

# SPANAWAY GOODWILL CENTER



[CLICK FOR MAP](#)



[CLICK FOR VIDEO](#)



\* Not to Scale



## FOR LEASE

14918 PACIFIC AVENUE SOUTH, SPANAWAY, WA 98444

BLAKE WEBER | TIM WEBER  
DON WHITTLES





# PROPERTY SUMMARY

Spanaway, WA, is a suburban community located in Pierce County known for its affordability, diverse population, and access to outdoor recreational opportunities such as Spanaway Lake and proximity to Mount Rainier National Park.

Spanaway, is located near Joint Base Lewis McChord, the fourth largest employer in Washington State. With its proximity to the base and expanding population there is an increased demand for retail and service-based businesses.

The city has been undergoing infrastructure improvements to accommodate its growing population. This includes road expansions, utility upgrades, and the development of commercial areas. Such improvements can enhance the value and desirability of commercial properties in the area.

The Goodwill Shopping Center is a commercial hub that offers a diverse range of retail and service options to residents and visitors and serves as a convenient destination for shopping, dining, and various other consumer needs.

The center features a variety of retail stores, providing a wide selection of goods and products. From clothing and accessories to electronics, home decor, and everyday essentials. Its accessibility and visibility contribute to its appeal and draw customers from both the immediate vicinity and the surrounding areas.

In addition to retail offerings, the Goodwill Shopping Center also includes various service-oriented businesses. These may include restaurants, cafes, banks, salons, and other professional services. Such establishments provide convenient amenities and opportunities for residents and visitors to fulfill their dining, financial, and personal care needs, all within the same complex.







## PROPERTY OVERVIEW

Property Name	<b>Spanaway Goodwill Center</b>	Leaseable SF	<b>89,002 SF</b>
Address	<b>14918 Pacific Ave South, Spanaway, WA 98444</b>	Land Area (SF)	<b>7.62 Acres</b>
Year Built	<b>1974</b>	Parking Stalls	<b>370</b>
Parcel Numbers	<b>0319212049; 0319212050</b>	Parking Ratio	<b>4.16/1000</b>
County	<b>Pierce</b>	Access	<b>8 Access Points</b>
City	<b>Spanaway</b>	Zoning	<b>Town Center (TCTR)</b>
Building SF	<b>89,002 SF</b>	Signage	<b>Pylon Signs &amp; Building Signage</b>



## SPRINKER RECREATION CENTER

Sprinker Recreation Center serves as the community's recreational hub, providing a wealth of family-oriented activities within Pierce County. It boasts a wide range of indoor and outdoor recreational facilities catering to people of all ages and skill levels.

The facility includes an NHL regulation ice surface, four indoor and six outdoor tennis courts, five racquetball courts, one of Western Washington's largest outdoor skateboarding parks, eight softball diamonds, outdoor basketball courts, and the challenging SPIRE ROCK for mountain climbers. Sprinker Recreation Center's reputation is built on its exceptional classes, programs, and community events, making it the preferred destination for those seeking recreational enjoyment.

Furthermore, Sprinker Recreation Center extends its functionality beyond just sports and recreation. The center is home to multiple meeting rooms, offering ideal venues for gatherings, conferences, and various special occasions.

For those who appreciate the serene beauty of nature, the center's walking trails are an excellent means of rejuvenation.

## LAKE SPANAWAY GOLF COURSE

Lake Spanaway is a majestic golf course carved out of a forest of native firs that truly is a great test of golf. A long straight driver at Lake Spanaway is a great tool to have to lower your scores. The greens are large and the breaks are somewhat subtle at times. This is a challenging, yet fair, golf course for golfers of all levels and ages.

The 18 hole, championship layout Lake Spanaway, designed by legendary A. V. Macan, (who also designed, among others, Fircrest in Tacoma, Broadmoor and Inglewood in Seattle, and Royal Colwood in Victoria), opened in 1967 and is located within a community south of Tacoma in central Pierce County adjacent to Spanaway Lake. Lake Spanaway golf course is owned by Pierce County and managed by KemperSports. Lake Spanaway is a part of the Pierce County golf family including Chambers Bay.

The course has been recognized on a national level and consistently ranks as one of the top courses in the Pacific Northwest. Lake Spanaway was acknowledged with the following: in 1999 the Seattle PI rated it as one of the regions driest golf courses. In 2002, Lake Spanaway's 15th hole was selected by the Seattle Times as one the top 18 holes in the Puget Sound, with 7 of it's other holes receiving Honorable Mention or Runner Up recognition as well. In 2003, the Seattle Times referred to Lake Spanaway as one of the "Best Bang for the Buck" courses in the area.

# SITE PLAN



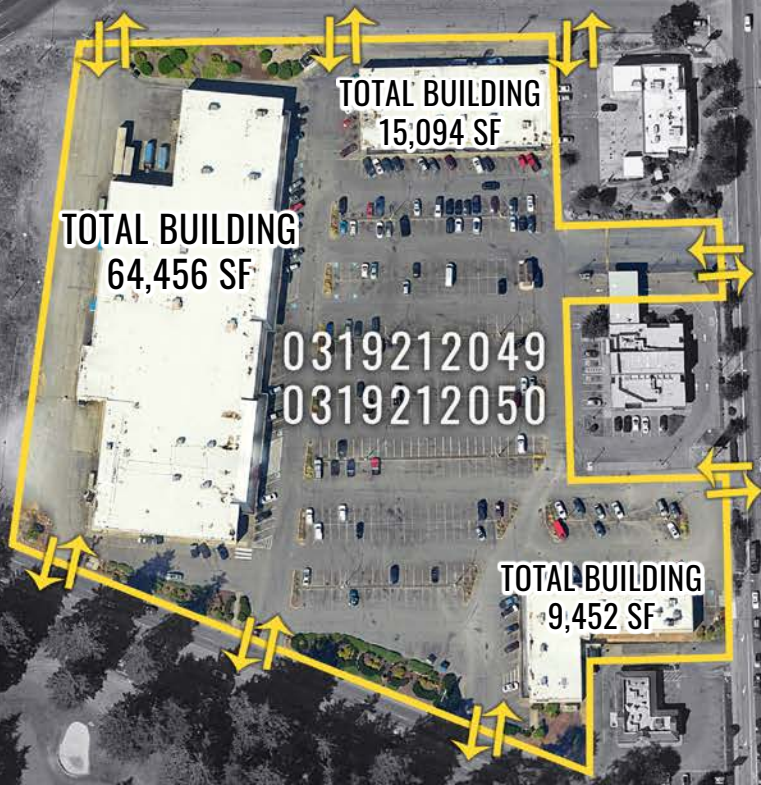
TENANT LIST + ROLL OVER		
Suite	Tenant	SF
14902	Vacant	2,400
14904	Vacant	2,000
14906A	Stacks Burger	2,000
14906B	RZ Massage Salon & Spa	1,269
14908	H & L Salon	1,505
14910	Smoke & Grocery	1,920
14912	Metro by T-Mobile	1,600
14914	Vacant	2,400
14916	Dollar Tree	9,800
14918	Goodwill Industries (Store)	27,054
14926	O'Reilly Auto Parts	27,602
15012	Kolby's Donut House	1,200
15014	Vacant	800
15018A	Little Caesars Pizza	1,200
15020	Vacant	2,700
15022	Vacant	1,776
15024	West Coast Supplements	1,776
	Paradox Coffee Company Stand	

\* Not to Scale



**PARCEL MAP**

**SPRINKER  
RECREATION  
CENTER**



**LAKE SPANAWAY  
GOLF COURSE**

\* Not to Scale



# SPANAWAY, WA

Spanaway, WA is a vibrant suburban community nestled in Pierce County. It offers a diverse mix of residential areas, commercial establishments, and natural landscapes. Spanaway is known for its family-friendly atmosphere, and access to outdoor recreational activities, including Spanaway Lake and the stunning Mount Rainier National Park.

**36K**  
TRADE AREA  
POPULATION

**\$105K**  
AVERAGE HH  
INCOME

**14K**  
DAYTIME  
POPULATION





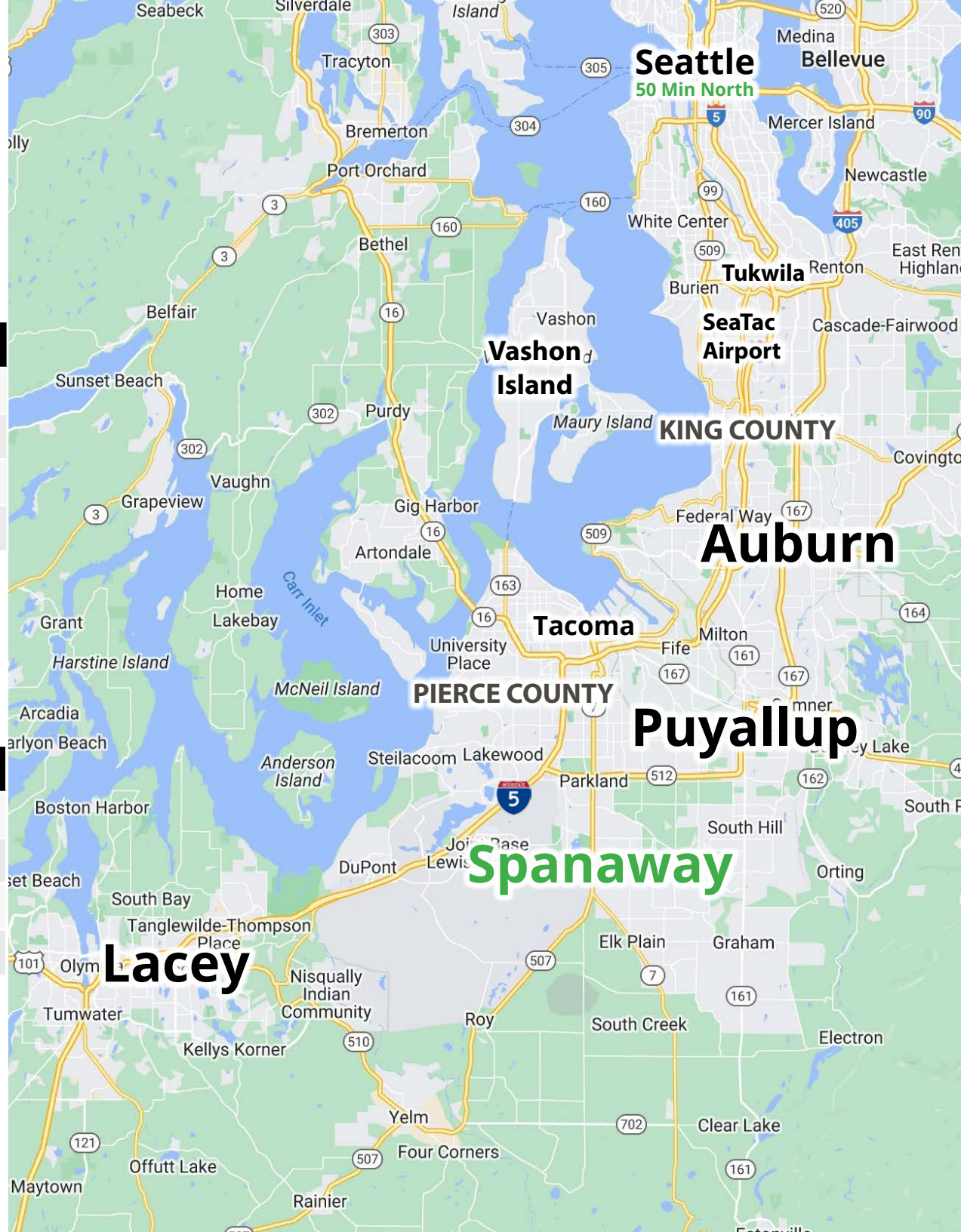
# DEMOGRAPHIC COMPARISON

## POPULATION

	5 Minutes	10 Minutes	15 Minutes
<b>SPANAWAY</b>	28,524	92,378	192,572
<b>LACEY</b>	20,176	56,706	132,755
<b>PUYALLUP</b>	20,952	87,857	176,187
<b>AUBURN</b>	6,753	58,946	193,022

## AVERAGE HH INCOME

	5 Minutes	10 Minutes	15 Minutes
<b>SPANAWAY</b>	\$94,380	\$100,106	\$98,475
<b>LACEY</b>	\$106,529	\$110,825	\$113,942
<b>PUYALLUP</b>	\$94,301	\$124,827	\$121,502
<b>AUBURN</b>	\$110,105	\$106,538	\$121,520







LAKEWOOD

PARKLAND

SUBJECT SITE

SPANAWAY

FREDERICKSON

**RESIDENTIAL GROWTH**  
NUMBER OF CURRENT AND FUTURE LOTS



# PUGET SOUND OVERVIEW

The Puget Sound (Pierce and King County) is home to over 40% of Washington State's population and is a national center for manufacturing, technology, services, international trade and tourism. Some of the world's most recognizable companies call the Puget Sound home: Microsoft, Starbucks, Amazon, T-Mobile, Nordstrom, and Costco. The region is projected to generate 1.2 million new jobs by 2040.

Seattle has remained one of the most resilient cities due to its diverse industries. The city accounts for over 20% of the nation's software publishing employment. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance in the University of Washington and the Fred Hutchinson Cancer Research Center. This is in addition to remaining one of the capitals of aerospace and computing.

Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where employees are happy to call "home."



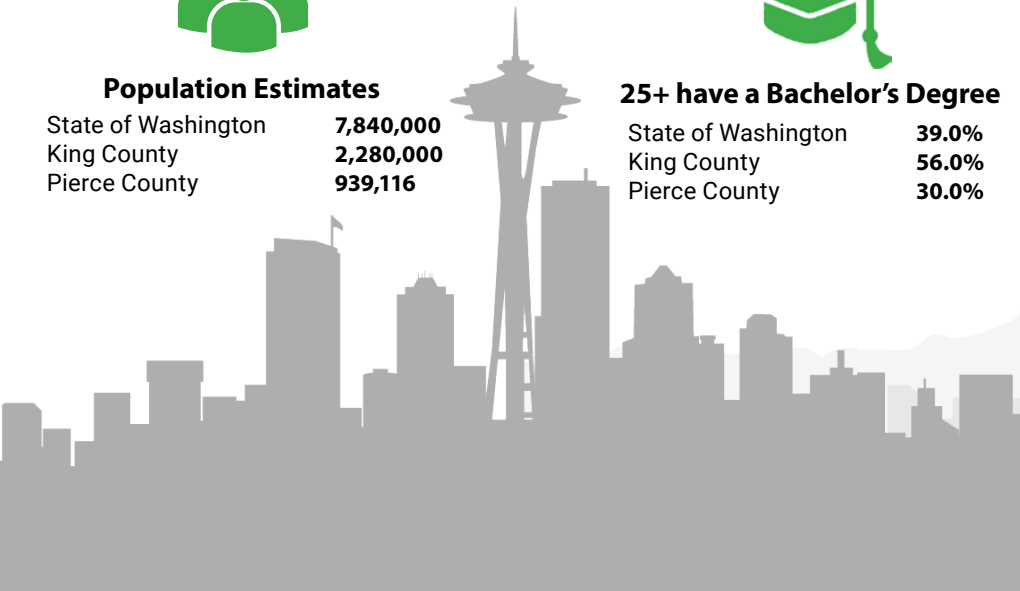
## Population Estimates

State of Washington	<b>7,840,000</b>
King County	<b>2,280,000</b>
Pierce County	<b>939,116</b>



## 25+ have a Bachelor's Degree

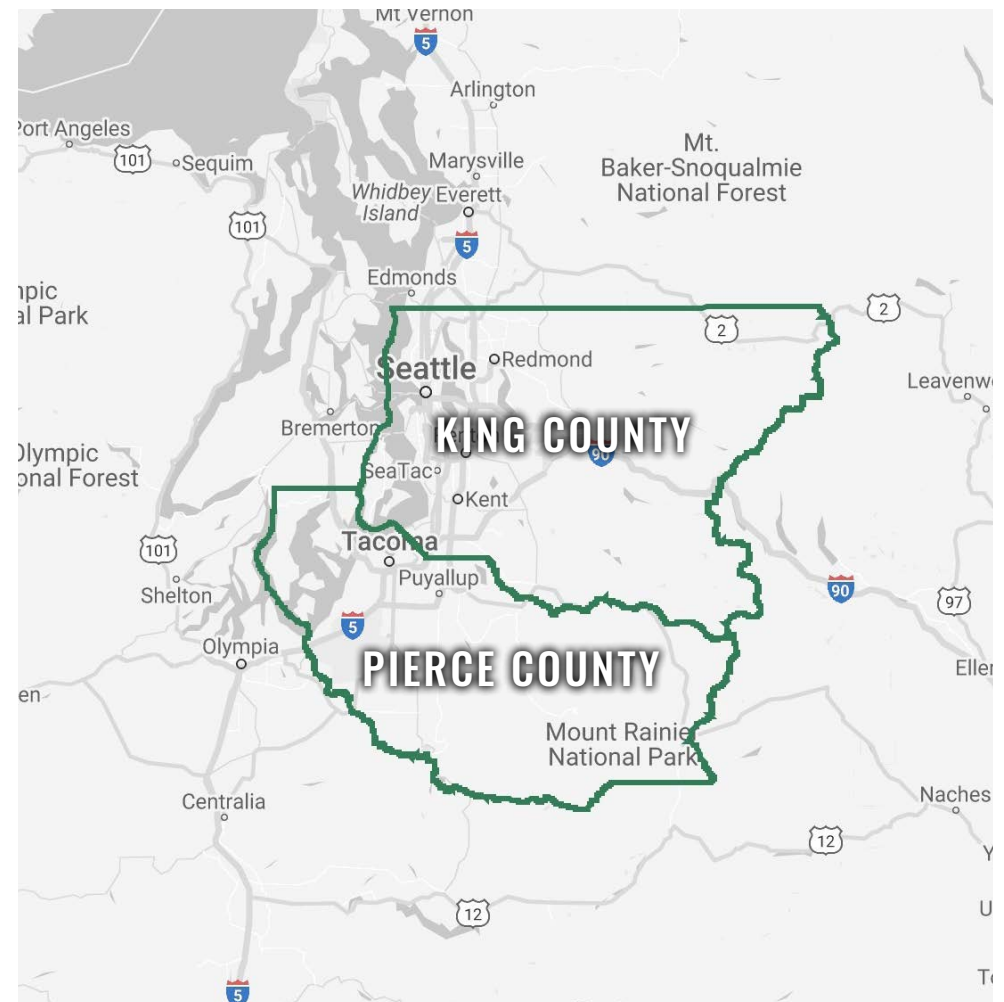
State of Washington	<b>39.0%</b>
King County	<b>56.0%</b>
Pierce County	<b>30.0%</b>



## Largest Employers in Puget Sound

	The Boeing Co	<b>56,000</b>
	Amazon	<b>55,000</b>
	Joint Base Lewis-McChord	<b>54,000</b>
	Microsoft	<b>54,000</b>
	University of Washington	<b>29,000</b>

Source: Puget Sound Business Journal 2021





# LOCATION AERIAL



SPRINKER RECREATION CENTER

LAKE SPANAWAY GOLF COURSE

O'Reilly AUTO PARTS  
goodwill  
DOLLAR TREE

metro Sprint

McDonald's

MIDAS

POPEYES

MultiCare

WELLS FARGO

Firestone

Jack in the Box

Arbys

76

THE HOME DEPOT

Walgreens

AMERICAN EXPRESS

152ND ST E  
15,090 CPD

PAPA JOHN'S

U-HAUL

Albertsons



38,203 CPD    15,090 CPD  
PACIFIC AVE S    152ND ST E



# SPANAWAY GOODWILL CENTER



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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