819 RIVER ROAD, PUYALLUP, WA 98371







PROPERTY INFORMATION

Available SF	4,500 SF
Sublease Rate	\$22.00 SF/Yr, NNN
NNN Expenses	\$2.25/psf real estate taxes, \$1.25/psf reserves. All other expenses including casualty/liability insurance paid directly by subtenant.
Sublease Expiration	January 31, 2041
Available Date	Within 30 Days

COMMENTS

- 15+ years remaining on lease
- Minimum office build-out easily converted to open retail
- 29,000 VPD on River Road
- Multiple new car dealerships close by
- Very low vacancy market

Freestanding retail building in major retail hub on River Road in Puyallup. Close to downtown Puyallup.



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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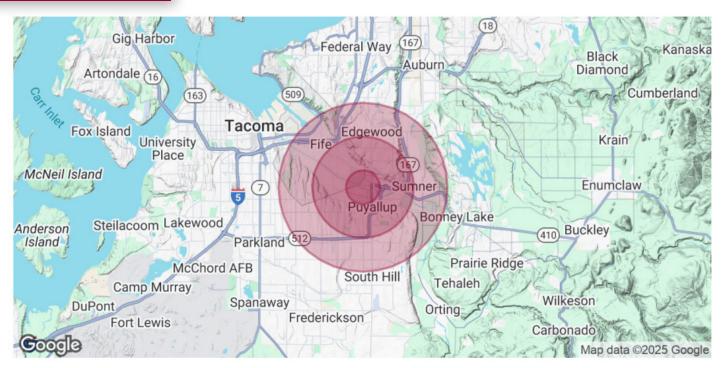
Daniel Wakefield

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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,253	61,688	161,731
AVERAGE AGE	41	40	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	42	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,847	24,215	61,354
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$105,008	\$121,497	\$123,518
AVERAGE HOUSE VALUE	\$528,199	\$591,722	\$573,875

Demographics data derived from AlphaMap



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