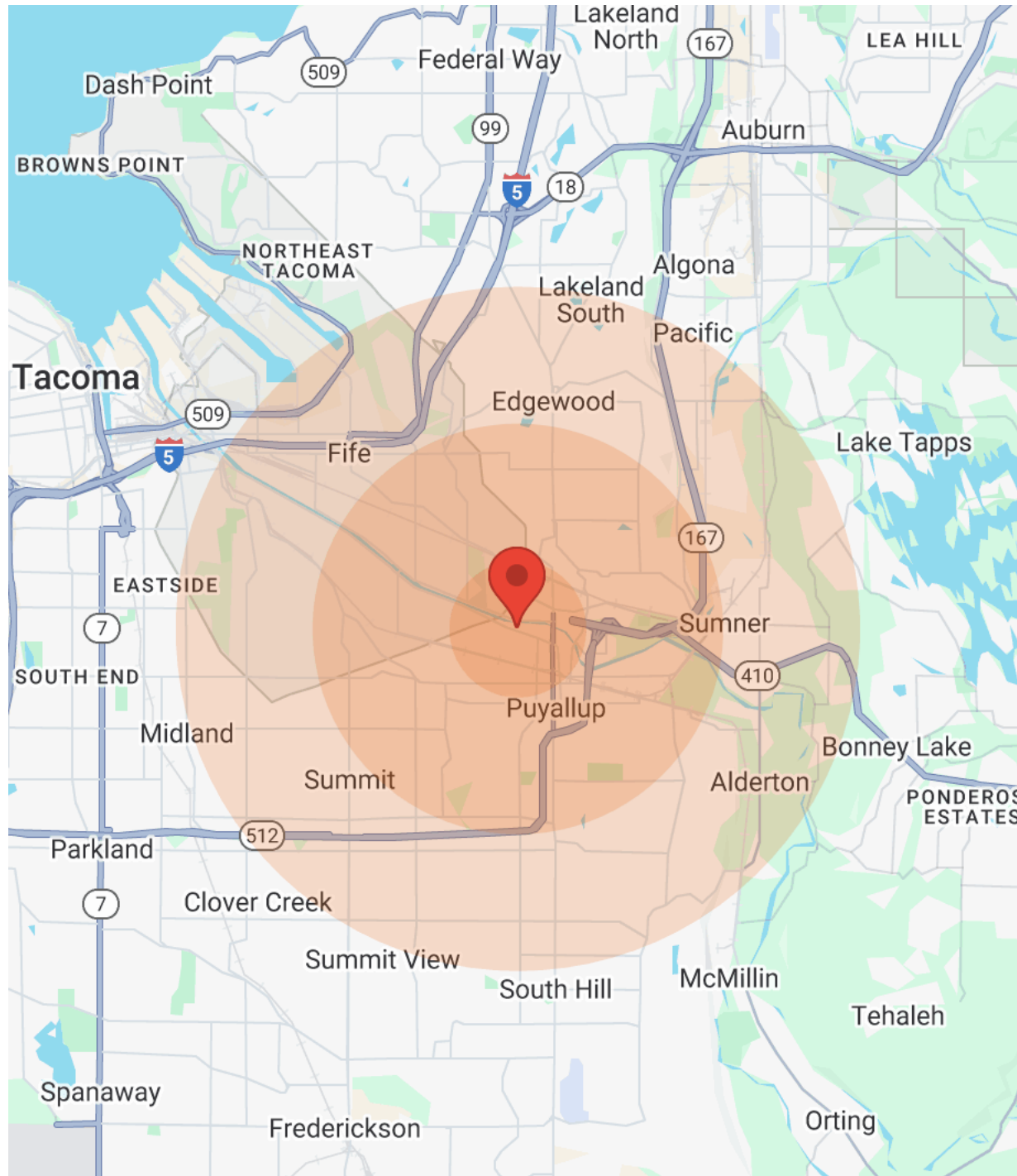
REGIONAL MAP

819 RIVER ROAD



DEMOGRAPHICS

819 RIVER ROAD



Population	1 Mile	3 Miles	5 Miles
Male	4,905	26,647	72,670
Female	5,164	28,056	77,707
Total Population	10,069	54,703	150,377

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,938	9,924	30,049
Ages 15-24	1,283	7,074	20,803
Ages 25-54	4,082	20,863	56,834
Ages 55-64	1,243	7,157	18,429
Ages 65+	1,523	9,685	24,262

Race	1 Mile	3 Miles	5 Miles
White	8,837	46,683	123,344
Black	79	1,005	4,116
Am In/AK Nat	117	292	875
Hawaiian	24	211	870
Hispanic	984	4,035	13,142
Multi-Racial	1,810	8,400	27,260

Income	1 Mile	3 Miles	5 Miles
Median	\$49,688	\$58,107	\$60,546
< \$15,000	388	1,839	4,823
\$15,000-\$24,999	353	1,626	4,806
\$25,000-\$34,999	520	2,317	5,525
\$35,000-\$49,999	882	3,801	9,240
\$50,000-\$74,999	855	4,555	11,737
\$75,000-\$99,999	621	3,103	8,549
\$100,000-\$149,999	479	3,481	9,372
\$150,000-\$199,999	111	1,057	2,866
> \$200,000	21	470	1,344

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,682	24,606	63,847
Occupied	4,381	22,849	59,788
Owner Occupied	2,157	13,736	36,835
Renter Occupied	2,224	9,113	22,953
Vacant	301	1,757	4,059