

FOR SALE OR GROUND LEASE

MERIDIAN PAD SITES

15305 MERIDIAN AVE E, PUYALLUP, WA

→ VIEW VIDEO

PETSMART

HomeGoods



43,907+ VEHICLES
Average Daily Traffic



MultiCare



7
ELEVEN

km Kidder Mathews

KIDDER.COM

Premium pad sites available on Meridian Avenue.

Prime frontage on Meridian Ave E for exceptional visibility

Convenient access via full signalized intersection at 152nd St

Option for drive-throughs to enhance customer service

Pad size is flexible

Some utilities in place

Many commercial & retail uses allowed

Call Jerome O'Leary for Sales Price and Ground Lease Rates 253.732.2600

25K - 66.7K SF

PAD SITES RANGING FROM





A HUB OF GROWTH AND OPPORTUNITY

South Hill Puyallup, a bustling suburb located in the heart of the Pacific Northwest, stands as a vibrant community known for its lively atmosphere and dense population.

This area is characterized by a dynamic blend of residential neighborhoods, commercial developments, and recreational spaces, making it a hub of activity and a central gathering point for the surrounding regions.

With its strategic location, South Hill Puyallup attracts a significant number of residents and visitors alike, contributing to its reputation as a busy and thriving locale. The area's commercial corridors are teeming with a wide array of shopping centers, eateries, and service-based businesses, drawing in crowds

throughout the day and well into the evening. The convenience of major roadways and public transportation options further enhances its accessibility, encouraging a steady flow of foot and vehicle traffic. South Hill Puyallup's population is diverse and growing, reflecting a community that is both dynamic and expanding. With its blend of accessibility, amenities, and a strong sense of community, South Hill Puyallup offers an ideal backdrop for businesses looking to tap into a vibrant and densely populated market.

DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2023 TOTAL | 8,696 | 96,398 | 179,129 |
| 2028 PROJECTION | 9,022 | 101,605 | 185,064 |
| 2020 CENSUS | 8,390 | 92,782 | 176,322 |
| PROJECTED GROWTH 2023 - 2028 | 0.8% | 1.1% | 0.7% |

MEDIAN AGE & GENDER

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 35.0 | 34.7 | 35.9 |
| % FEMALE | 49.7% | 49.9% | 50.0% |
| % MALE | 50.3% | 50.1% | 50.0% |

HOUSEHOLDS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| 2023 TOTAL | 2,984 | 32,950 | 62,615 |
| 2028 PROJECTED | 3,071 | 34,274 | 63,904 |
| 2020 CENSUS | 2,877 | 31,499 | 61,062 |
| GROWTH 2023 - 2028 | 0.6% | 0.8% | 0.4% |
| OWNER-OCCUPIED | 64.6% | 63.9% | 64.0% |
| RENTER-OCCUPIED | 35.4% | 36.1% | 36.0% |

INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|-----------|-----------|-----------|
| 2023 AVERAGE HH INCOME | \$115,920 | \$130,614 | \$134,458 |
| 2028 PROJECTED HH INCOME | \$120,996 | \$136,361 | \$143,289 |
| ANNUAL CHANGE 2023 - 2028 | 0.9% | 0.9% | 1.3% |

EMPLOYMENT

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| TOTAL BUSINESSES | 408 | 2,326 | 4,880 |
| TOTAL EMPLOYEES | 2,833 | 15,891 | 35,063 |
| WHITE COLLAR WORKERS | 2,539 | 29,095 | 53,240 |
| BLUE COLLAR WORKERS | 1,785 | 20,895 | 39,293 |

EDUCATION

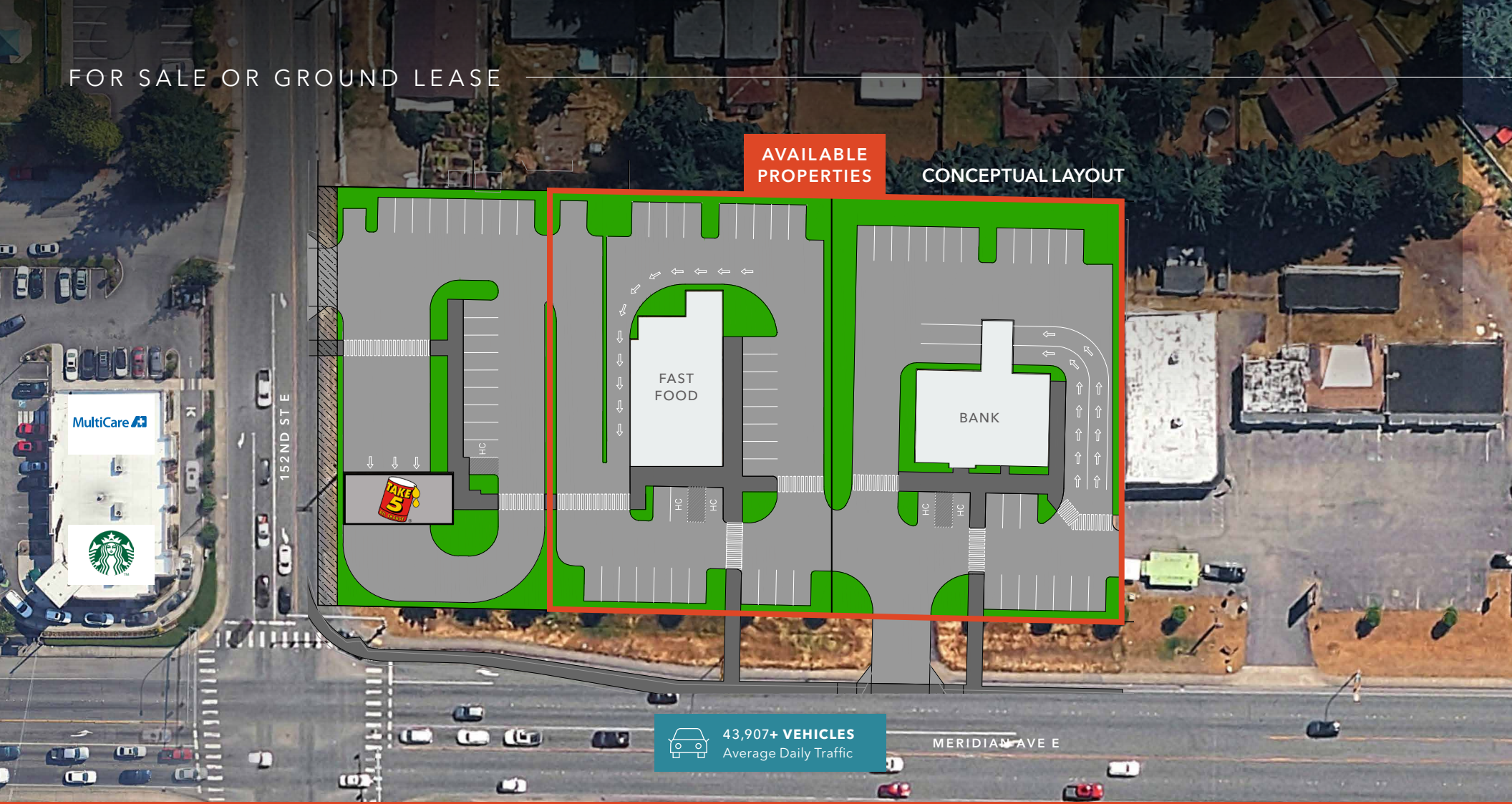
| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| SOME HIGH SCHOOL | 4.7% | 4.8% | 4.8% |
| HIGH SCHOOL DIPLOMA | 27.2% | 26.0% | 27.7% |
| SOME COLLEGE | 26.1% | 25.8% | 25.9% |
| ASSOCIATE | 12.9% | 13.3% | 12.9% |
| BACHELOR'S | 18.6% | 18.6% | 17.5% |
| GRADUATE | 8.4% | 9.4% | 9.0% |

Data Source: Applied Geographic Solutions 11/2023, TIGER Geography - RFULL9

FOR SALE OR GROUND LEASE

AVAILABLE
PROPERTIES

CONCEPTUAL LAYOUT



MERIDIAN PAD SITES

*For more information on
this property, please contact*

JEROME O'LEARY
253.732.2600
jerome.oleary@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

