

OFFICE FOR LEASE

## PEP - 929 BUILDING

929 EAST MAIN AVENUE, PUYALLUP, WA 98372



### HIGHLIGHTS:

- 2 Elevators
- On Site Café
- NNN include janitorial
- Riverwalk Trail Access
- Easy Access to freeways
- Minutes to Sounder Station
- Beautiful Views of Mt. Rainier and the Puyallup River



## OFFICE FOR LEASE

**KELLER WILLIAMS COMMERCIAL**

1029 E Main, Suite 201  
Puyallup, WA 98372



Each Office Independently Owned and Operated

*PRESENTED BY:*

**RICK BROWN**

Commercial Broker  
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**EDWARD YU**

Commercial Property Manager  
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24020496, WA

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# EXECUTIVE SUMMARY

929 EAST MAIN AVENUE



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$22.00 / SF / YR + NNN
<b>LEASE TERM:</b>	3 - 5 Years
<b>BUILDING SF:</b>	27,395
<b>YEAR BUILT:</b>	2001
<b>BUILDING CLASS:</b>	A
<b>FLOORS:</b>	3
<b>HVAC:</b>	Gas HVAC
<b>PARKING:</b>	Surface
<b>PARKING RATIO:</b>	5.11
<b>ZONING:</b>	CG - General Commercial

## PROPERTY OVERVIEW

Class A office building in downtown Puyallup. Quality constructed building offers many amenities, including access to the Riverwalk Trail, locker room and showers, Cafe restaurant, and on-site property management.



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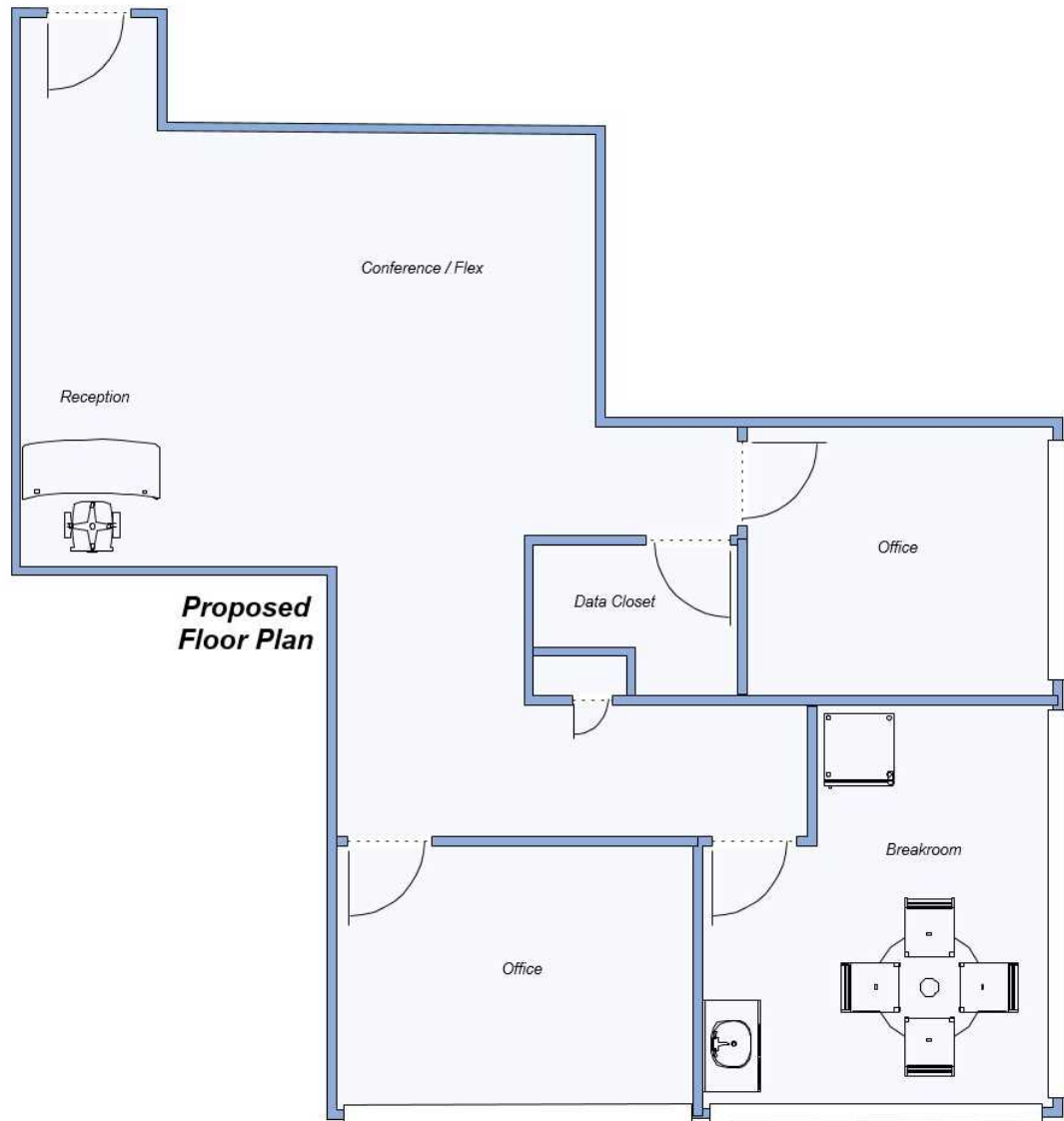
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# AVAILABLE SPACES

929 EAST MAIN AVENUE



FOR LEASE



**Proposed  
Floor Plan**

Suite 210

## Available Spaces

Suite	Size	Rate	Term	Available
210	1,301	\$22.00 / SF / YR + NNN	3 - 5 Years	Now

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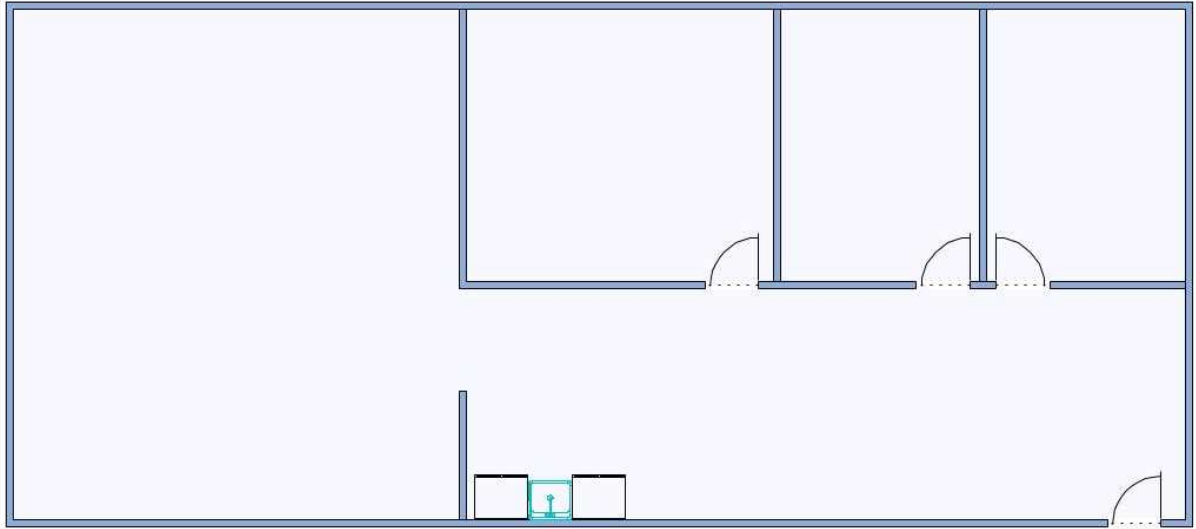
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# AVAILABLE SPACES

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Suite 322

## Available Spaces

Suite	Size	Rate	Term	Comments	Available
332	1,410	\$22.00 / SF / YR + NNN	3-5 yrs	24hr Notice for Showing	10/01/26

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## LOCATION & HIGHLIGHTS

929 EAST MAIN AVENUE



### LOCATION INFORMATION

Building Name: PEP - 929 Building  
Street Address: 929 East Main Avenue  
City, State, Zip: Puyallup, WA 98372  
County: Pierce  
Market: Puyallup / Sumner  
Sub-market: Puyallup



### LOCATION OVERVIEW

Located in Puyallup's premium business neighborhood. Walking distance to restaurants and shops. Close to freeway access, transit and services.



### PROPERTY HIGHLIGHTS

- 2 Elevators
- On Site Cafe
- Riverwalk Trail Access
- Easy Access to Freeways
- Beautiful View of Mt. Rainier & the Puyallup River
- NNN Include Janitorial
- Minutes to the Sounder Train Station
- Close to Local Services

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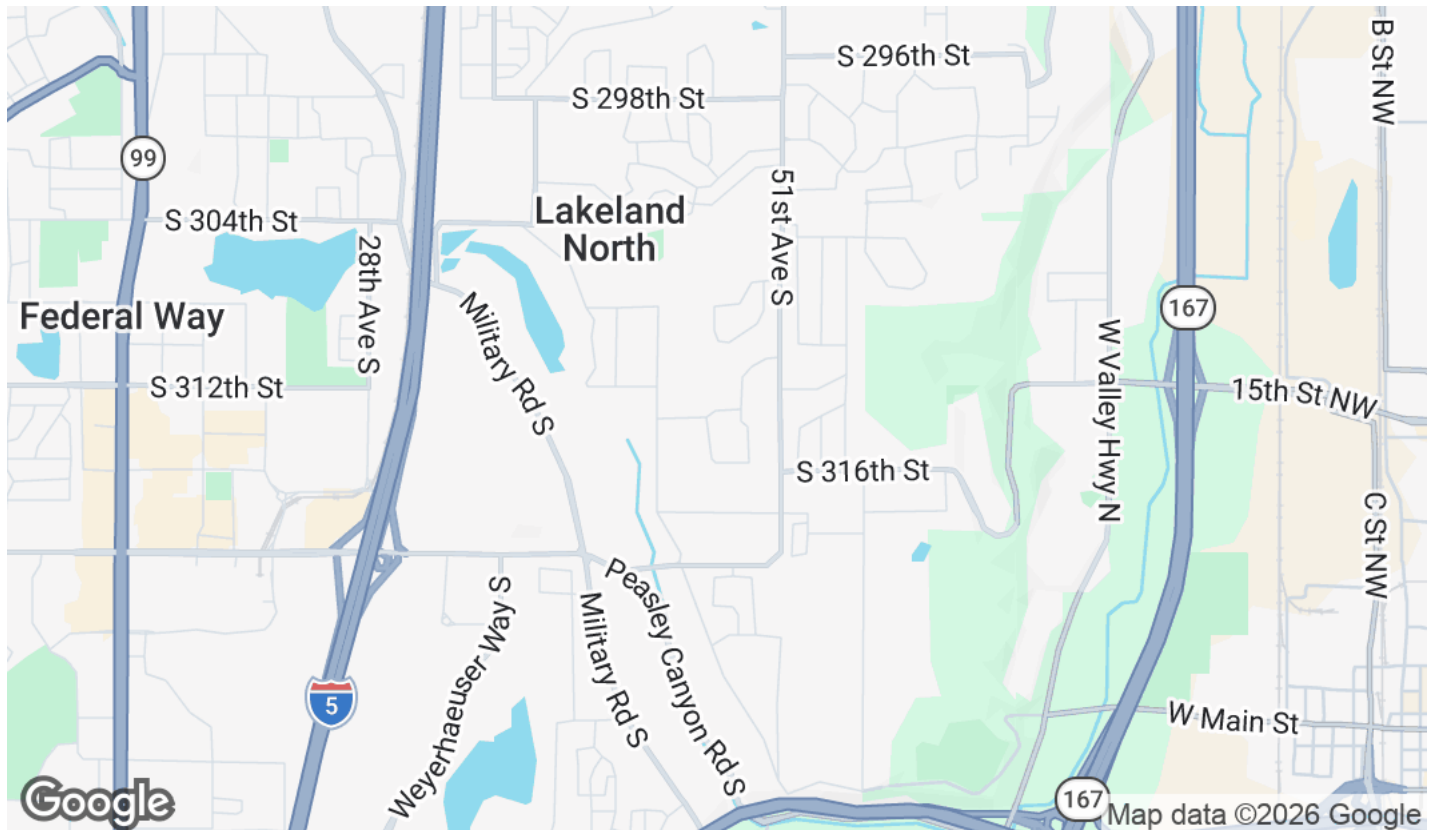
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# LOCATION MAPS

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# BUSINESS MAP

929 EAST MAIN AVENUE



Fred Meyer



FIVE GUYS

KORUM Automotive Group

Catapult Adventure Park

The Pickled Pepper



Mrs Turner's Restaurant



Bank of America



PIZZA TIME



TacoTime

Skippers



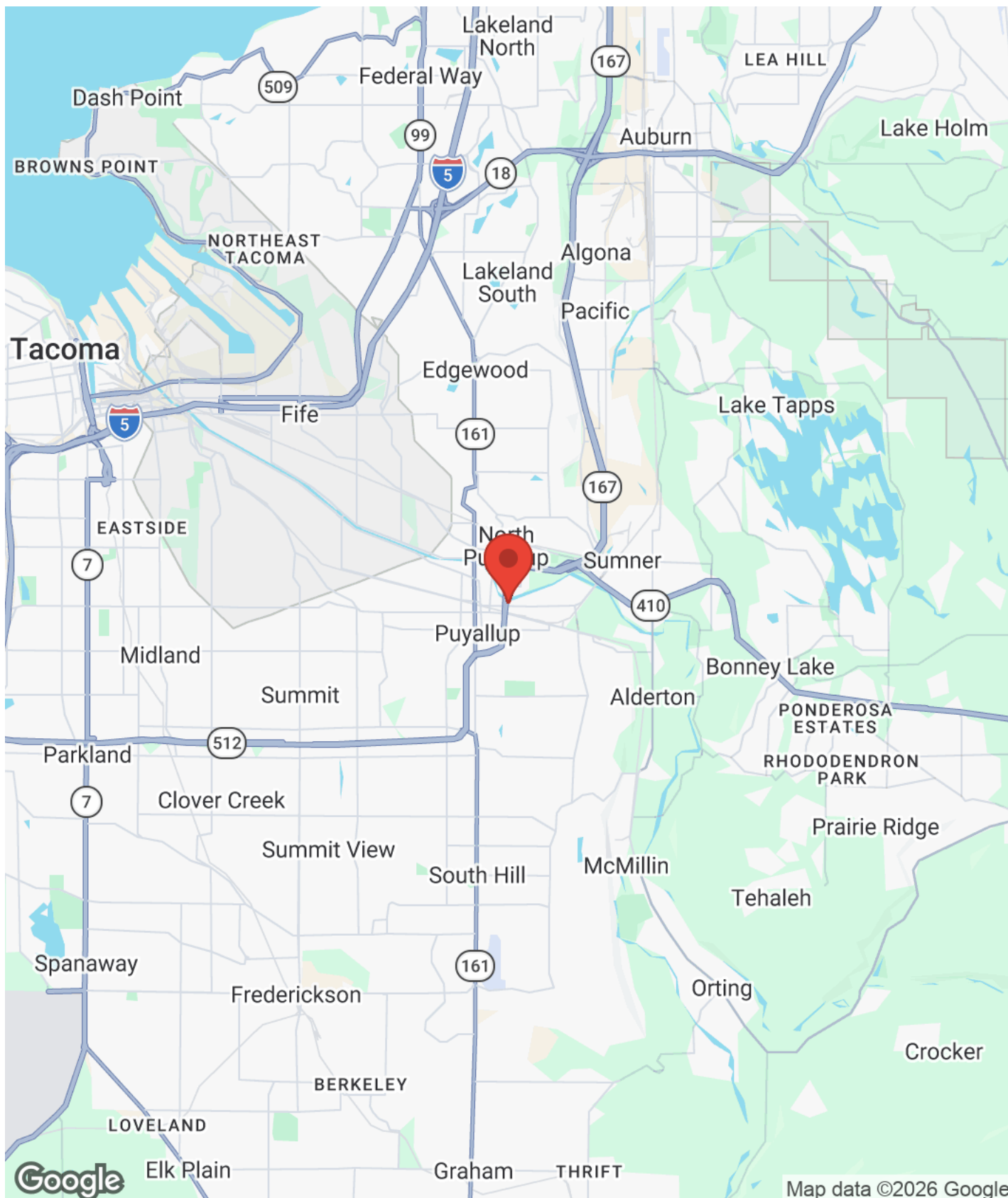
usbank



Puyallup

# REGIONAL MAP

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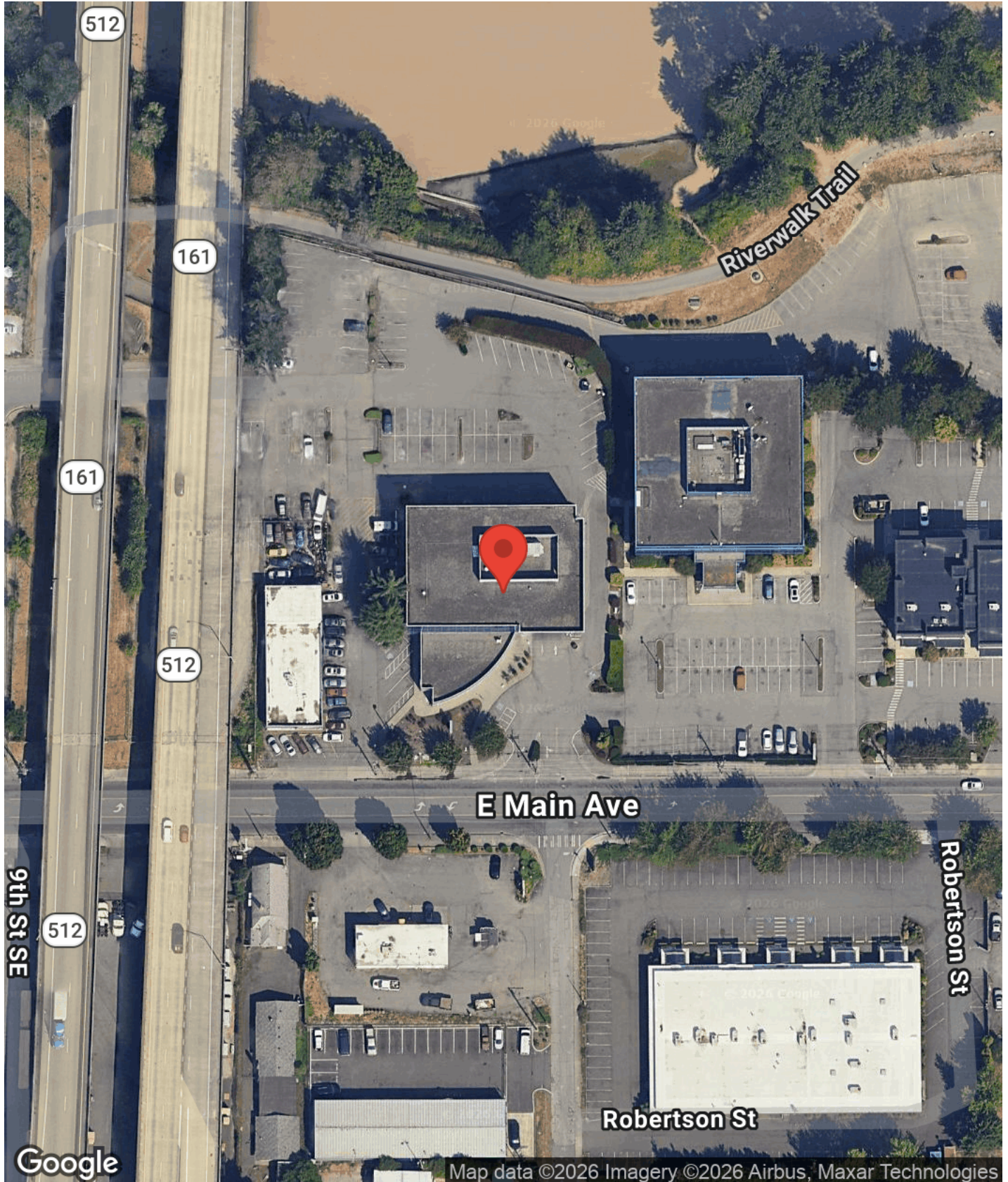
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# AERIAL MAP

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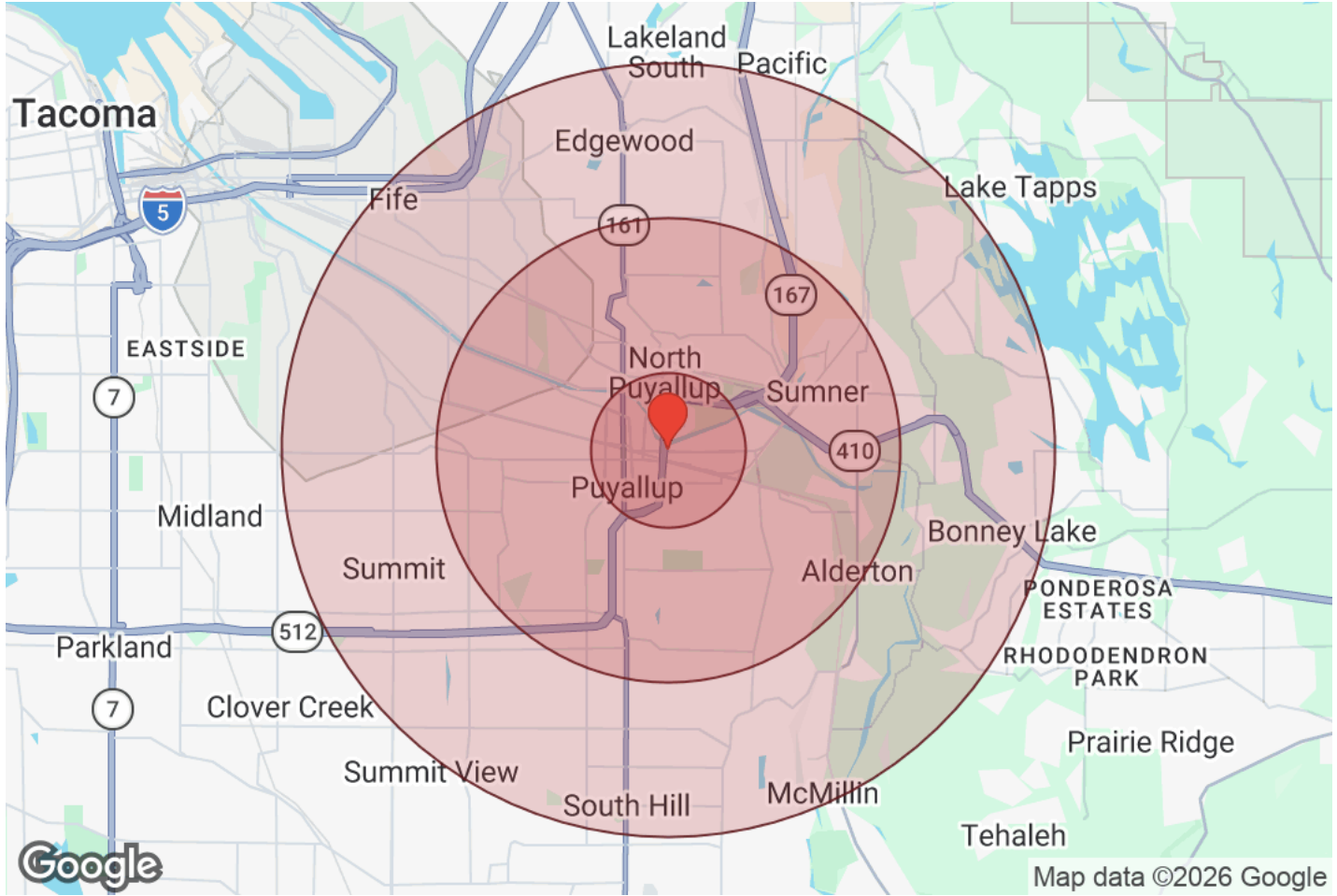
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# DEMOGRAPHICS

929 EAST MAIN AVENUE



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,522	33,168	84,017
Female	5,246	33,558	84,391
Total Population	10,768	66,726	168,408

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,485	45,607	110,223
Black	444	3,049	9,044
Am In/AK Nat	121	514	1,314
Hawaiian	108	641	2,021
Hispanic	1,233	7,860	20,276
Asian	597	4,224	12,934
Multiracial	721	4,504	11,839
Other	59	334	758

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,190	29,192	69,688
Occupied	4,777	27,192	65,216
Owner Occupied	2,145	15,499	39,810
Renter Occupied	2,632	11,693	25,406
Vacant	414	2,000	4,473

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,677	11,917	31,477
Ages 15 - 24	1,068	7,484	19,390
Ages 25 - 54	4,671	27,412	70,831
Ages 55 - 64	1,323	8,140	19,868
Ages 65+	2,028	11,772	26,842

Income	1 Mile	3 Miles	5 Miles
Median	\$83,726	\$101,095	\$105,277
Under \$15k	197	1,025	2,669
\$15k - \$25k	266	1,431	2,473
\$25k - \$35k	314	1,172	2,649
\$35k - \$50k	508	2,005	4,354
\$50k - \$75k	778	3,345	8,433
\$75k - \$100k	930	4,454	10,238
\$100k - \$150k	1,290	6,409	14,595
\$150k - \$200k	278	3,056	8,519
Over \$200k	216	4,293	11,285

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