

# RIVER ROAD SUBLEASE

819 RIVER ROAD, PUYALLUP, WA 98371



## **SUBLEASE** | HIGH TRAFFIC FREESTANDING RETAIL BUILDING

### 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.





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## SITE & FLOOR PLAN



**Rachel Corp**  
Lee & Associates, Senior Vice President  
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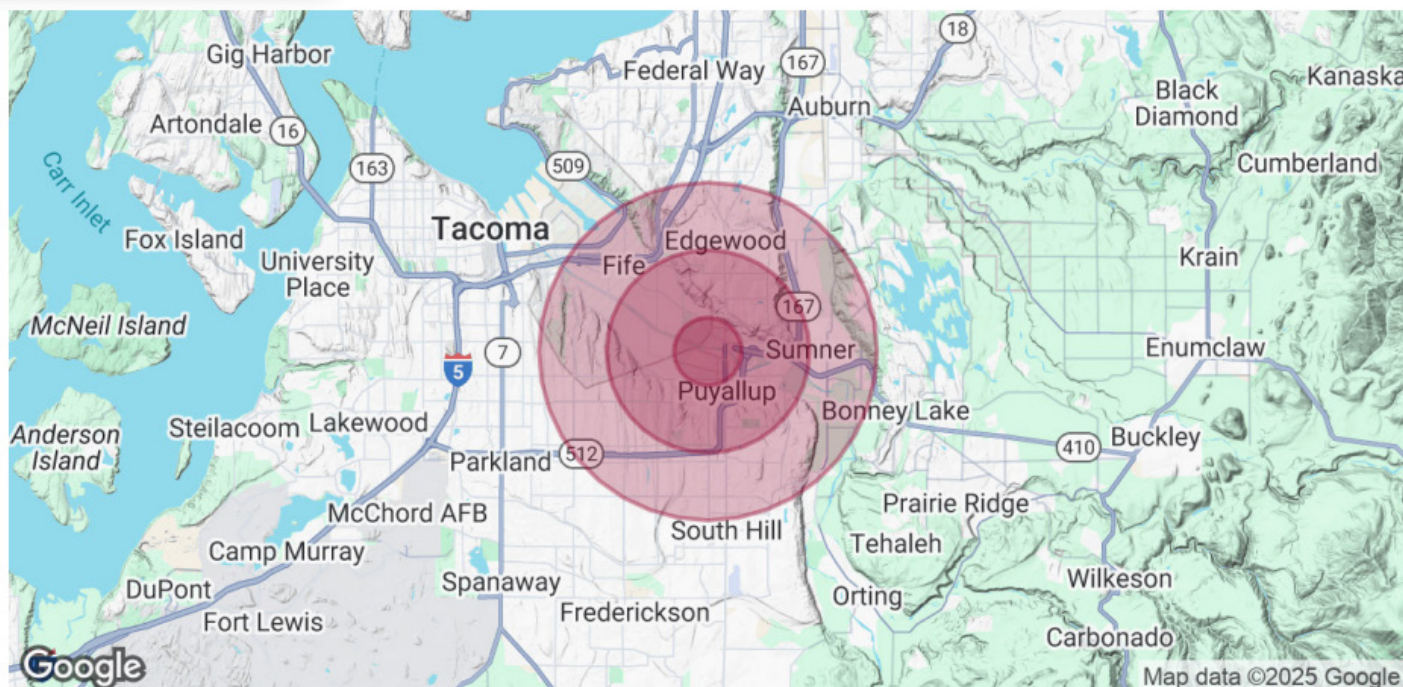


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## DEMOGRAPHICS



### 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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