



Exclusively Listed by

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KELLER WILLIAMS COMMERCIAL
1029 E Main, Suite 201
Puyallup, WA 98372

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13819 Meridian Ave E

13819 Meridian East | Puyallup, WA 98373

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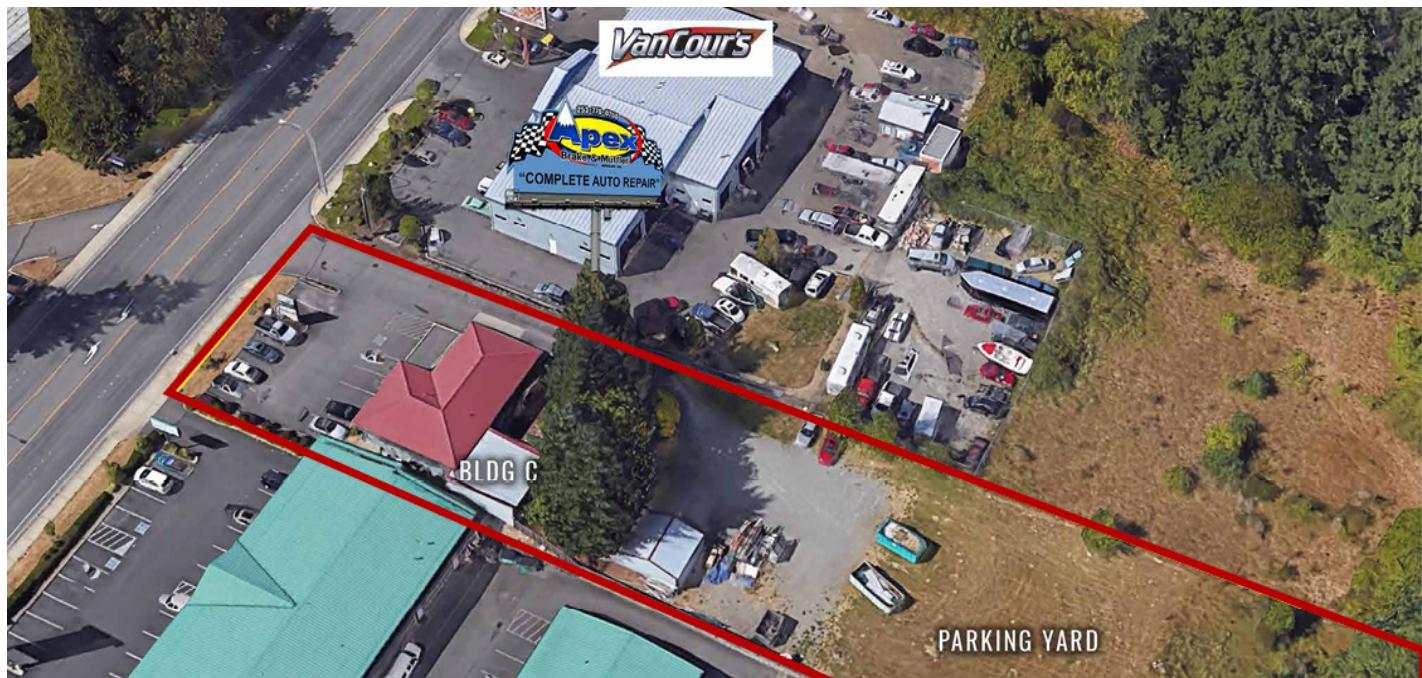
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EXECUTIVE SUMMARY

13819 Meridian Ave E

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OFFERING SUMMARY

LEASE RATE: \$24.00/SF/YR, NNN

LEASE TERM: 3 - 5 Years

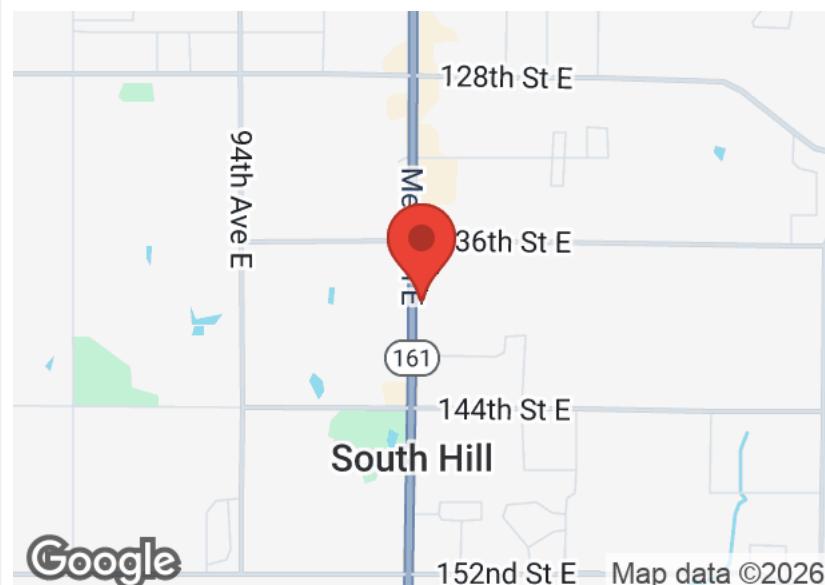
BUILDING SF: 1,053

AVAILABLE SF: 813 SF of Office
240 SF of Storage

PARKING: On-Site

PROPERTY OVERVIEW

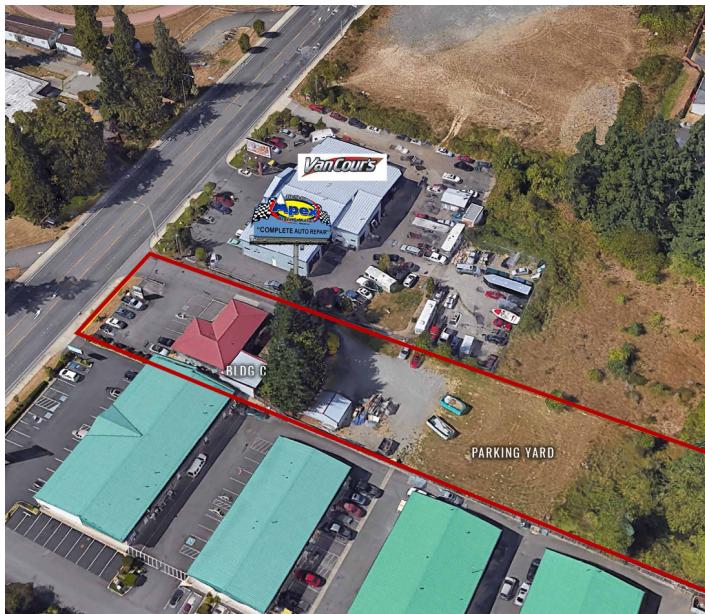
This versatile commercial space is perfect for construction-related businesses, contractors, or professional offices needing additional storage. Situated along Meridian Ave E, ensuring excellent visibility and accessibility. Easy access for staff and clients with available parking on-site. This space offers the perfect balance of office and storage, catering to businesses that need efficiency and convenience. Don't miss this opportunity to establish your operations in a prime Puyallup location!



LOCATION & HIGHLIGHTS

13819 Meridian Ave E

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LOCATION INFORMATION

Building Name: 13819 Meridian Ave E

Street Address: 13819 Meridian East

City, State, Zip: Puyallup, WA 98373

County: WA - Pierce

Market: Pierce County

Sub-market: Puyallup

LOCATION OVERVIEW

Strategically located on Meridian, this commercial property offers excellent visibility and accessibility along one of the area's busiest thoroughfares. Easy connections to SR-512 and surrounding business hubs, making it ideal for contractors, service businesses, and office operations. Surrounded by retail centers, industrial businesses, and residential neighborhoods, ensuring a steady customer and workforce base. Close to restaurants, banks, hardware stores, and other essential services to support daily business needs.

PROPERTY HIGHLIGHTS

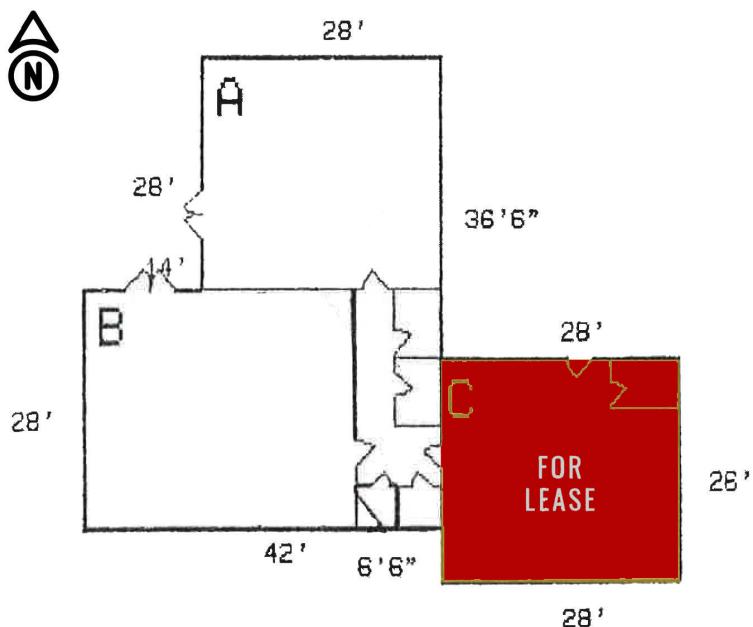
- Private entry located behind Permabilt
- Ideal space for construction related offices
- Fenced & secured contractor yard for vehicle parking
- Centrally located in South Hill's Meridian corridor

PROPERTY PHOTOS

13819 Meridian Ave E

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MERIDIAN AVENUE E.



STORAGE BUILDING

Rentable/Usable Ratio = 1.116

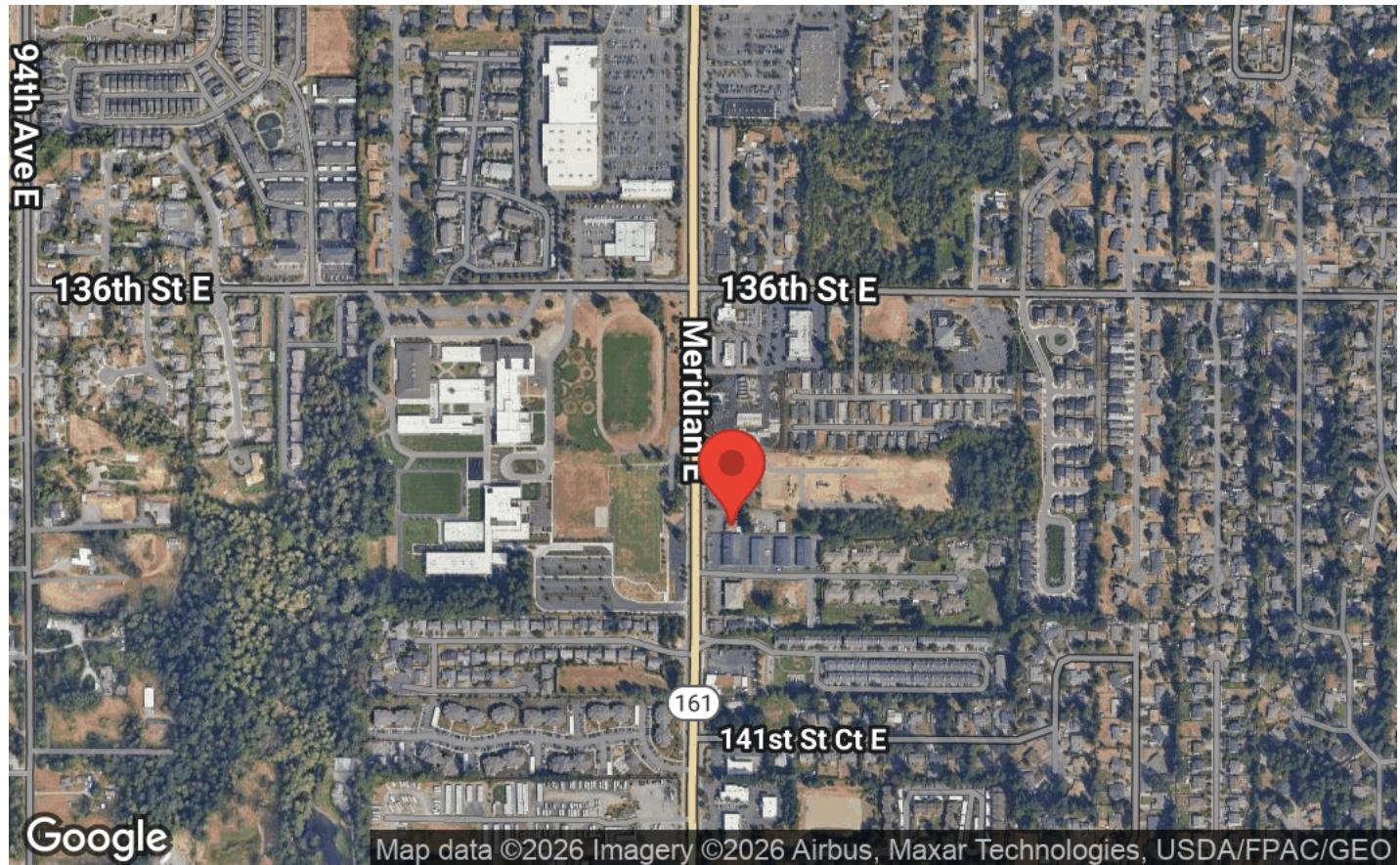
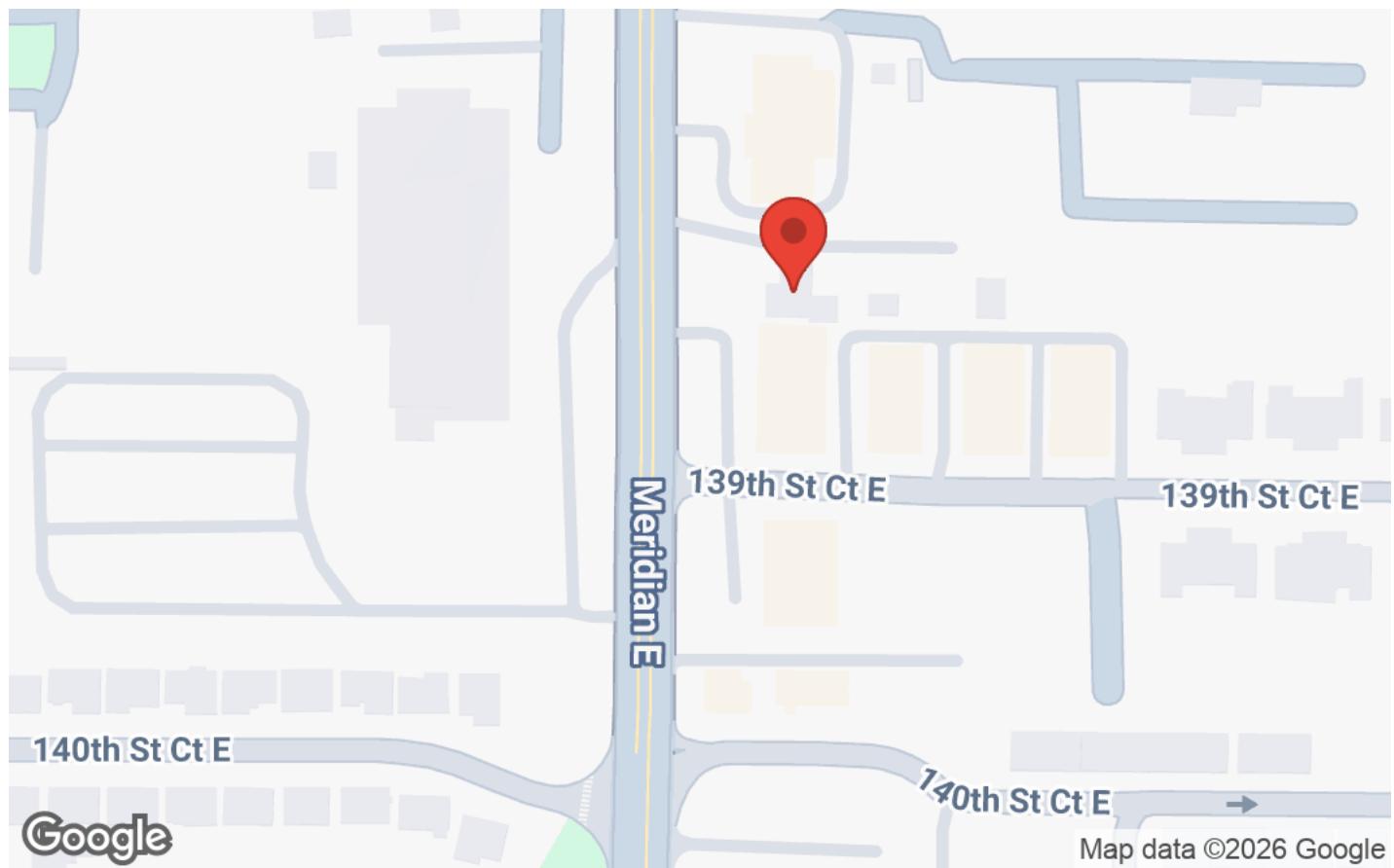
Office A 875.2/784
Office B 1000.2/896
Office C 812.6/728

Warehouse D 400
Warehouse E 240

LOCATION MAPS

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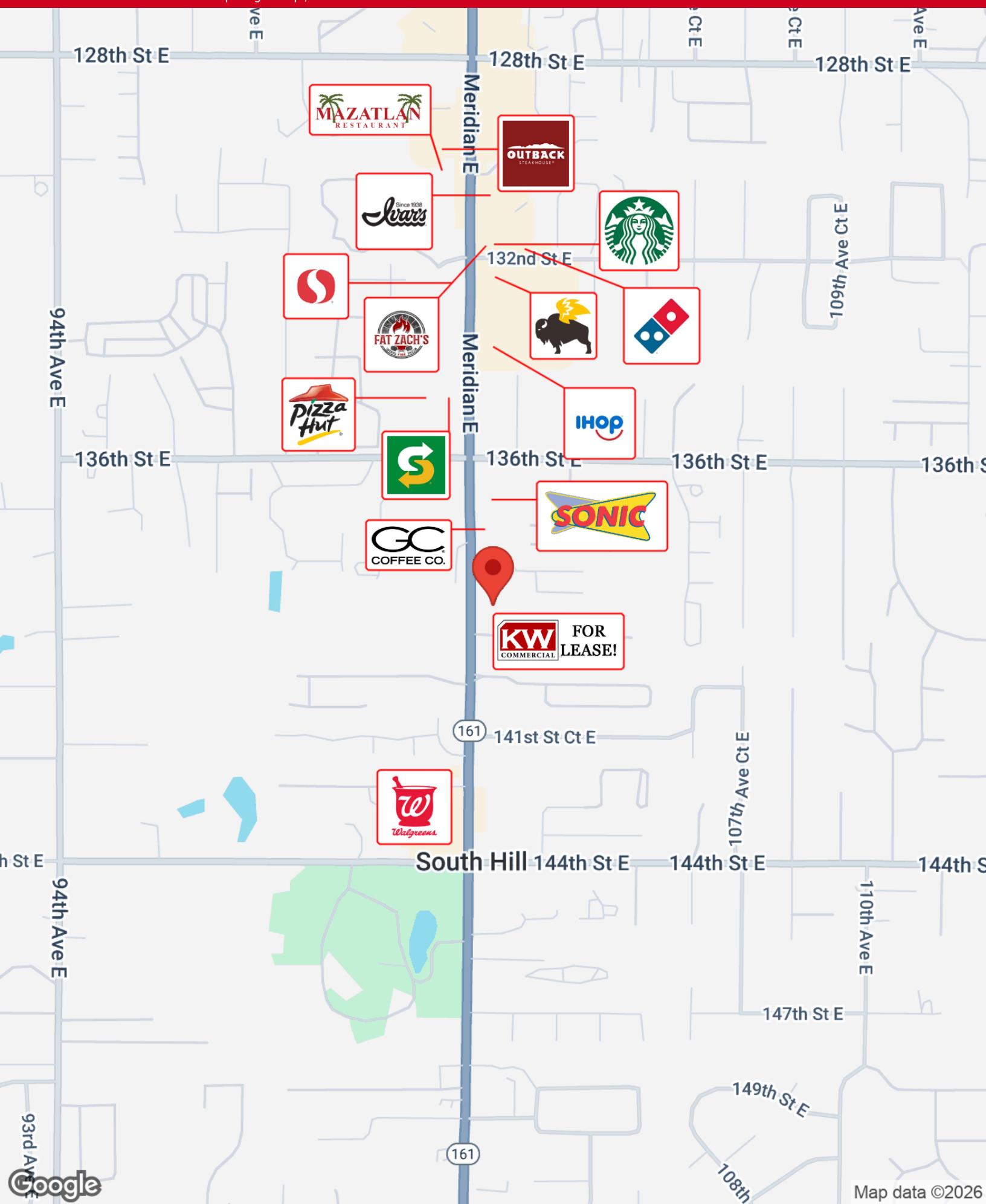


LEE &
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BUSINESS MAP

13819 Meridian Ave E

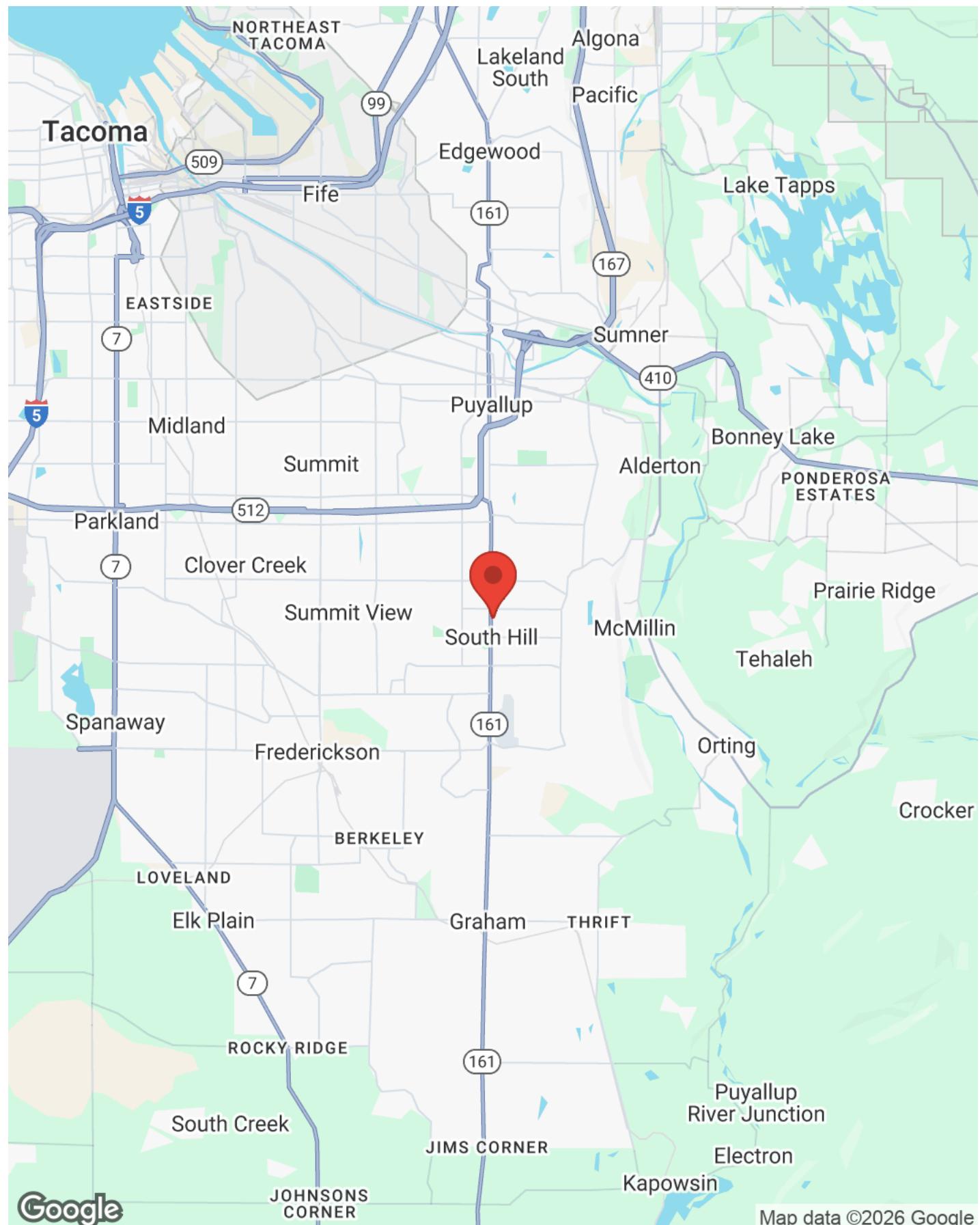
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REGIONAL MAP

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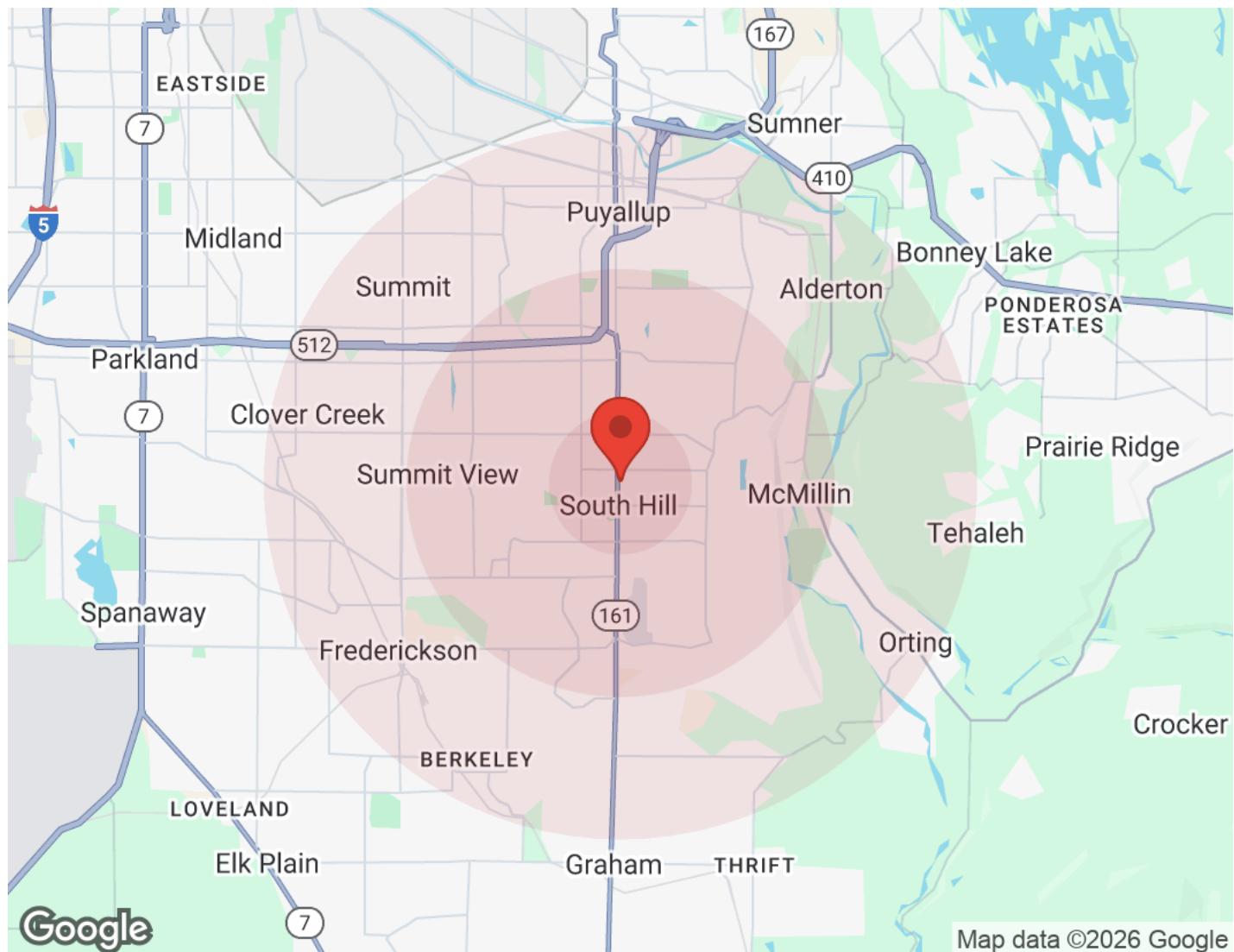
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DEMOGRAPHICS

13819 Meridian Ave E

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Population	1 Mile	3 Miles	5 Miles
Male	7,098	47,519	94,805
Female	7,419	48,891	95,993
Total Population	14,517	96,410	190,798
Age			
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,019	19,798	38,669
Ages 15-24	1,860	11,863	22,950
Ages 25-54	6,440	41,693	81,909
Ages 55-64	1,382	9,901	20,505
Ages 65+	1,816	13,153	26,766
Race			
Race	1 Mile	3 Miles	5 Miles
White	8,857	58,993	120,794
Black	1,128	7,086	12,745
Am In/AK Nat	109	646	1,355
Hawaiian	244	1,369	2,595
Hispanic	1,966	12,533	24,117
Asian	1,121	8,224	14,253
Multi-Racial	1,060	7,318	14,367
Other	33	231	572

Income	1 Mile	3 Miles	5 Miles
Median	\$91,200	\$111,226	\$110,309
< \$15,000	184	1,405	2,580
\$15,000-\$24,999	164	1,151	2,133
\$25,000-\$34,999	194	1,065	2,274
\$35,000-\$49,999	337	2,244	4,557
\$50,000-\$74,999	1,115	4,312	8,314
\$75,000-\$99,999	1,046	5,076	10,775
\$100,000-\$149,999	1,140	7,673	16,508
\$150,000-\$199,999	612	5,664	10,628
> \$200,000	553	6,063	11,341

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,679	36,777	73,518
Occupied	5,346	34,652	69,110
Owner Occupied	2,918	23,041	46,745
Renter Occupied	2,428	11,611	22,365
Vacant	333	2,124	4,407

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