

OFFICE FOR LEASE

SOUTH CREEK

3806 9TH STREET SOUTHWEST, PUYALLUP, WA 98373



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
O: (253) 840-5574
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rickbrown@kw.com
Lic: 27026, WA

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EXECUTIVE SUMMARY

3806 9TH STREET SOUTHWEST



OFFERING SUMMARY

LEASE RATE: \$22.00/SF/YR, NNN

LEASE TERM: 3 - 5 Years

AVAILABLE SF: 1,205

PARKING: Ample

PROPERTY OVERVIEW

This versatile commercial space is ideal for office or retail use, located in the heart of Puyallup, WA. Featuring three private offices, a reception area, kitchenette, and a bathroom, this space offers a functional and efficient layout for businesses of all types. The property provides excellent visibility and easy access, making it perfect for professionals seeking a well-maintained and conveniently located space. Whether you're looking to expand your business or open a new retail location, this property offers a fantastic opportunity to establish your presence in a growing community.



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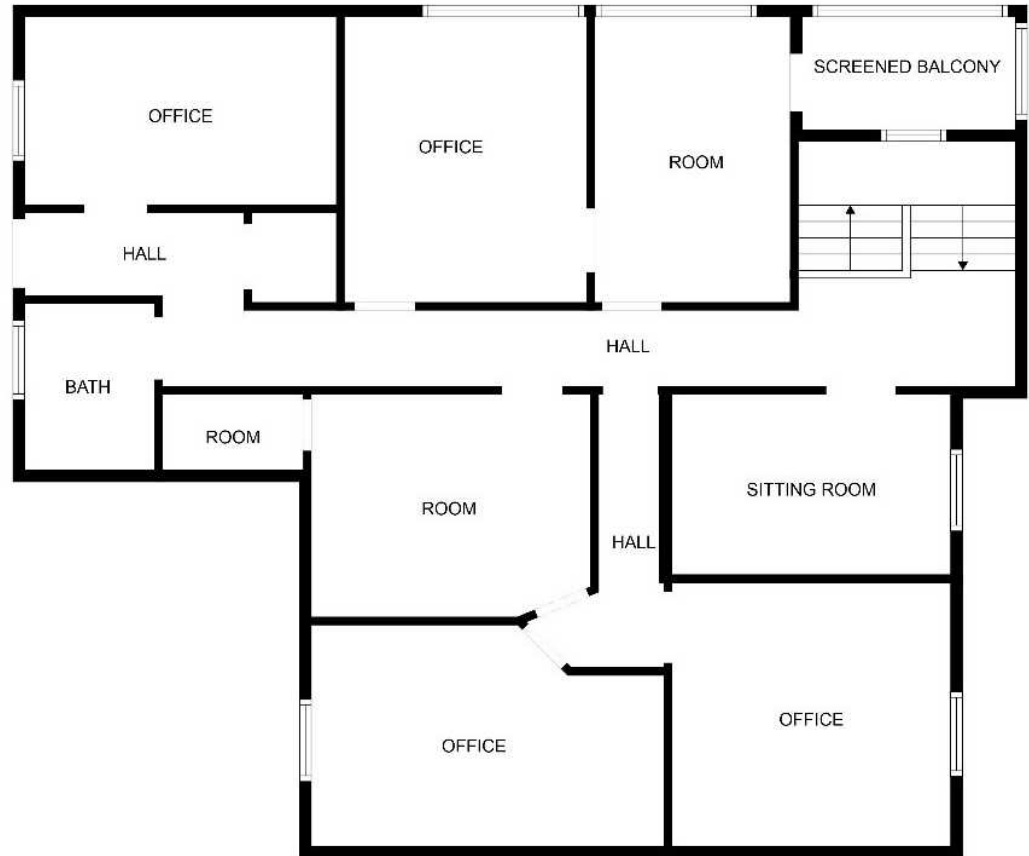
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AVAILABLE SPACES

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Suite B Available

1,205 SF | \$22.00/SF/YR, NNN | 3 - 5 Year Term | Can be demised

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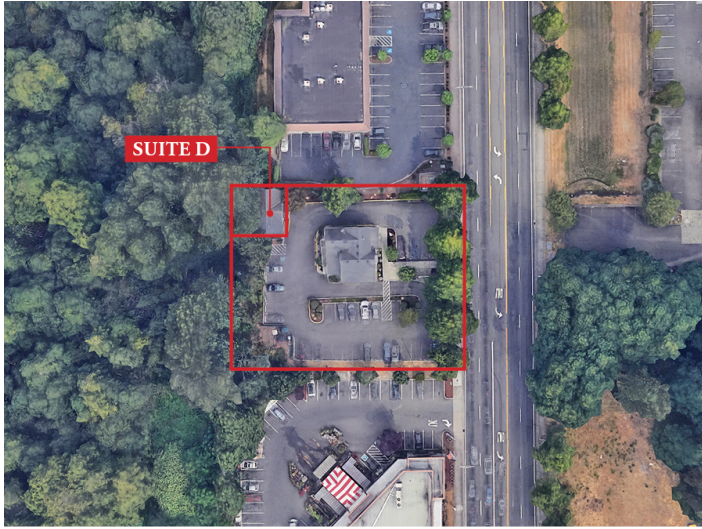


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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: South Creek

Street Address: 3806 9th Street Southwest

City, State, Zip Puyallup, WA 98373

County: WA - Pierce

Market: Pierce County

Sub-market: Puyallup

Cross Streets: 94th Ave E & 39th Ave SW

Signal Intersection: 94th Ave E & 39th Ave SW

LOCATION OVERVIEW

Located just minutes from the bustling South Hill Mall, this property offers excellent access to a wide range of retail, dining, and service amenities, making it an ideal spot for businesses looking to take advantage of heavy foot traffic and a thriving commercial hub. With easy access to major roads and highways, the location is convenient for both employees and clients, and its proximity to South Hill Mall adds significant value to the space.

PROPERTY HIGHLIGHTS

- Reception & waiting area
- 3 private offices
- Bathroom
- Small kitchenette
- Close proximity to South Hill Mall & SR-512

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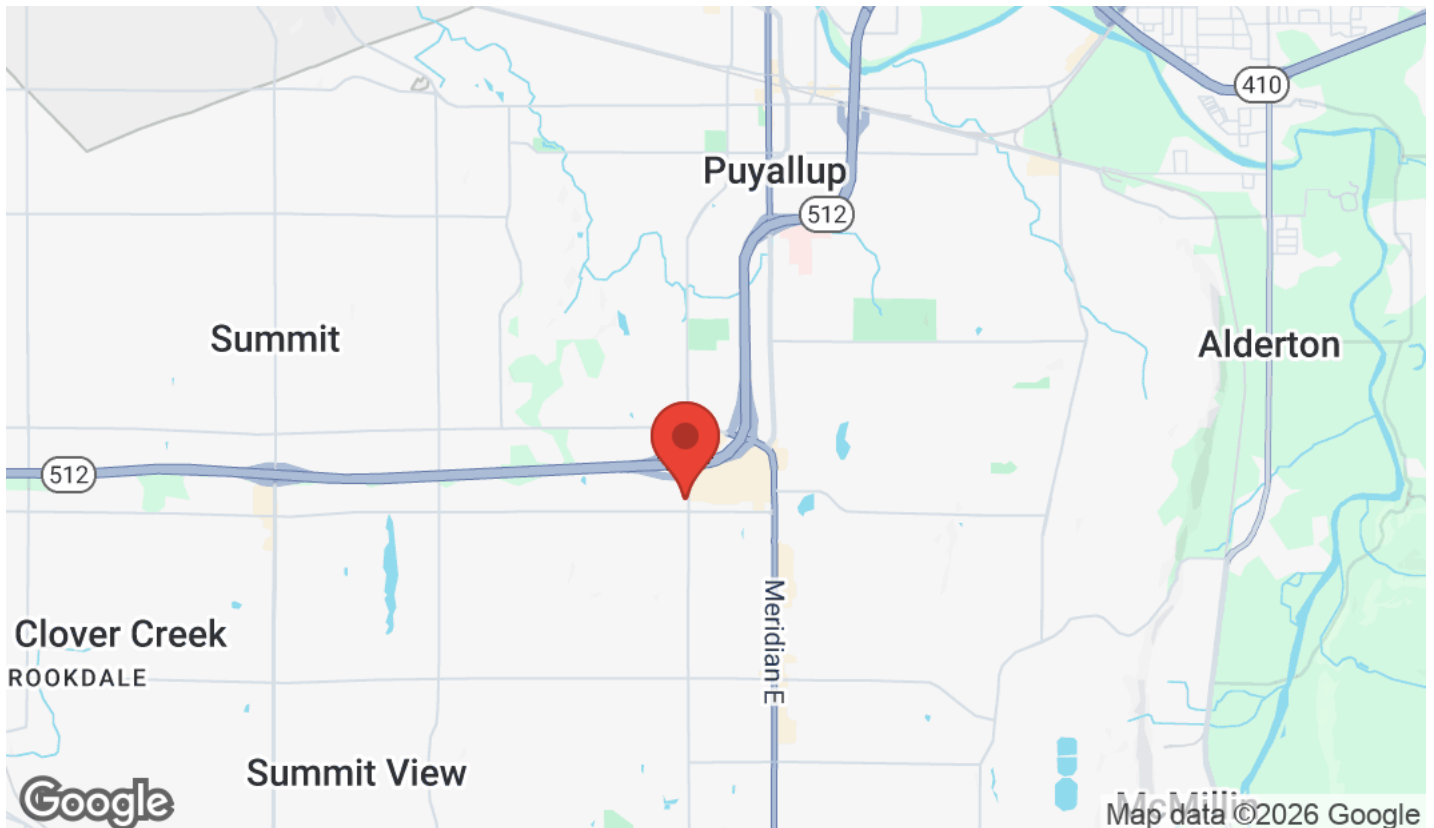
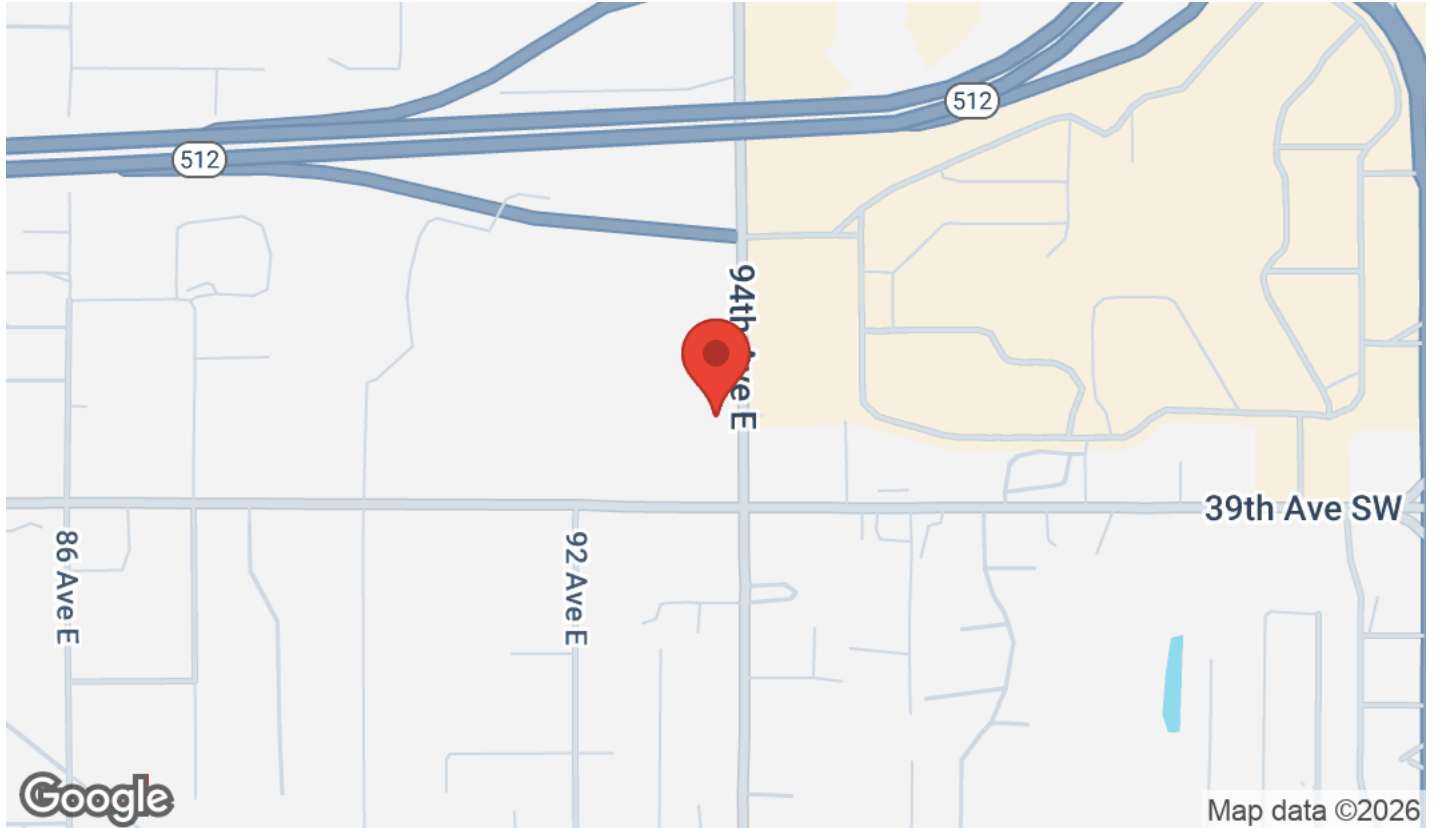


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LOCATION MAPS

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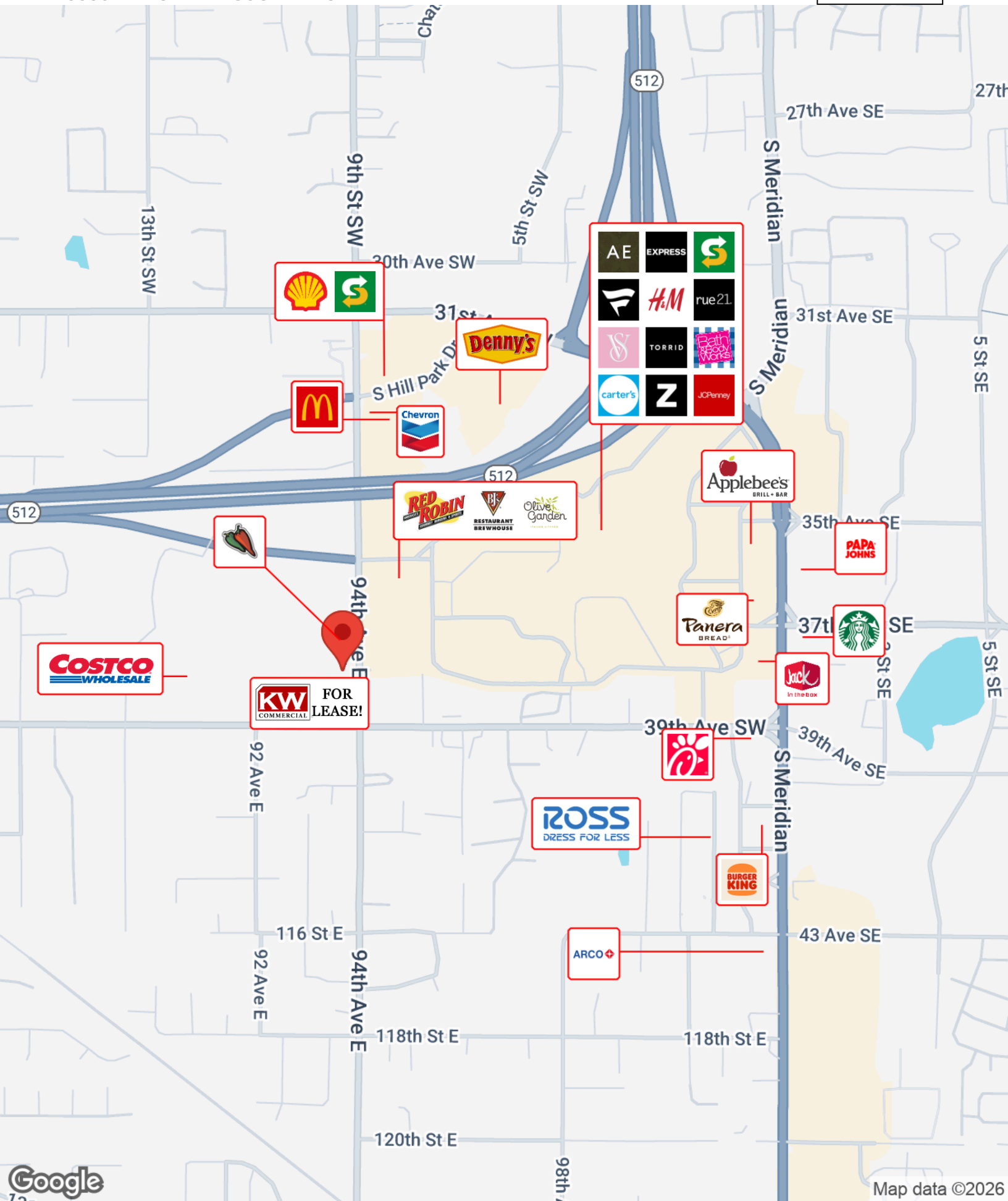
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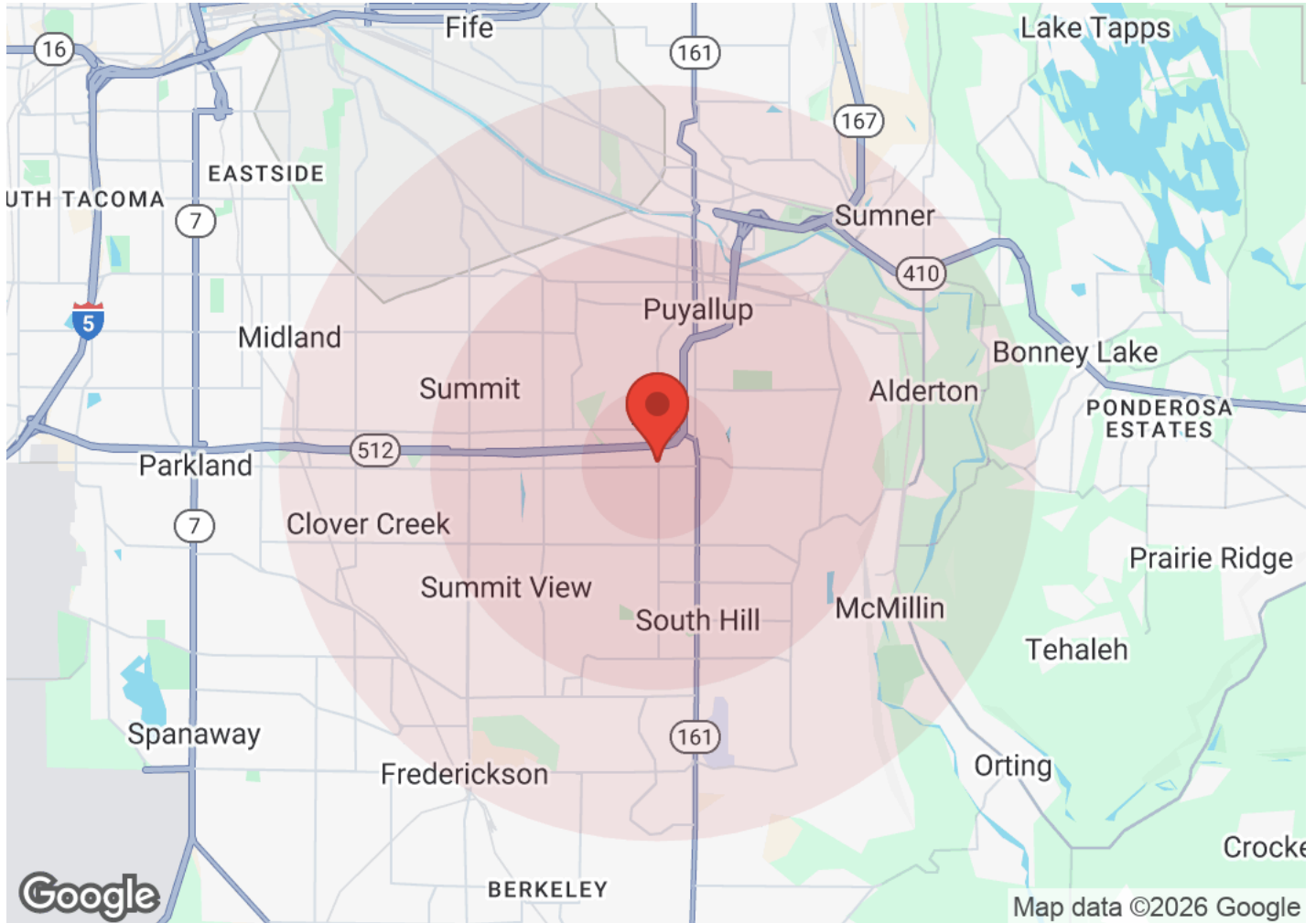
BUSINESS MAP

3806 9TH STREET SOUTHWEST



DEMOGRAPHICS

3806 9TH STREET SOUTHWEST



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,105	43,625	92,268	Median	\$92,214	\$101,886	\$107,670
Female	5,551	44,599	93,551	< \$15,000	204	1,306	2,646
Total Population	10,656	88,224	185,819	\$15,000-\$24,999	316	1,370	2,391
				\$25,000-\$34,999	239	1,406	2,293
				\$35,000-\$49,999	314	2,432	4,868
				\$50,000-\$74,999	585	4,716	8,526
				\$75,000-\$99,999	821	5,408	10,915
				\$100,000-\$149,999	836	7,280	16,338
				\$150,000-\$199,999	569	4,478	9,880
				> \$200,000	561	5,537	11,241
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	6,771	57,654	117,642	Total Units	4,752	36,254	73,611
Black	733	5,241	12,153	Occupied	4,443	33,933	69,098
Am In/AK Nat	74	688	1,394	Owner Occupied	1,719	20,696	45,255
Hawaiian	144	1,032	2,434	Renter Occupied	2,724	13,237	23,843
Hispanic	1,347	10,490	23,469	Vacant	308	2,321	4,513
Asian	789	6,467	14,438				
Multi-Racial	795	6,414	13,676				
Other	4	247	613				

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