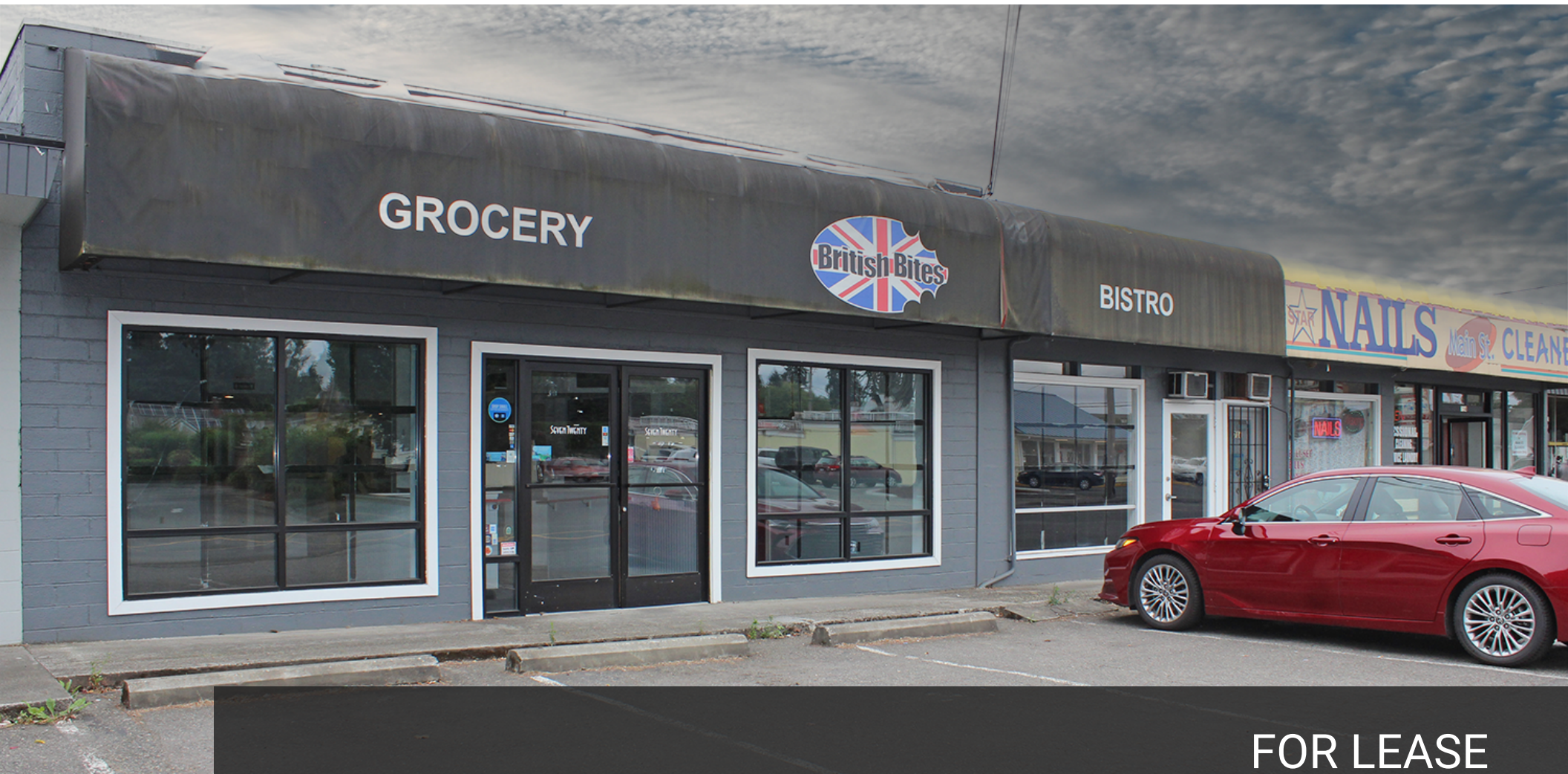


RETAIL FOR LEASE

## EAST MAIN RETAIL

714 EAST MAIN AVENUE, PUYALLUP, WA 98372



FOR LEASE

**KELLER WILLIAMS COMMERCIAL**

1011 E Main, Suite 420  
Puyallup, WA 98372



Each Office Independently Owned and Operated

**PRESENTED BY:**

**RACHEL CORP**

Director of Commercial Real Estate

O: (253) 840-5574

C: (253) 686-7474

[rachel.corp@kwcommercial.com](mailto:rachel.corp@kwcommercial.com)

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714 EAST MAIN AVENUE



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# EXECUTIVE SUMMARY

714 EAST MAIN AVENUE



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,860
<b>LEASE RATE:</b>	\$20.00/SF/YR + NNN
<b>FRONTAGE:</b>	East Main Avenue
<b>YEAR BUILT:</b>	1948
<b>PARKING:</b>	Surface
<b>PARKING RATIO:</b>	3.16
<b>ZONING:</b>	CG - Puyallup

## PROPERTY OVERVIEW

Former British Bites second generation restaurant space located on busy East Main in Puyallup. 2,860 SF that can be demised to 1,960 SF (restaurant) and 900 SF (retail). Available immediately, good parking and great signage! Less than ½ mile to downtown Puyallup core with great balance of business and residential demographics.

## LOCATION OVERVIEW

Downtown Puyallup offers a charming small-town feel with a blend of historic character and modern amenities. Located about 35 miles south of Seattle, the downtown area features a picturesque streetscape with well-preserved historic buildings, many of which house unique shops, local restaurants, and cozy cafes.

Central to downtown Puyallup is the Puyallup Farmers Market, a popular spot where visitors can find fresh produce, local crafts, and artisan goods. Nearby, you'll find the iconic Puyallup Depot, a historic train station that reflects the city's rich railway history. The area is also home to several parks and green spaces, providing pleasant spots for relaxation and community events.

With its friendly atmosphere and a mix of old and new, downtown Puyallup offers a welcoming environment for both residents and visitors.

# LOCATION & HIGHLIGHTS

714 EAST MAIN AVENUE



## LOCATION INFORMATION

Building Name: East Main Retail

Street Address: 714 East Main Avenue

City, State, Zip: Puyallup, WA 98372

County: WA - Pierce

Market: Pierce County

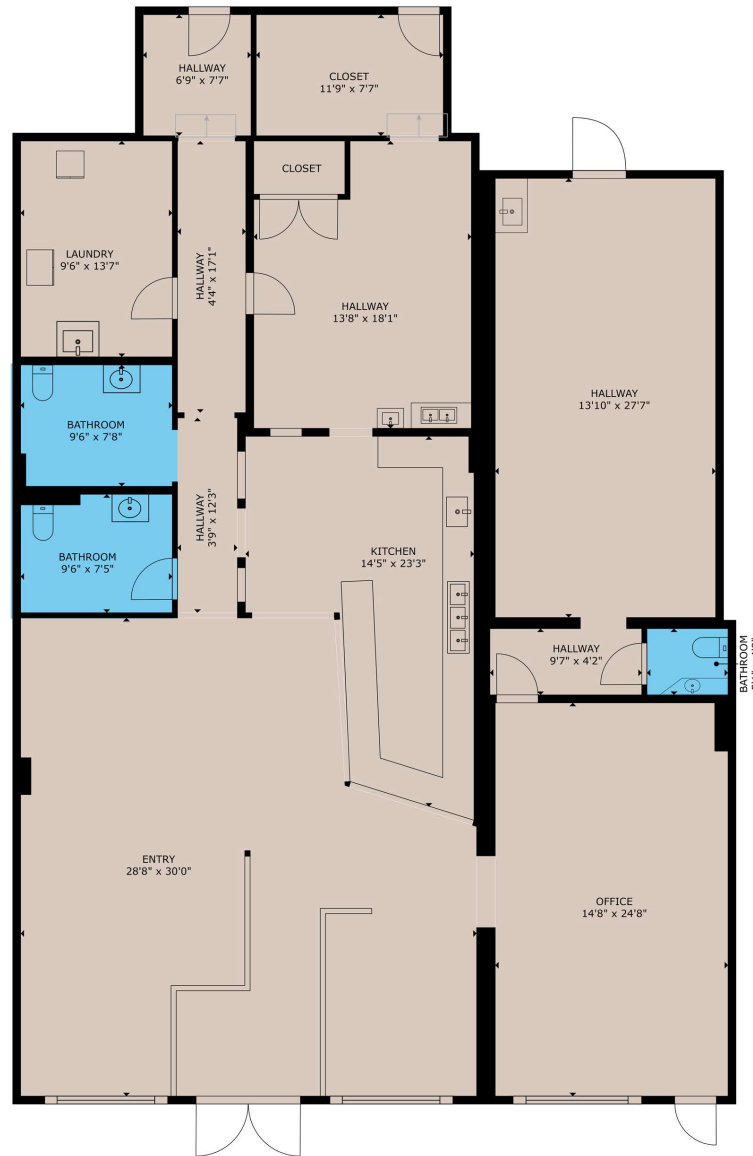
Sub-market: Puyallup

## PROPERTY HIGHLIGHTS

- Former British Bites
- Second Generation Restaurant space
- 6' Type I hood
- Total available – 2,860 sf
- Can be demised to 1,960 sf (restaurant) and 900 sf (retail)
- Good Parking
- Great Signage
- Available Immediately
- Located on busy East Main Street in Puyallup
- CG Zoning
- Less than ½ mile to downtown Puyallup core
- Great balance of business and residential demographics

# FLOOR PLAN

714 EAST MAIN AVENUE



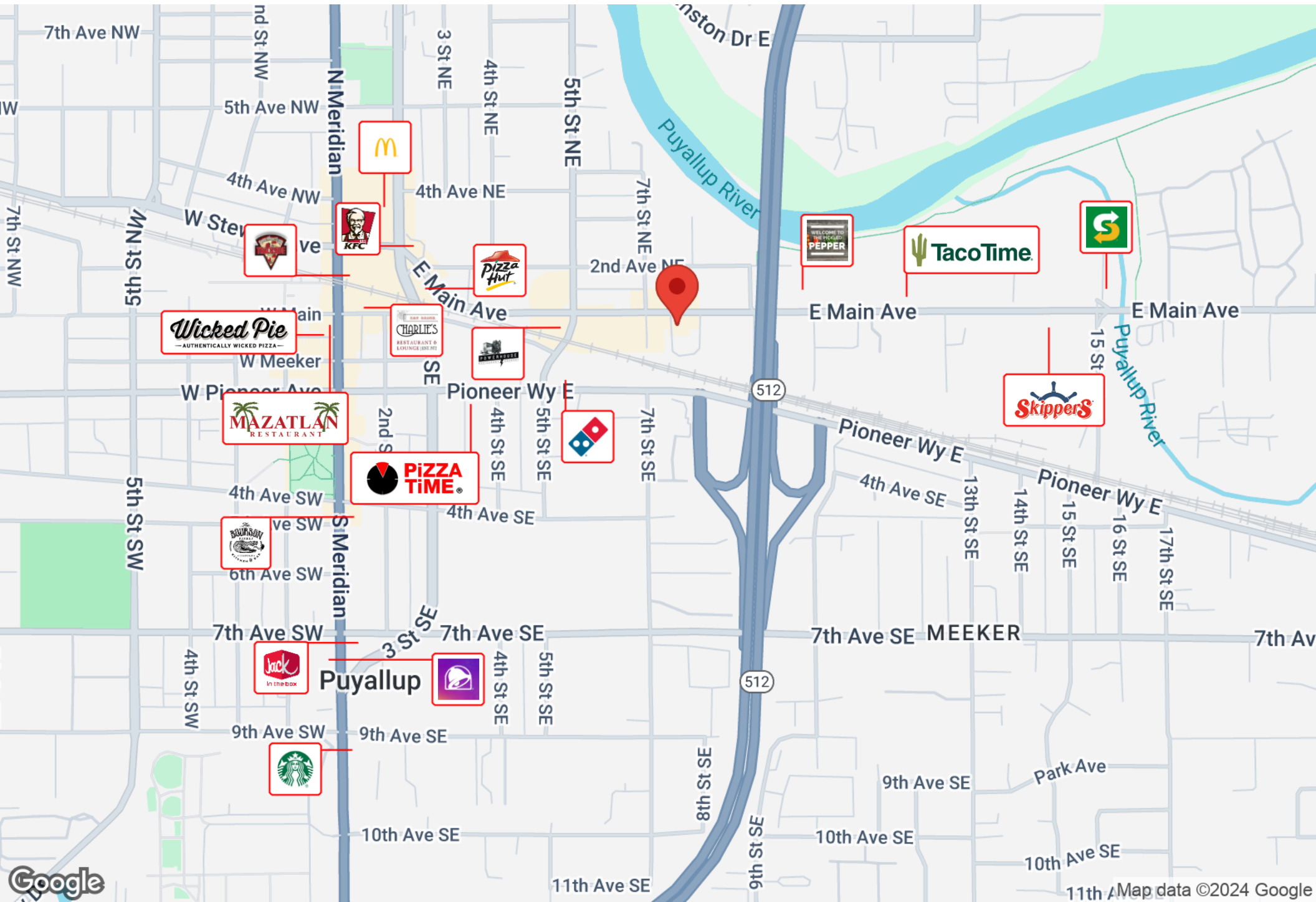
FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 2,747 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



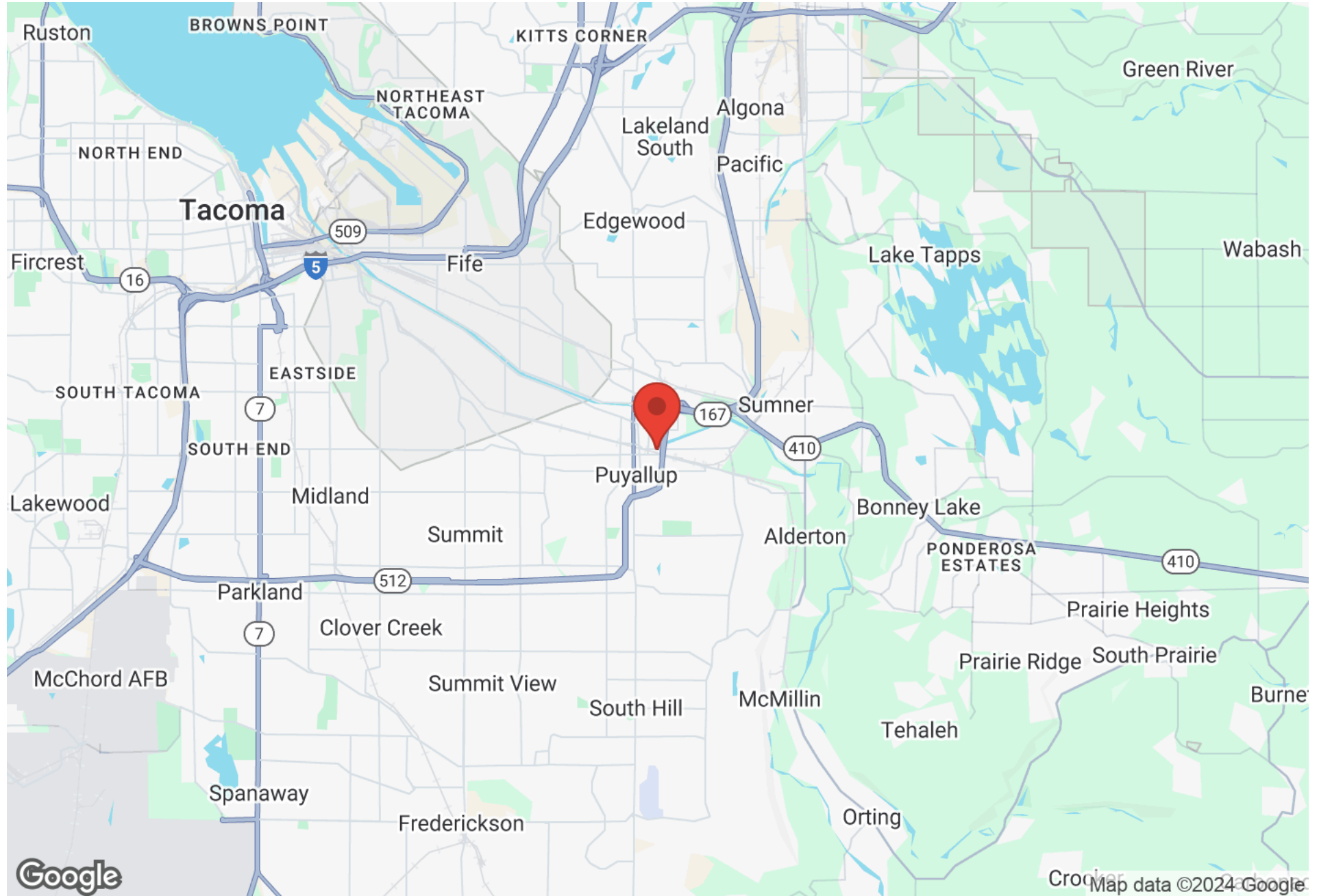
# BUSINESS MAP

714 EAST MAIN AVENUE



# REGIONAL MAP

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# AERIAL MAP

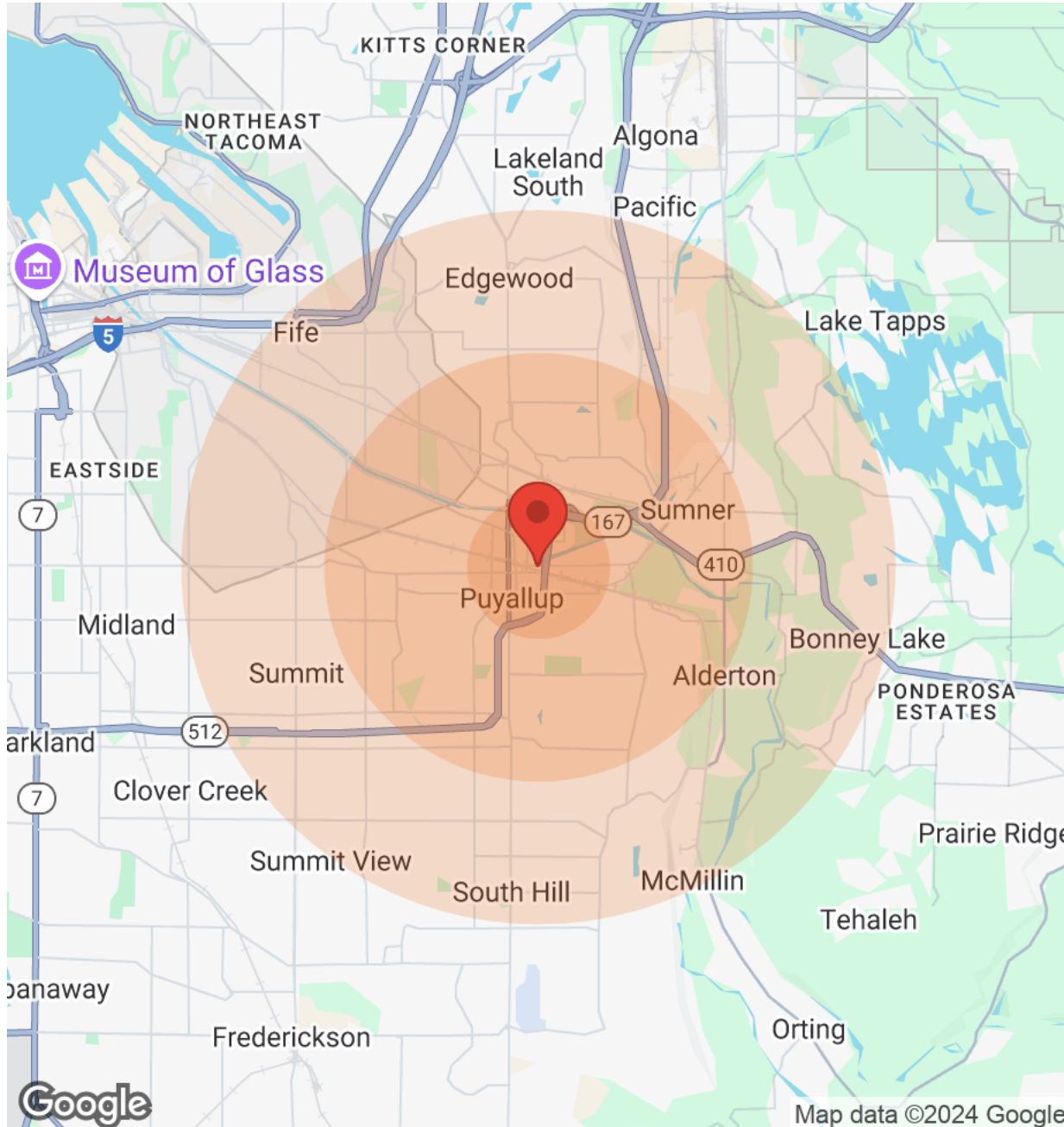
714 EAST MAIN AVENUE





# DEMOGRAPHICS

714 EAST MAIN AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	3,391	29,391	71,687
Female	3,835	30,837	75,089
Total Population	7,226	60,228	146,776

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,166	11,331	28,512
Ages 15-24	800	7,924	20,282
Ages 25-54	2,754	23,408	55,731
Ages 55-64	921	7,706	18,404
Ages 65+	1,585	9,859	23,847

Race	1 Mile	3 Miles	5 Miles
White	6,604	53,239	125,006
Black	49	743	2,861
Am In/AK Nat	30	243	677
Hawaiian	7	186	712
Hispanic	509	4,434	11,363
Multi-Racial	984	9,002	23,816

Income	1 Mile	3 Miles	5 Miles
Median	\$38,599	\$58,333	\$61,181
< \$15,000	503	2,026	3,918
\$15,000-\$24,999	304	1,930	4,562
\$25,000-\$34,999	440	2,475	5,390
\$35,000-\$49,999	717	4,115	8,877
\$50,000-\$74,999	461	4,897	11,467
\$75,000-\$99,999	372	3,285	8,832
\$100,000-\$149,999	320	3,867	9,560
\$150,000-\$199,999	75	1,207	2,921
> \$200,000	N/A	485	1,517

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,819	27,010	62,094
Occupied	3,516	25,110	58,169
Owner Occupied	1,855	15,084	36,796
Renter Occupied	1,661	10,026	21,373
Vacant	303	1,900	3,925