



## Retail Space for Lease at Spanaway Plaza

Spanaway Plaza boasts a high-exposure presence on busy Pacific Avenue (State Route 7). It is situated just one block from the signalized intersection of 176th St E, the proposed cross base highway, which will eventually provide access to I-5 and Joint Base Lewis-McChord, the largest Army-led joint base in the US.

Suites E and F combined are 2,650 sq. ft. This is the only space available for lease in this outstanding center. The space features a large, open-area entry, two offices, two restrooms, two dressing rooms, a storage room, storefront glass, two customer doors off the parking lot, and rear service doors. Parking is ample in the lighted lot with two points of entry. The plaza offers excellent opportunities for signage on the two monument signs and the building fascia. Join fine tenants Rent-A-Center, One Main Financial, Subway, Spotted Cow, Small Foot Kids Dental, and many more at Spanaway Plaza!

## Property Overview

- Mostly open floor plan
- 2 restrooms
- Ample lighted parking
- HVAC units recently replaced
- Suites E & F are combined
- Available Space: 2,650sf
- Lease Rate: \$16.00/sf/yr NNN
- NNN Estimate: \$9.25/sf/yr

**DISCLAIMER:** The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.







EXTERIOR PHOTOS



INTERIOR PHOTOS



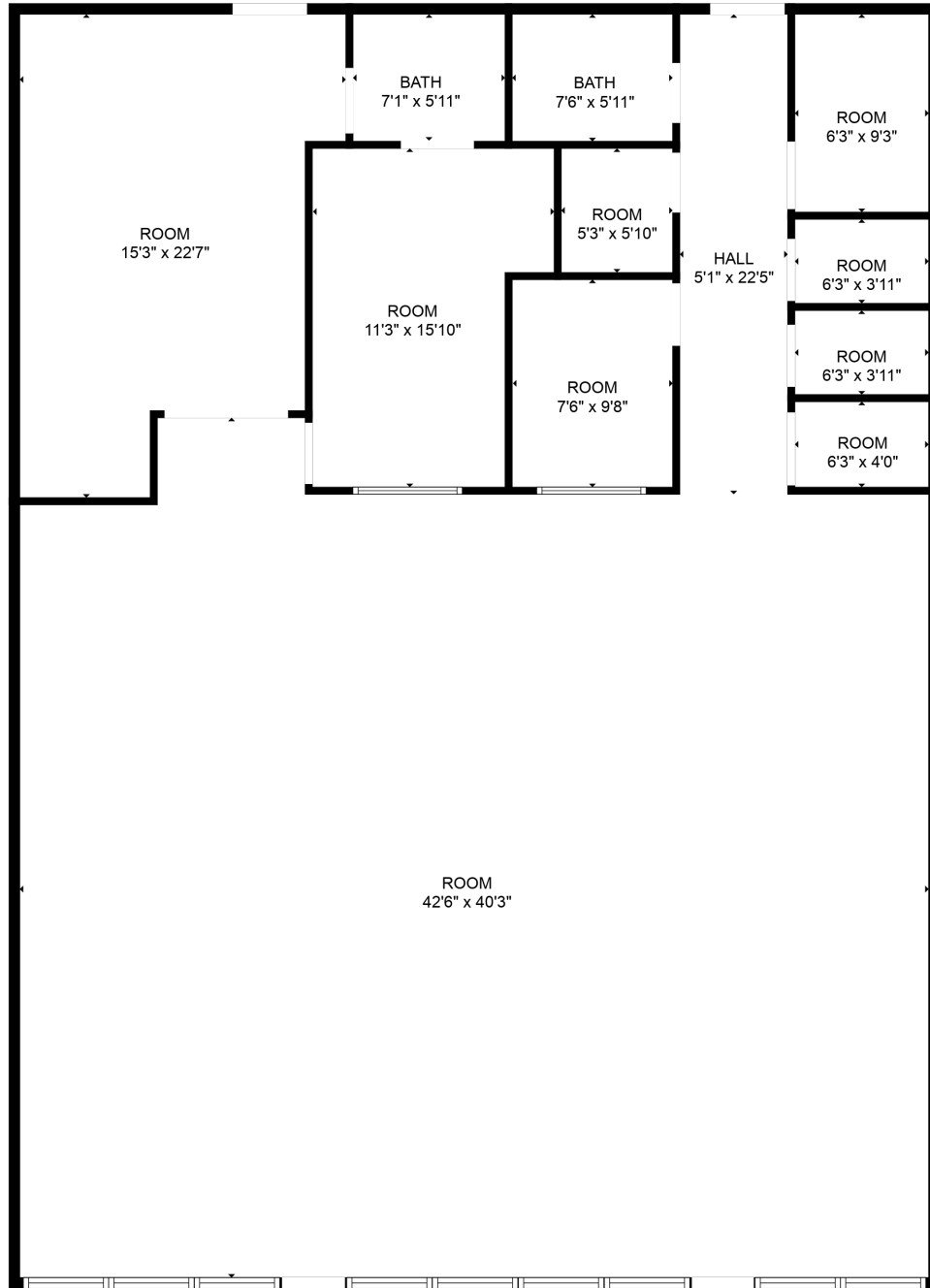
**Andrea Anderson**

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## FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

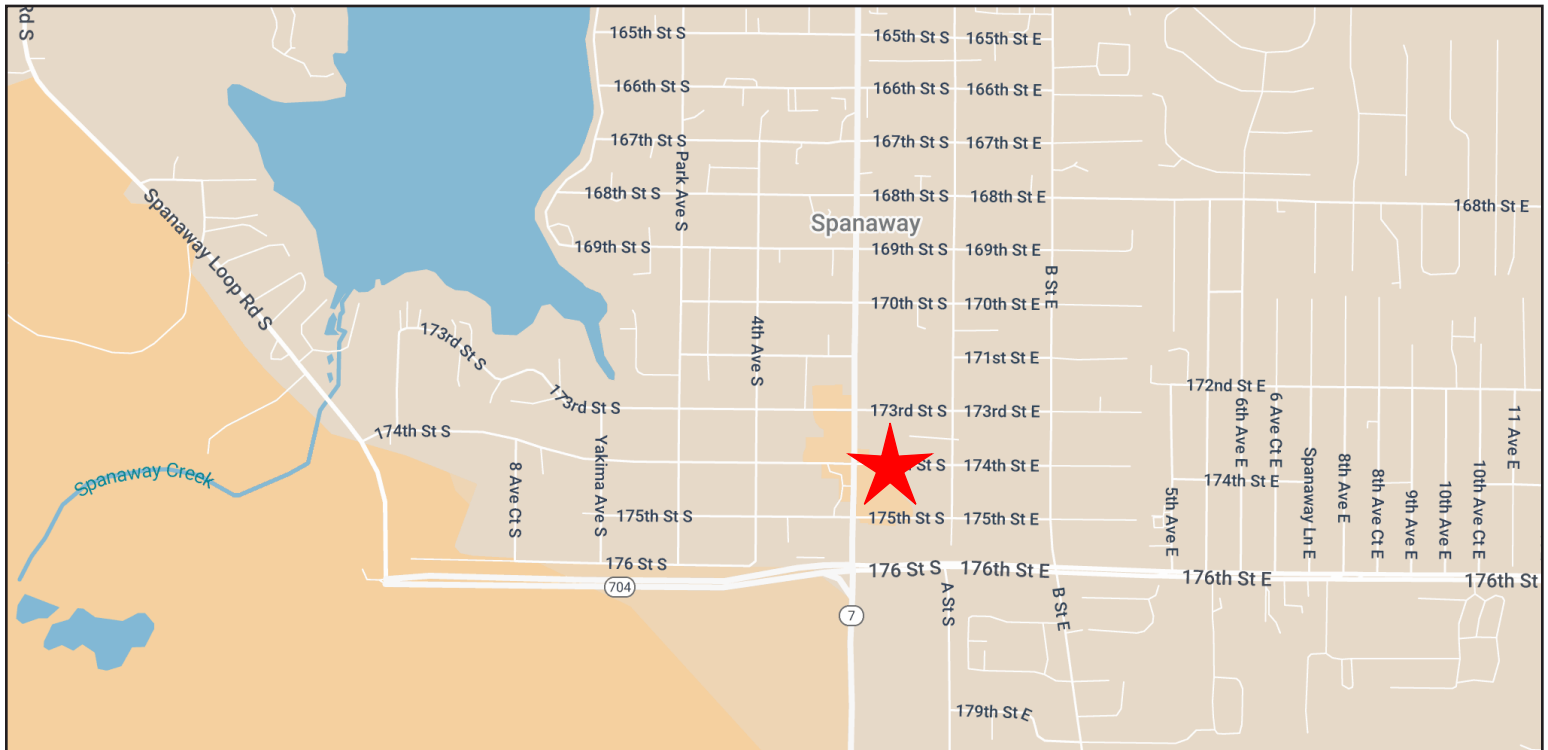
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## NEIGHBORHOOD MAP

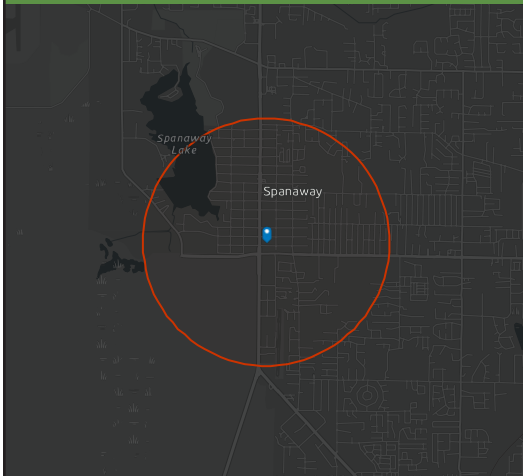


## DEMOGRAPHICS (5-MI)

## DEMOGRAPHIC PROFILE

17415 Pacific Ave S, Spanaway, Washington, 98387

Ring of 1 mile



Source: This infographic contains data provided by Esri (2024, 2029).  
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## EDUCATION

10.9%

No High School Diploma

38.7%  
High School Graduate38.9%  
Some College/  
Associate's Degree11.5%  
Bachelor's/Grad/  
Prof Degree

## EMPLOYMENT



White Collar

52.5%



Blue Collar

30.0%



Services

17.5%

4.6%

Unemployment Rate

## KEY FACTS

9,821

Population

36.0

Median Age

3,356

Households

\$69,612

Median Disposable Income

## INCOME



\$82,918

Median Household Income



\$32,289

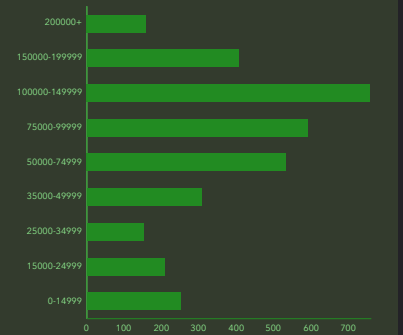
Per Capita Income



\$195,329

Median Net Worth

## HOUSEHOLD INCOME (\$)



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