



12th St properties

117 12th Street Southeast, Puyallup, WA

FOR SALE

Exclusively Listed by

Steve Dorenbusch, CCIM - Investment Sales & Aquisitions | (253) 840-5574 | sdorenbusch@kwcommercial.com

Simranjit Kaur - Associate | **Lee & Associates** | (425) 577-1347 | skaur@lee-associates.com

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1029 E Main, Suite 201
Puyallup, WA 98372

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117 12th Street Southeast | Puyallup, WA 98372

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EXECUTIVE SUMMARY

12th St Properties

117 12th Street Southeast | Puyallup, WA 98372



SUMMARY

Price:	\$545,000
Lot Size:	9,760 SF
Residential SF:	1,020
Storage Unit SF:	1,000
Frontage:	50' on 12th St SE
Year Built:	1900
Renovated:	1971
Zoning:	CG

PROPERTY OVERVIEW

Excellent investment opportunity on 12th Street near East Main in Puyallup. Property includes one 1,020 square foot single family home and a 1,000 square foot storage building. Both properties are currently leased providing immediate cash flow. The home and storage building would also provide an owner occupied option at the expiration of the current leases.



LOCATION SUMMARY

12th St Properties
117 12th Street Southeast | Puyallup, WA 98372

LOCATION INFORMATION

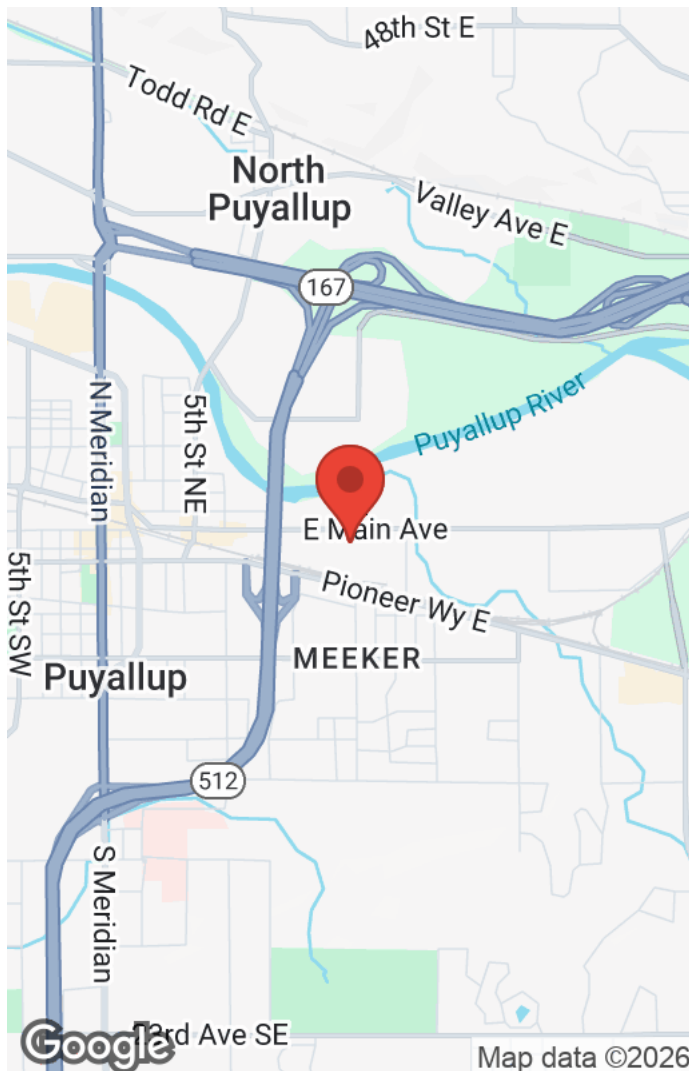
Building Name	12th St Properties
Street Address	117 12th Street Southeast
City, State, Zip	Puyallup, WA 98372
County	WA - Pierce
Market	Seattle-Tacoma-Bellevue WA
Sub-market	Puyallup
Cross Streets	E Main Avenue

LOCATION OVERVIEW

Positioned near the well-traveled East Main corridor, this property benefits from strong visibility, steady traffic counts, and close proximity to downtown Puyallup. The surrounding area features a blend of residential neighborhoods, established businesses, and local amenities, all contributing to a vibrant and growing community. Just minutes from SR-512 and the Puyallup Sounder Station, the site offers excellent accessibility for commuters, customers, and tenants alike.

LOCATION HIGHLIGHTS

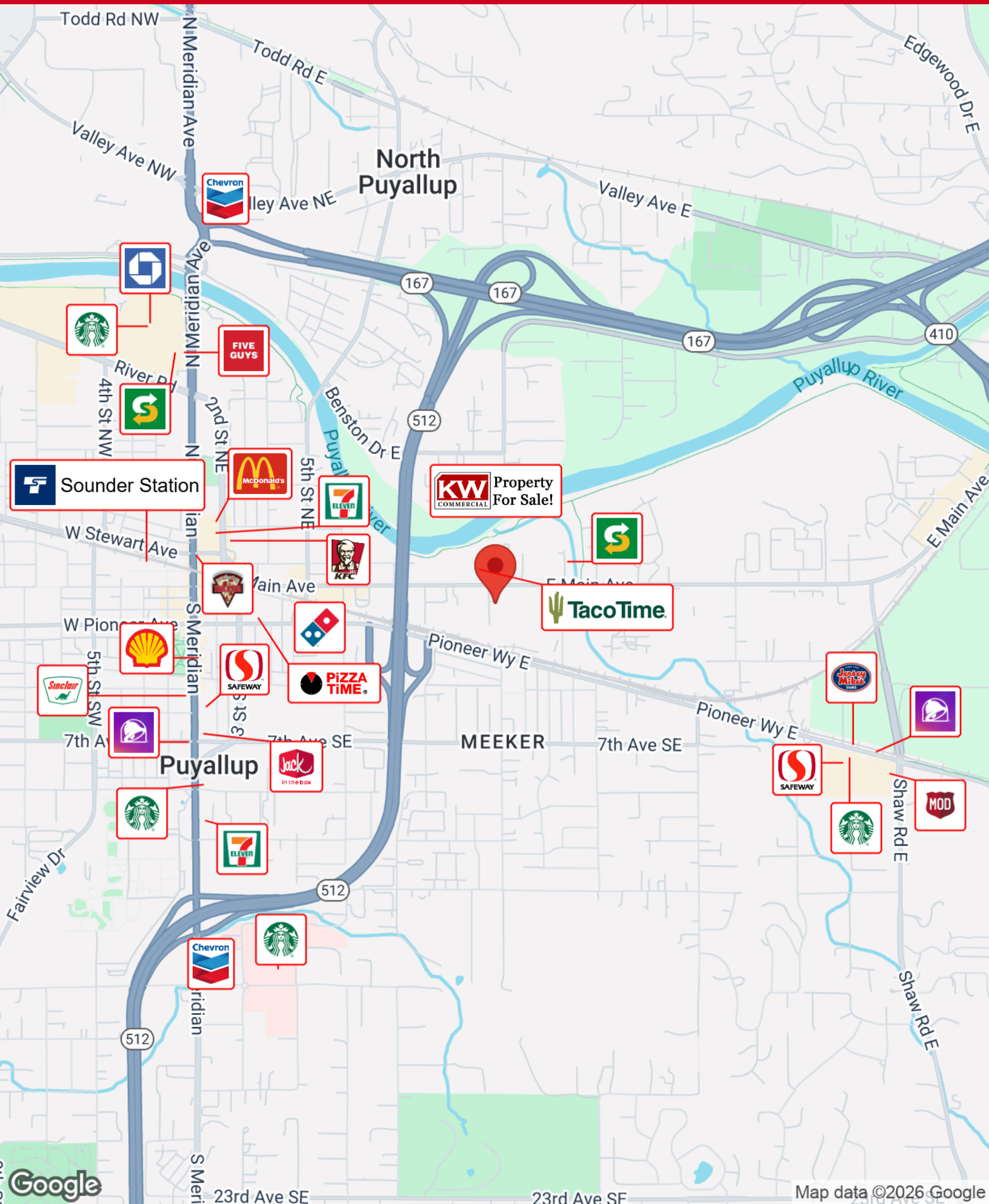
- Excellent location close to downtown Puyallup
- Close to sounder train
- Many nearby restaurants and shopping



BUSINESS MAP

12th St Properties

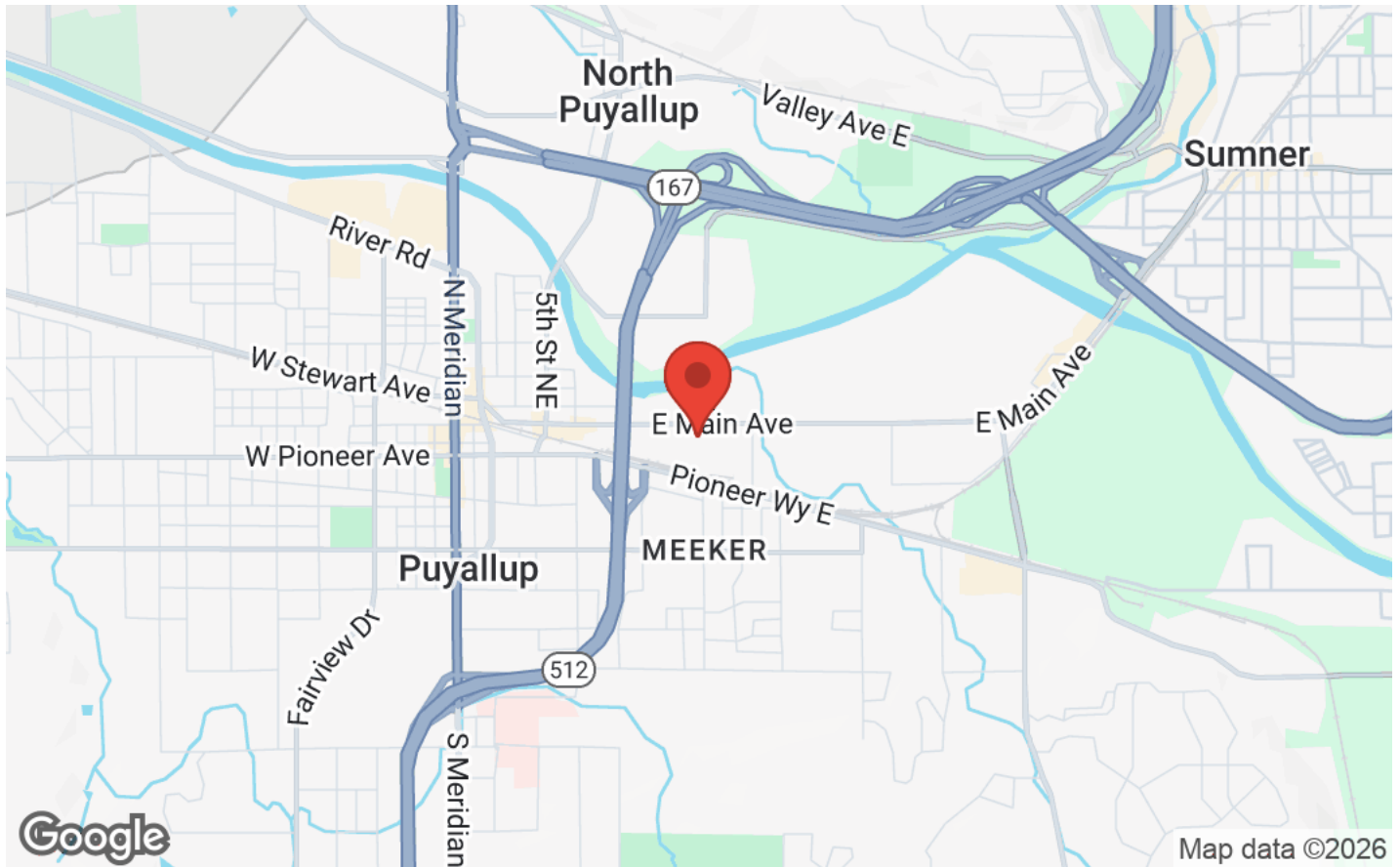
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LOCATION MAPS

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STEVE DORENBUSH, CCIM
(253) 840-5574
sdorenbush@kwcommercial.com

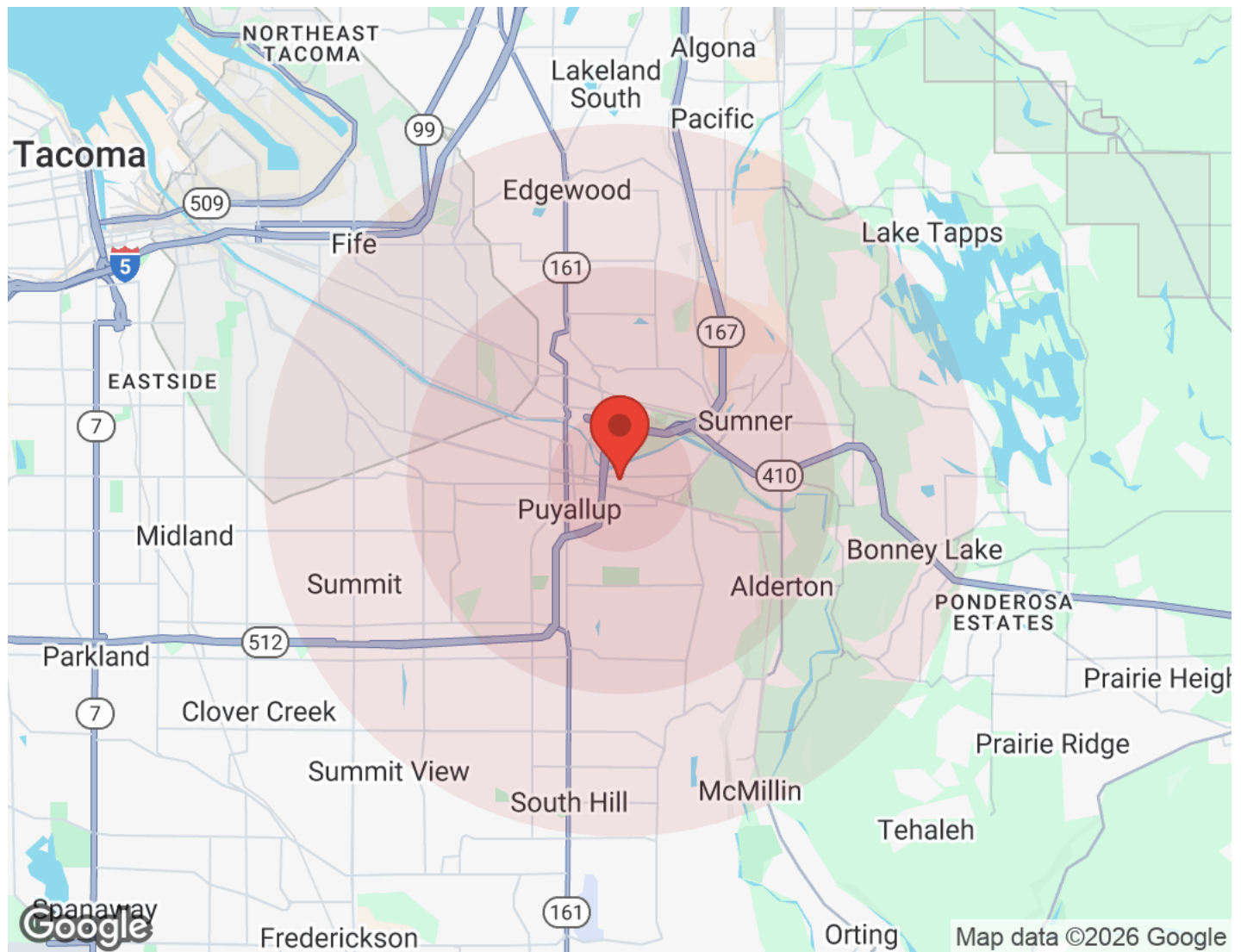
SIMRANJIT KAUR
(425) 577-1347
skaur@lee-associates.com



DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,002	32,777	84,838	Median	\$86,503	\$100,444	\$105,842
Female	5,711	33,220	85,276	< \$15,000	183	1,028	2,647
Total Population	11,712	65,997	170,114	\$15,000-\$24,999	228	1,418	2,446
				\$25,000-\$34,999	321	1,215	2,653
				\$35,000-\$49,999	514	2,001	4,379
				\$50,000-\$74,999	877	3,306	8,394
				\$75,000-\$99,999	988	4,427	10,361
				\$100,000-\$149,999	1,432	6,389	14,750
				\$150,000-\$199,999	401	2,945	8,664
				> \$200,000	211	4,191	11,470
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,875	11,806	31,962	Total Units	5,570	28,888	70,261
Ages 15-24	1,269	7,426	19,560	Occupied	5,155	26,919	65,766
Ages 25-54	5,073	27,172	71,724	Owner Occupied	2,022	15,141	40,326
Ages 55-64	1,387	7,994	19,975	Renter Occupied	3,133	11,778	25,440
Ages 65+	2,109	11,600	26,893	Vacant	415	1,969	4,495
Race	1 Mile	3 Miles	5 Miles				
White	7,992	45,109	111,544				
Black	547	2,963	9,118				
Am In/AK Nat	119	508	1,327				
Hawaiian	143	614	2,007				
Hispanic	1,400	7,953	20,397				
Asian	665	4,085	12,946				
Multi-Racial	787	4,435	11,993				
Other	57	330	783				