



13819 Meridian Ave E

13819 Meridian East, Puyallup, WA

FOR LEASE

Exclusively Listed by

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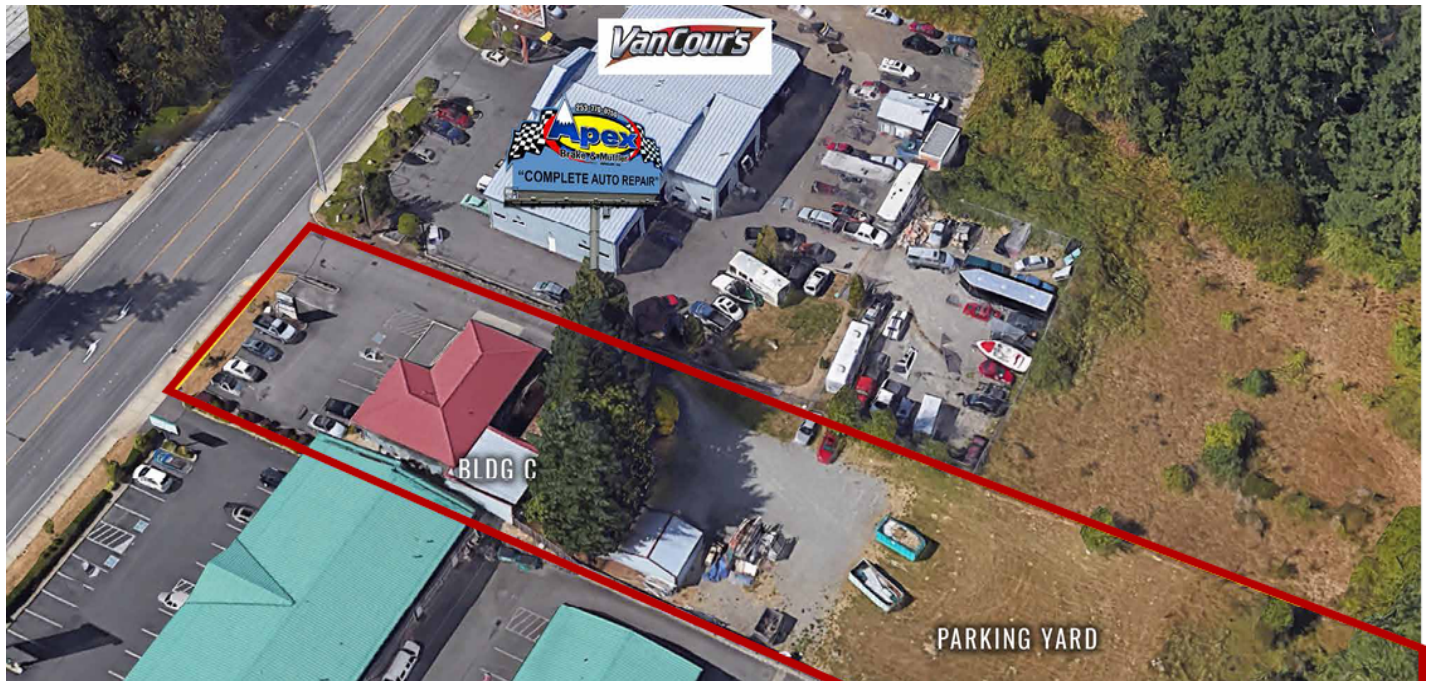
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EXECUTIVE SUMMARY

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!



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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: 13819 Meridian Ave E

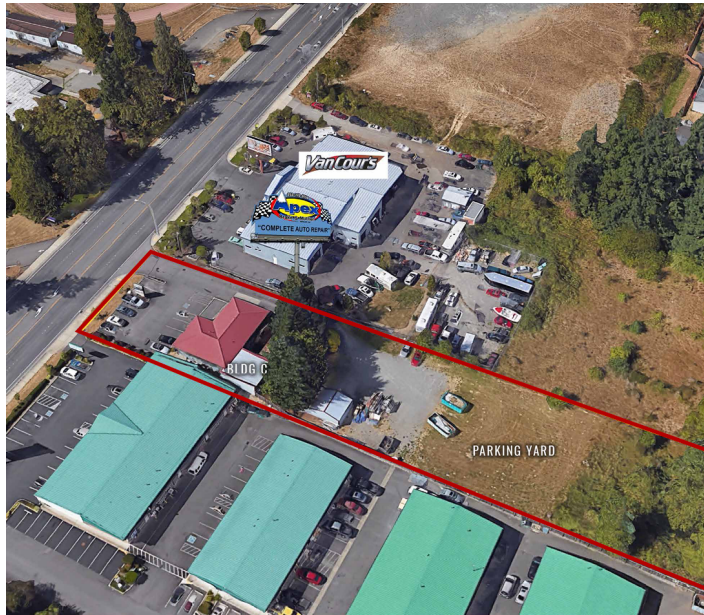
Street Address: 13819 Meridian East

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.

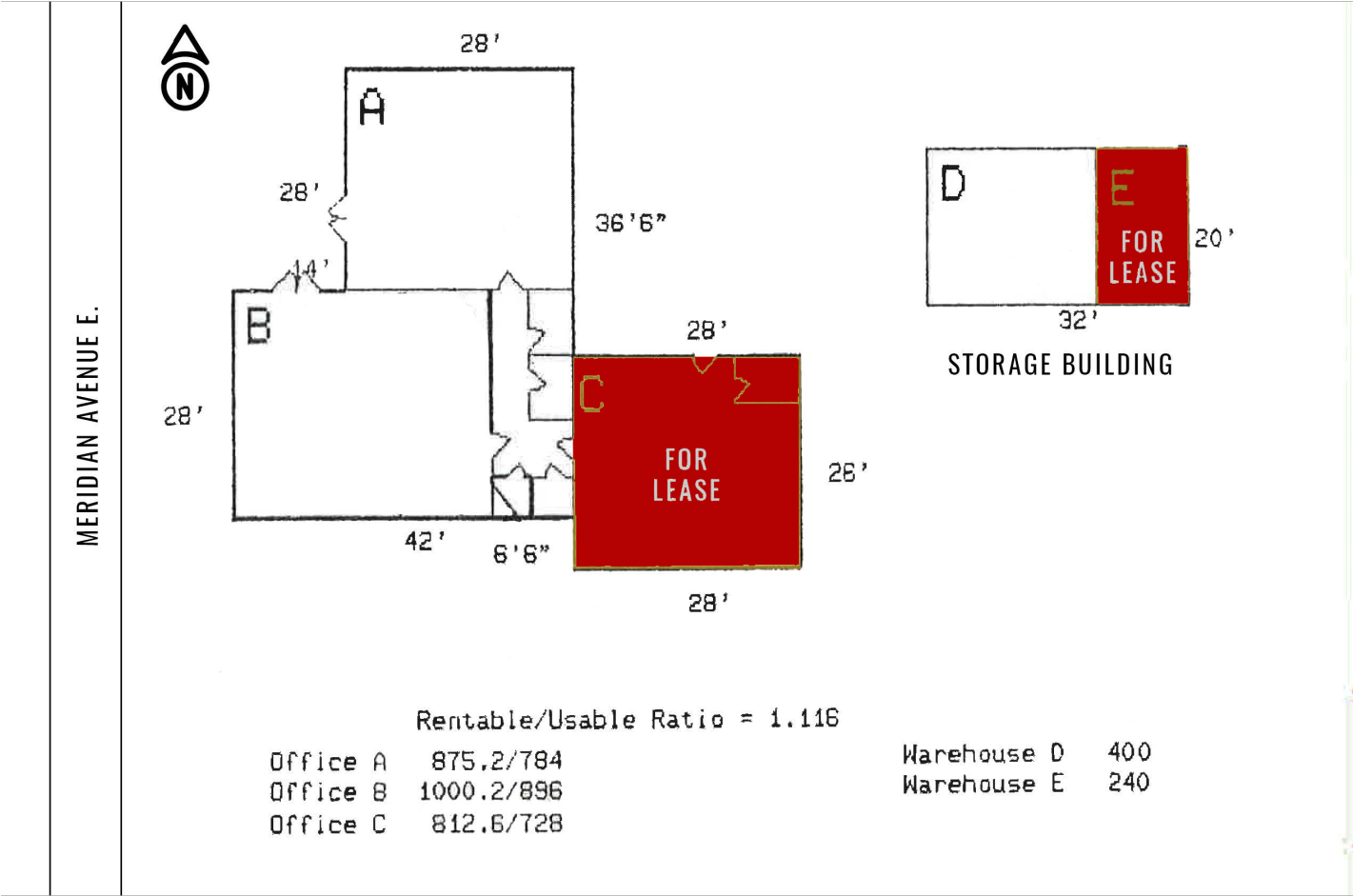


PROPERTY HIGHLIGHTS

- 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

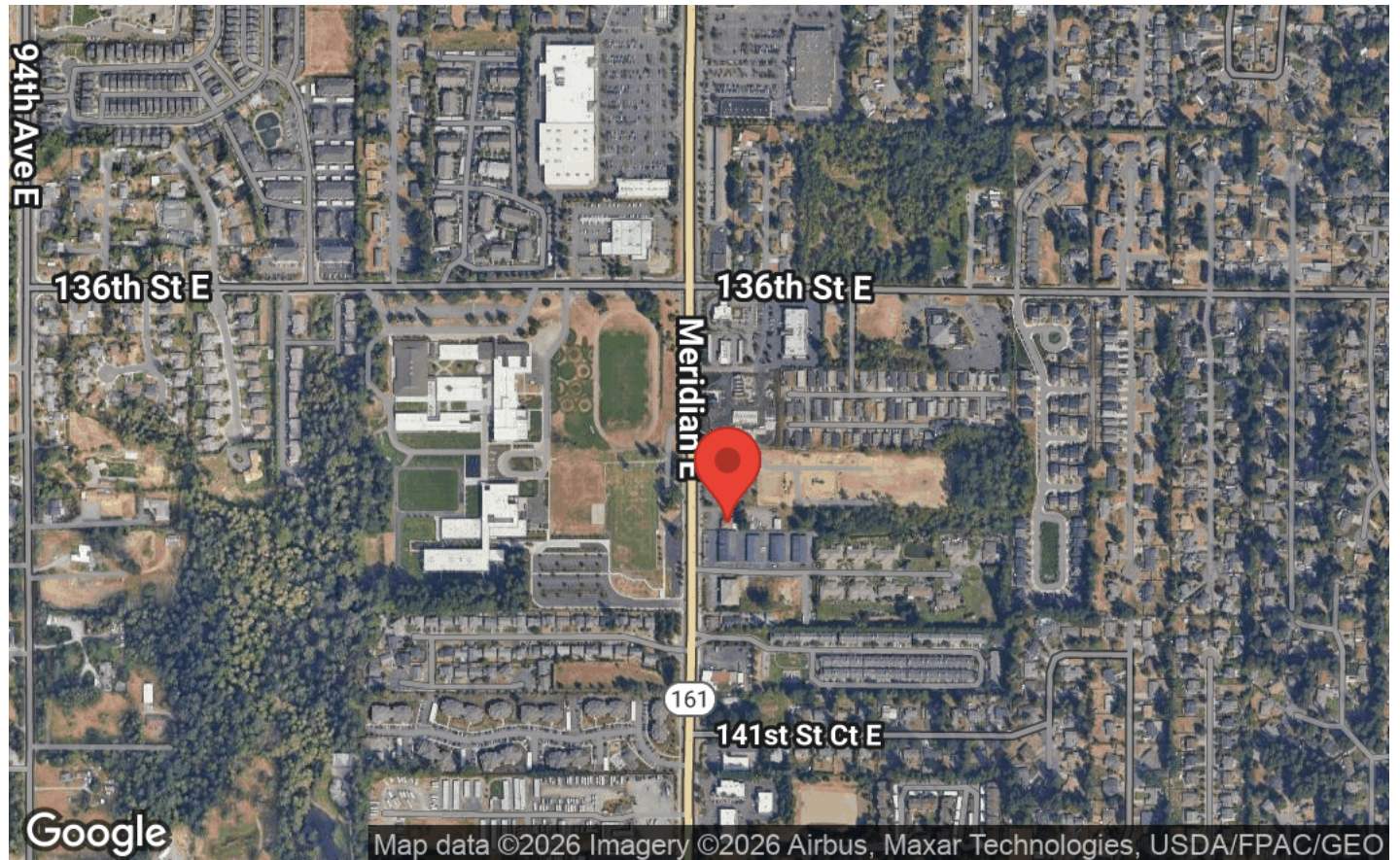
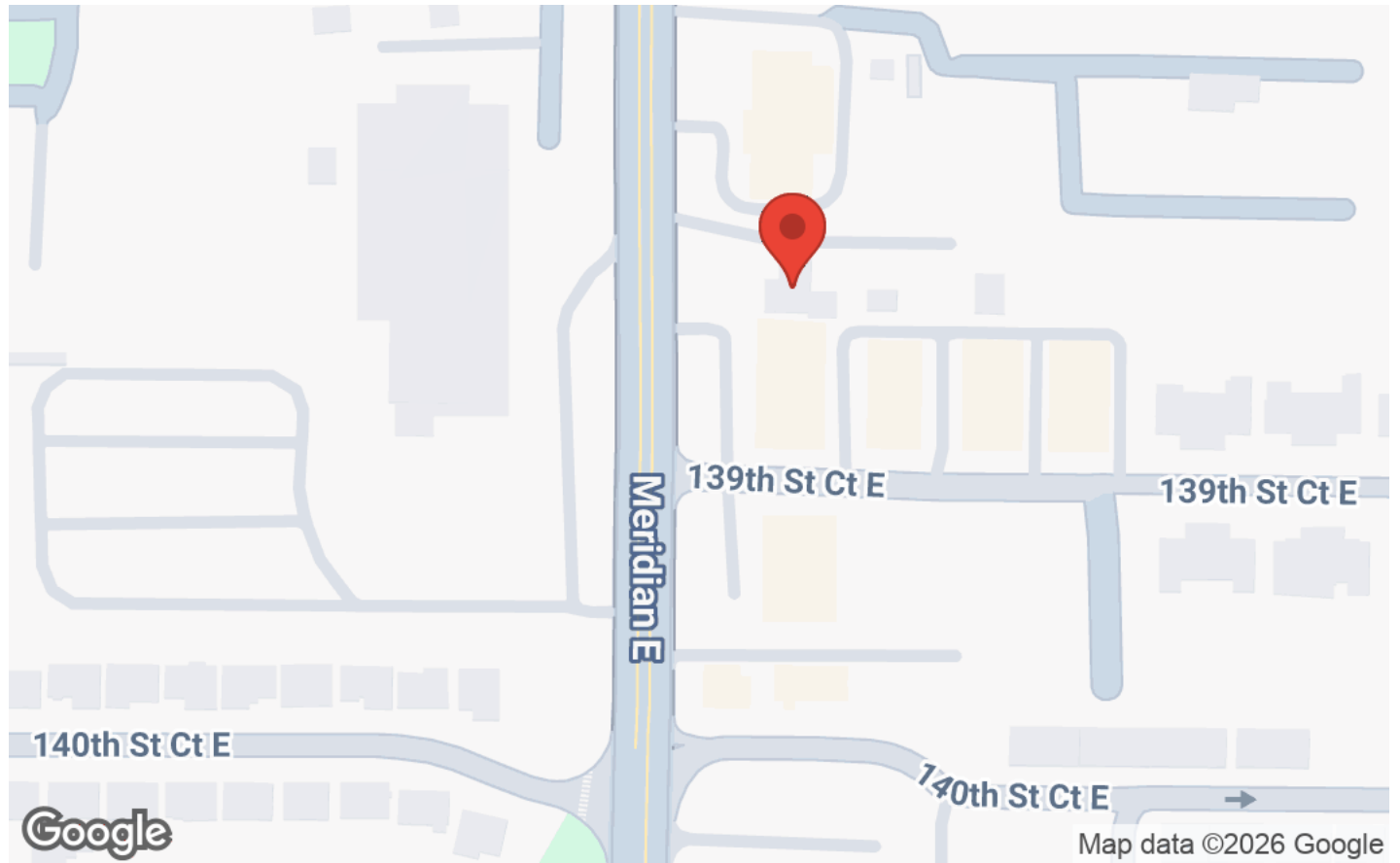
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LOCATION MAPS

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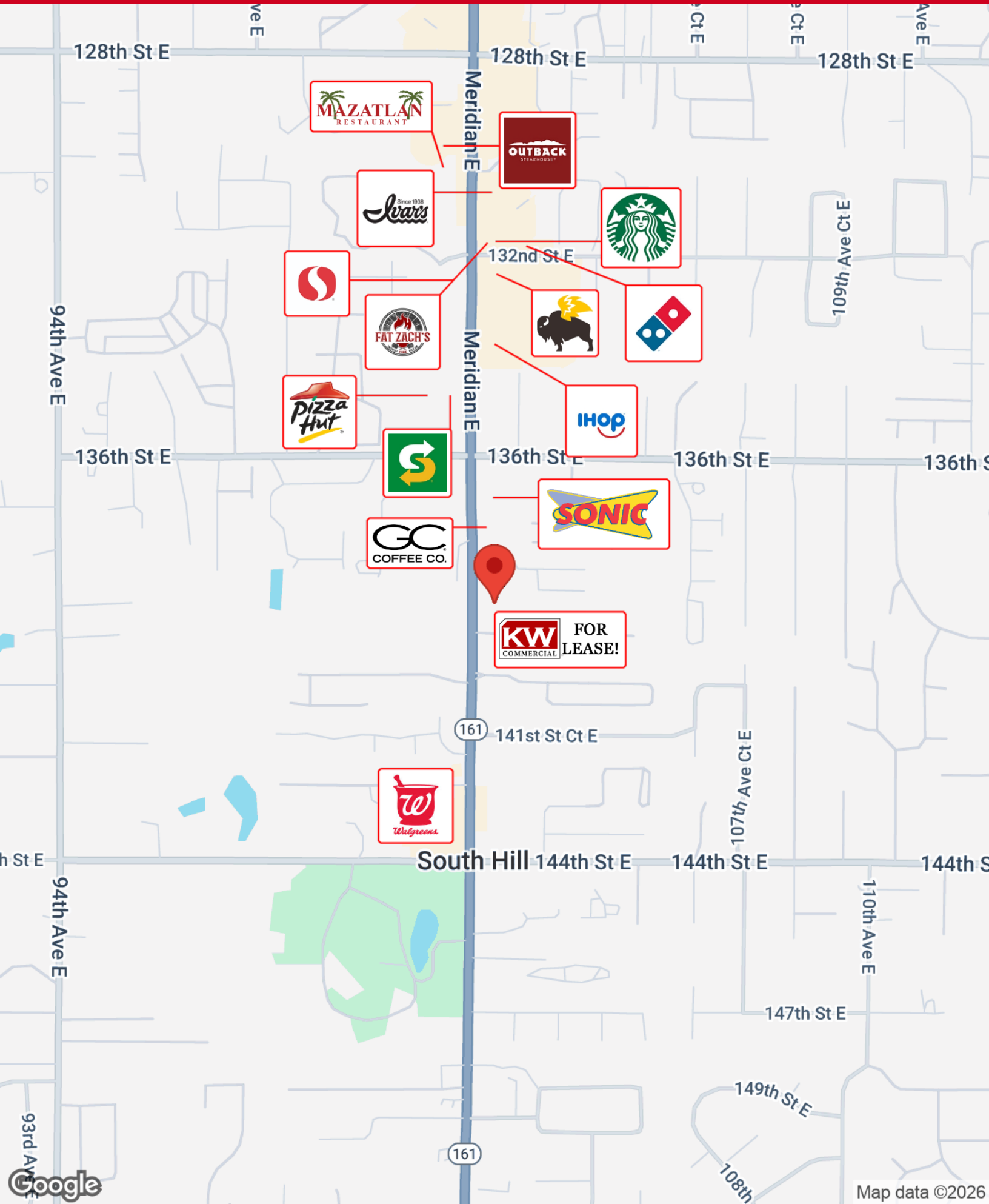
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BUSINESS MAP

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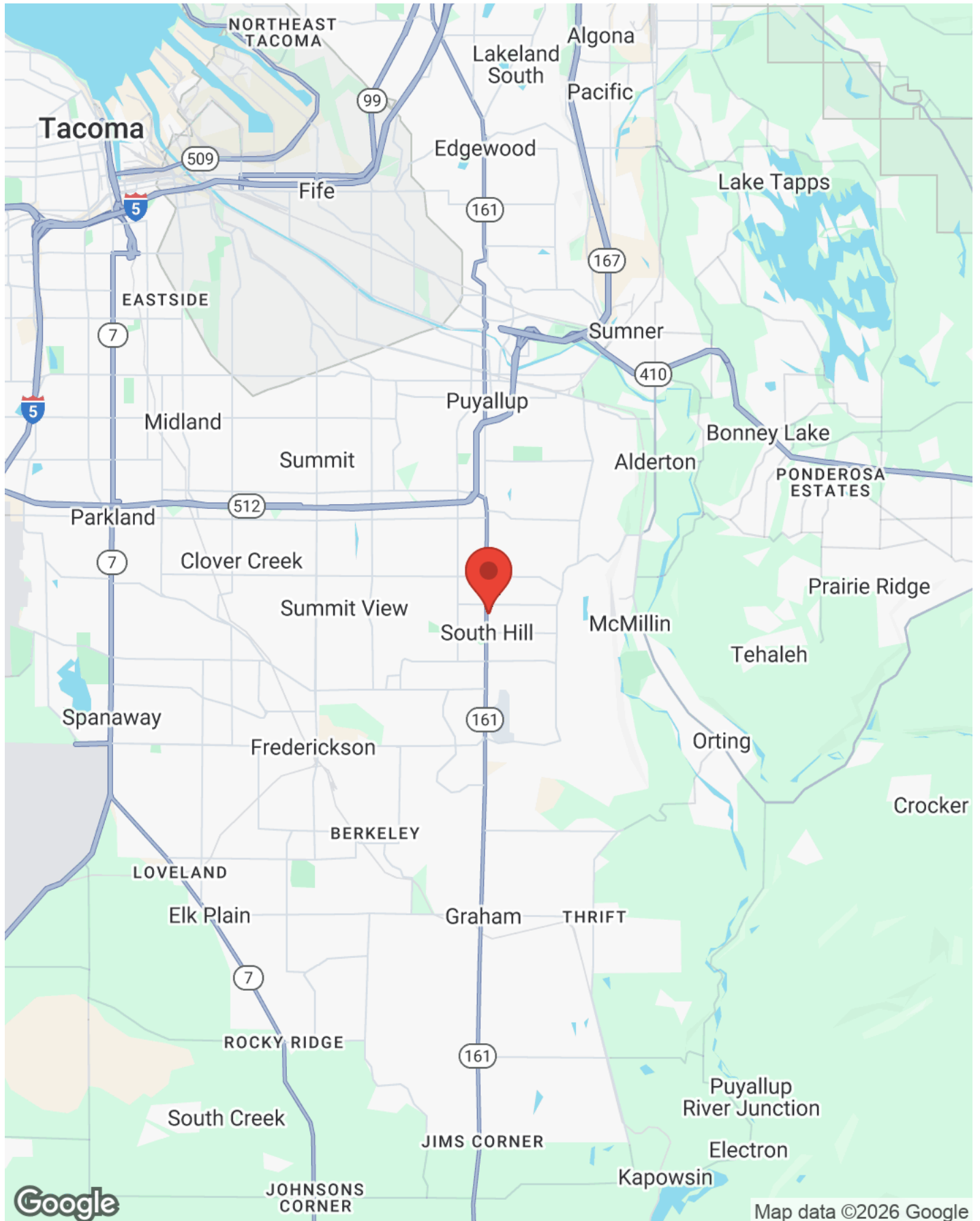
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REGIONAL MAP

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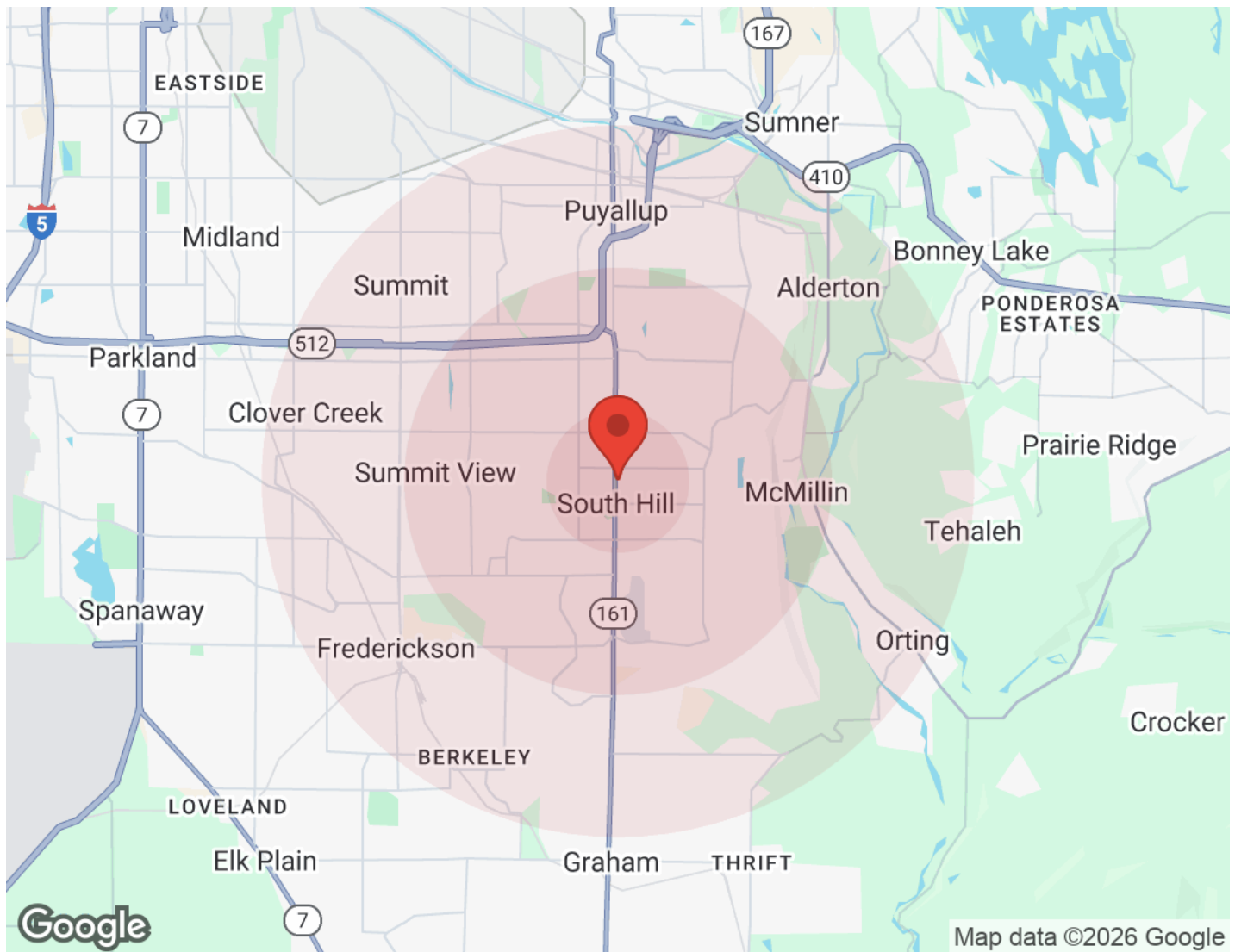
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DEMOGRAPHICS

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| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|---------------------|----------|-----------|-----------|
| Male | 7,098 | 47,519 | 94,805 | Median | \$91,200 | \$111,226 | \$110,309 |
| Female | 7,419 | 48,891 | 95,993 | < \$15,000 | 184 | 1,405 | 2,580 |
| Total Population | 14,517 | 96,410 | 190,798 | \$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 |
| | | | | | | | |
| Age | 1 Mile | 3 Miles | 5 Miles | Housing | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 3,019 | 19,798 | 38,669 | Total Units | 5,679 | 36,777 | 73,518 |
| Ages 15-24 | 1,860 | 11,863 | 22,950 | Occupied | 5,346 | 34,652 | 69,110 |
| Ages 25-54 | 6,440 | 41,693 | 81,909 | Owner Occupied | 2,918 | 23,041 | 46,745 |
| Ages 55-64 | 1,382 | 9,901 | 20,505 | Renter Occupied | 2,428 | 11,611 | 22,365 |
| Ages 65+ | 1,816 | 13,153 | 26,766 | Vacant | 333 | 2,124 | 4,407 |
| | | | | | | | |
| 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 | | | | |