

OFFICE FOR LEASE

SUMMIT VIEW MEDICAL PLAZA

11019 CANYON ROAD EAST, PUYALLUP, WA 98373



FOR LEASE

KELLER WILLIAMS COMMERCIAL

1029 E Main, Suite 201
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

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11019 CANYON ROAD EAST



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PROPERTY SUMMARY

11019 CANYON ROAD EAST

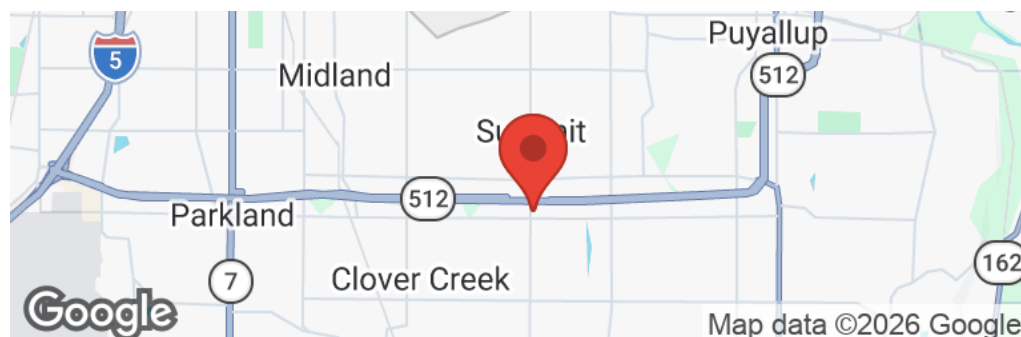


Summary

Lot Size:	1.76 Acres
Year Built:	1961
Building SF:	18,824
Lease Rate:	\$26/SF/YR + NNN
Type:	Office
Zoning:	UCor - Urban Corridor
Signage:	Building, Monument

Property Overview

Quality medical office building located just off Hwy 512 on Canyon Rd! The Summit View Medical Plaza is a professionally maintained, multi-tenant building. The primary property entrance sits at a lighted intersection, making ingress and egress easy for clients and tenants. There is a porte-cochère on the front of the building, providing an added amenity for clients dropping off and picking up. Over 4,000 SF of office space available! Previously used as a physical therapy office, the space offers a good mix of open plan and private exam rooms. Formal reception desk and lobby at the front of the suite as well as a private office and plenty of storage.



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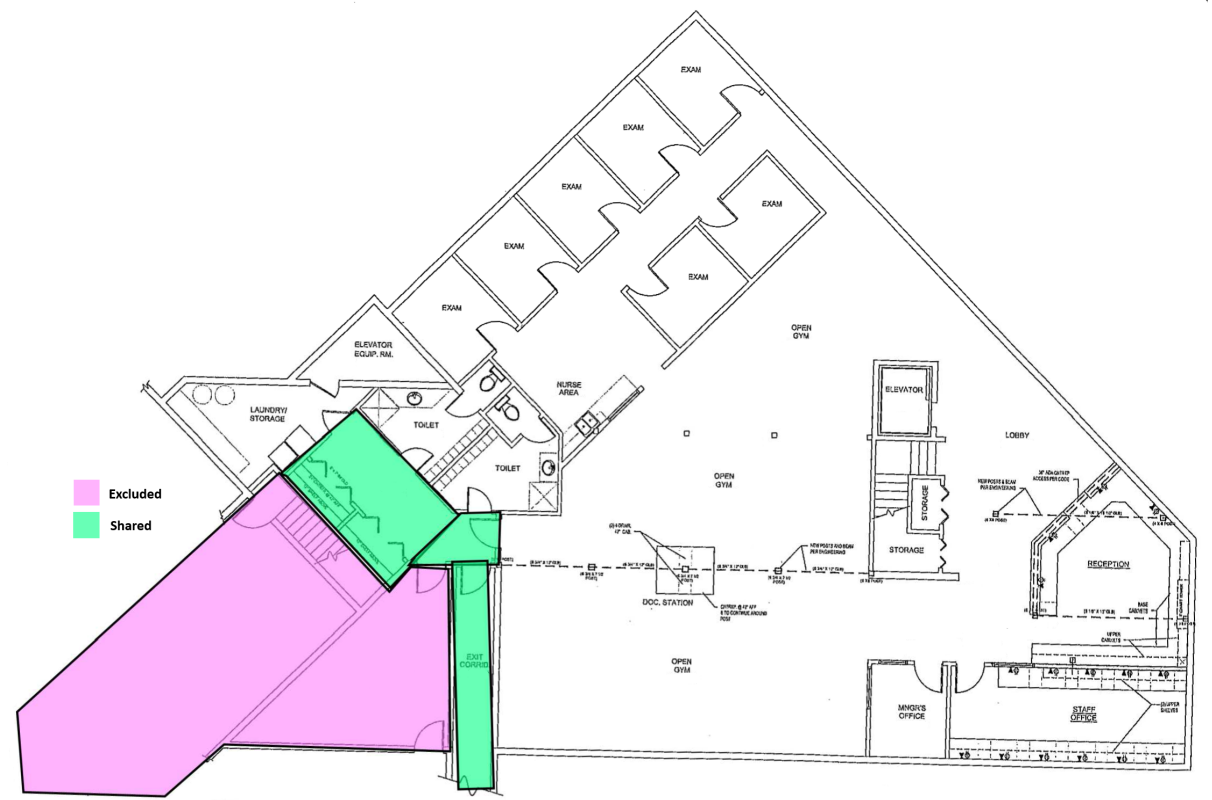
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AVAILABLE SPACES

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FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Available
C	4,853	\$26.00 /sf/yr	3 - 5 Years	Oct 1st

Suite Description

4,853 SF of medical office space available! Previously used as a physical therapy office, the space offers a good mix of open plan and private exam rooms. Formal reception desk and lobby at the front of the suite as well as a private office and plenty of storage.

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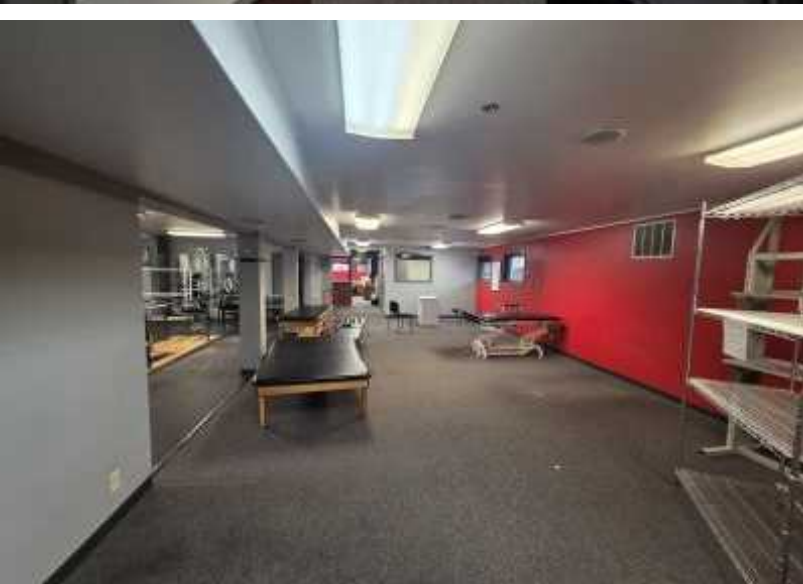
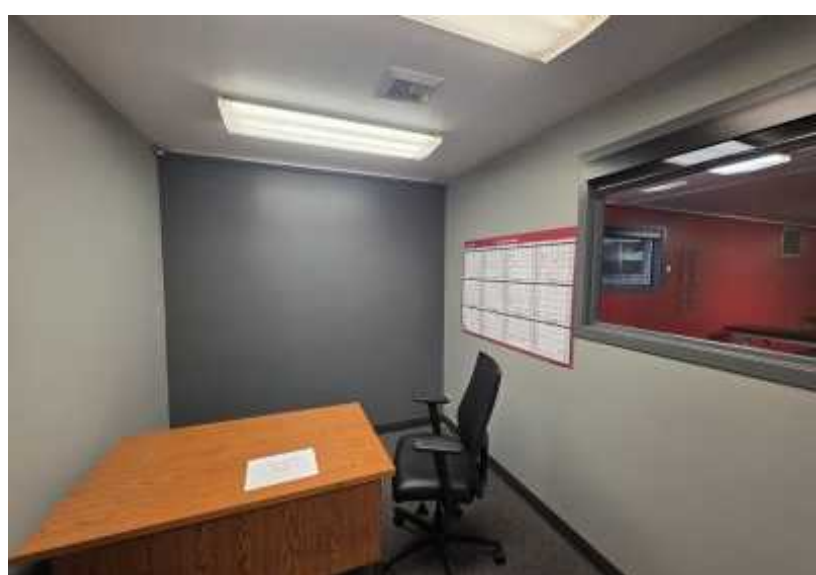
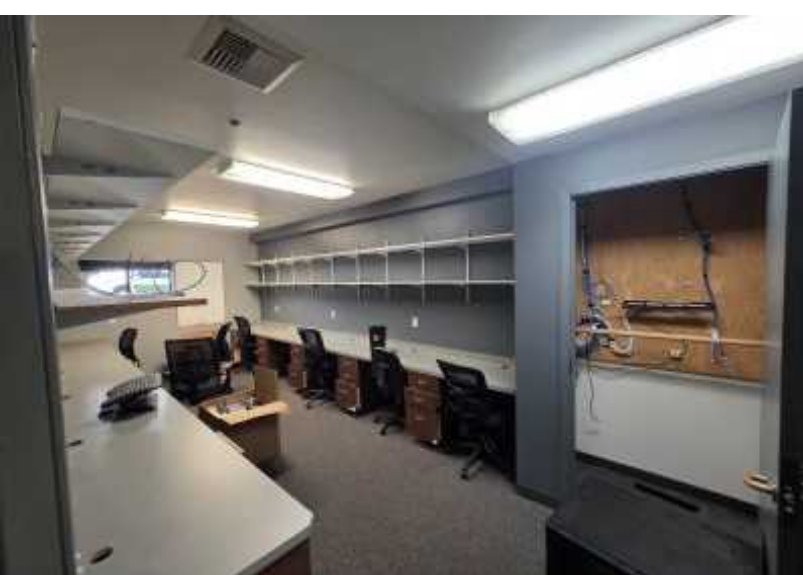
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SUITE PHOTOS

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LOCATION OVERVIEW

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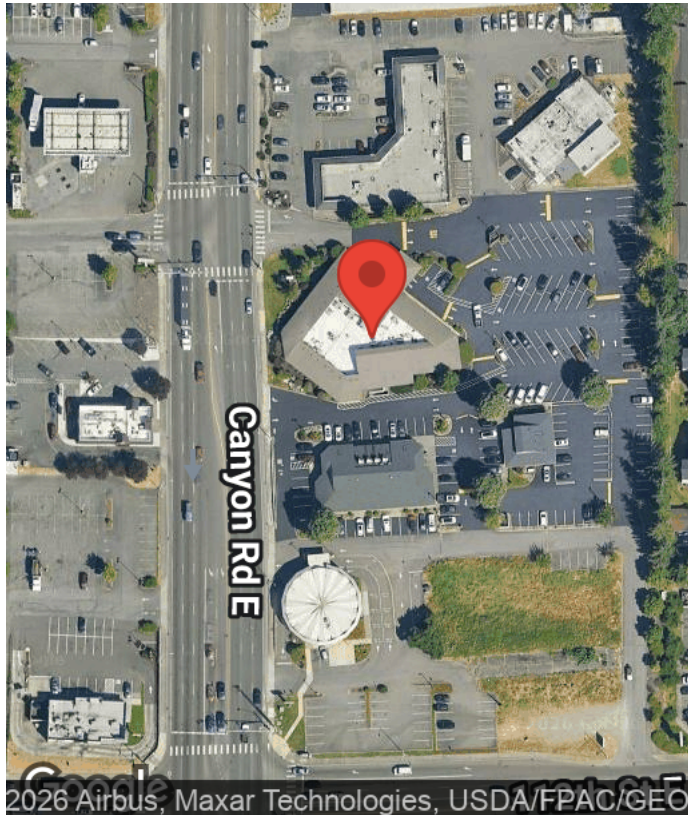
Location Information

Building Name	Summit View Medical Plaza
Street Address	11019 Canyon Road East
City, State, Zip	Puyallup, WA 98373
County	WA - Pierce
Market	Seattle-Tacoma-Bellevue, WA
Sub-market	Puyallup
Signal Intersection	Yes

Location Overview

The property is located just off Hwy 512 on Canyon Rd, across from the Summit Country Center, a shopping center with over 20 retailers. There are two points of ingress and egress, one of which is at a lighted intersection. Canyon Rd E gets approximately 57,000 AADT, providing excellent exposure for tenants of the Summit View Medical Plaza. The monument sign faces the lighted intersection for maximum exposure, and tenants are allowed to place approved signage on the building.

The surrounding area is a community activity hot spot with prominent retailers like Albertsons, Safeway, McLendon Hardware, Verizon, Public Storage, and O'Reilly Auto Parts. The immediate access to Hwy 512, offers a rare convenience for tenants and clients alike and Canyon Rd has undergone impressive growth over the last few years making it a highly desirable business location.



Highlights

- Excellent Location
- Easy Access to Hwy 512
- Ample Parking
- Lighted Intersection
- Medical Office Building
- Monument Signage

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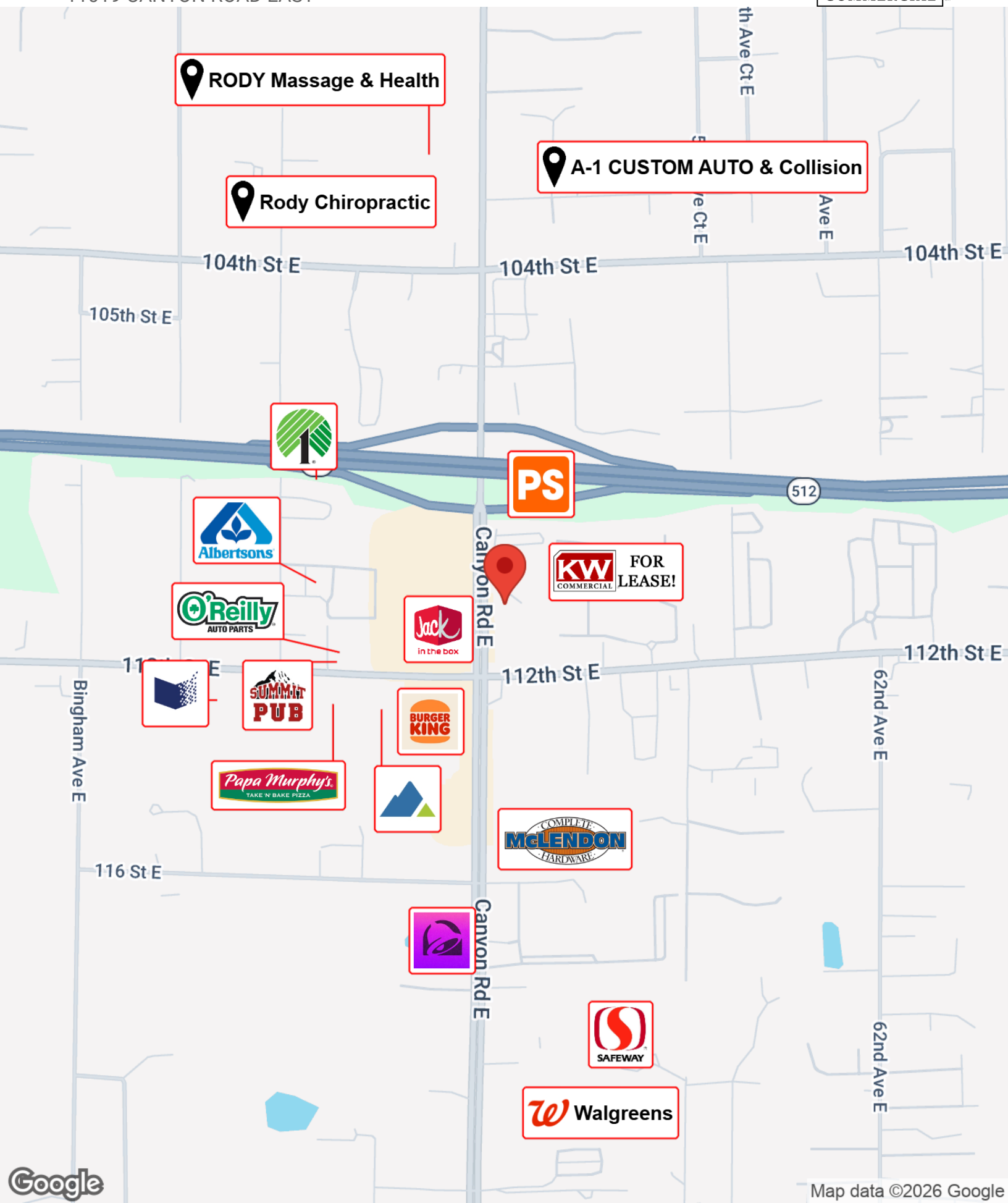
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BUSINESS MAP

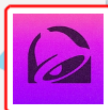
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RODY Massage & Health

Rody Chiropractic

A-1 CUSTOM AUTO & Collision



LOCATION MAPS

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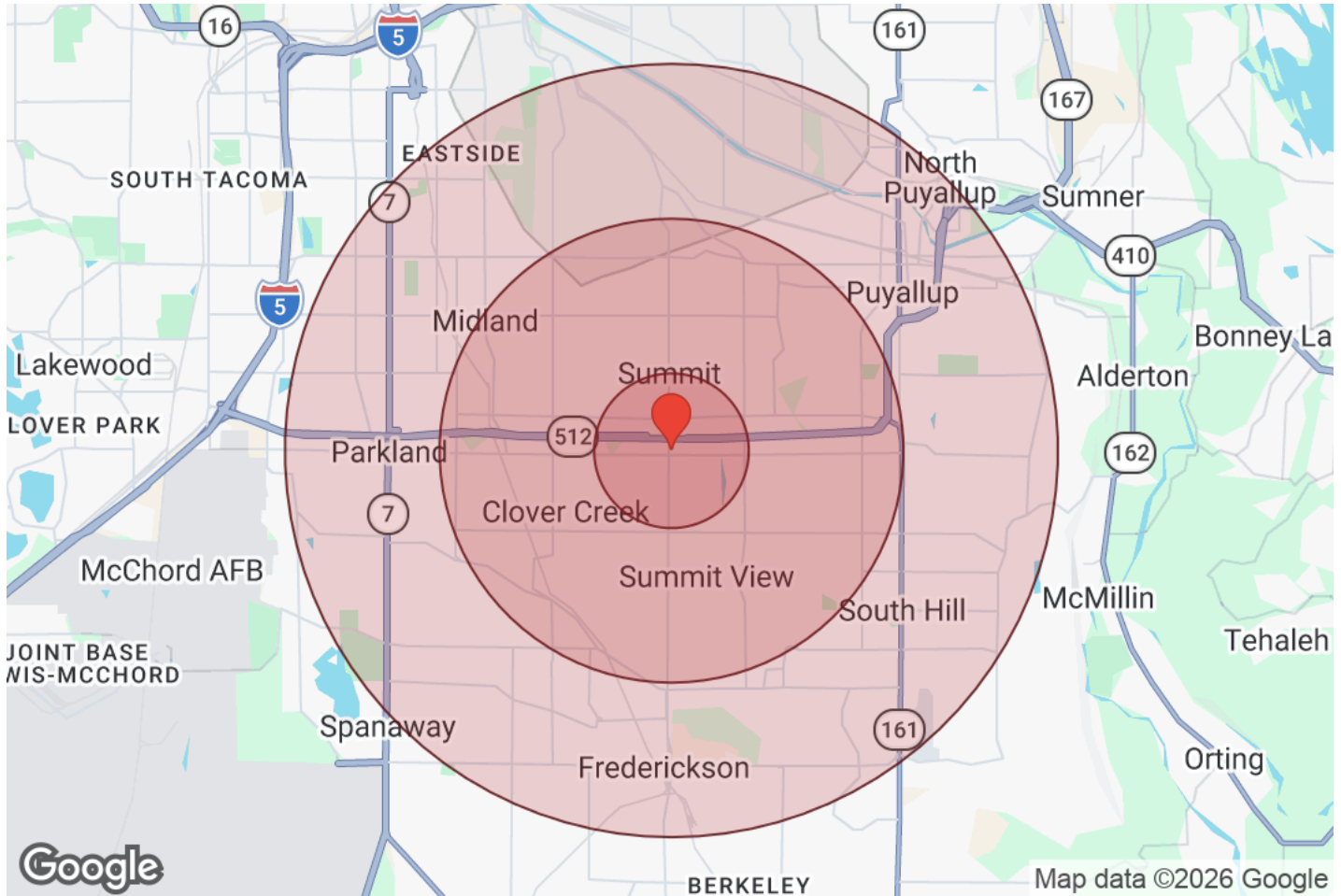
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,570	27,696	116,082
Female	3,699	28,464	119,451
Total Population	7,269	56,160	235,533

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,585	35,038	132,605
Black	474	3,909	21,434
Am In/AK Nat	55	466	2,026
Hawaiian	103	741	4,098
Hispanic	962	7,076	33,987
Asian	487	4,555	22,470
Multiracial	593	4,229	18,254
Other	11	140	659

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,120	22,535	92,986
Occupied	2,934	21,238	87,314
Owner Occupied	1,412	14,282	53,467
Renter Occupied	1,522	6,956	33,847
Vacant	186	1,297	5,672

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,362	10,685	45,720
Ages 15 - 24	995	6,626	29,953
Ages 25 - 54	3,136	23,326	100,458
Ages 55 - 64	802	6,628	25,729
Ages 65+	973	8,896	33,672

Income	1 Mile	3 Miles	5 Miles
Median	\$99,186	\$108,092	\$98,907
Under \$15k	69	861	4,063
\$15k - \$25k	43	691	3,260
\$25k - \$35k	35	561	3,715
\$35k - \$50k	329	1,608	7,482
\$50k - \$75k	569	2,701	12,912
\$75k - \$100k	437	3,244	12,784
\$100k - \$150k	559	4,747	19,856
\$150k - \$200k	509	3,086	11,293
Over \$200k	384	3,740	11,949

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