

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

KW COMMERCIAL

Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN
Commercial Broker
O: (253) 840-5574
C: (253) 617-9460
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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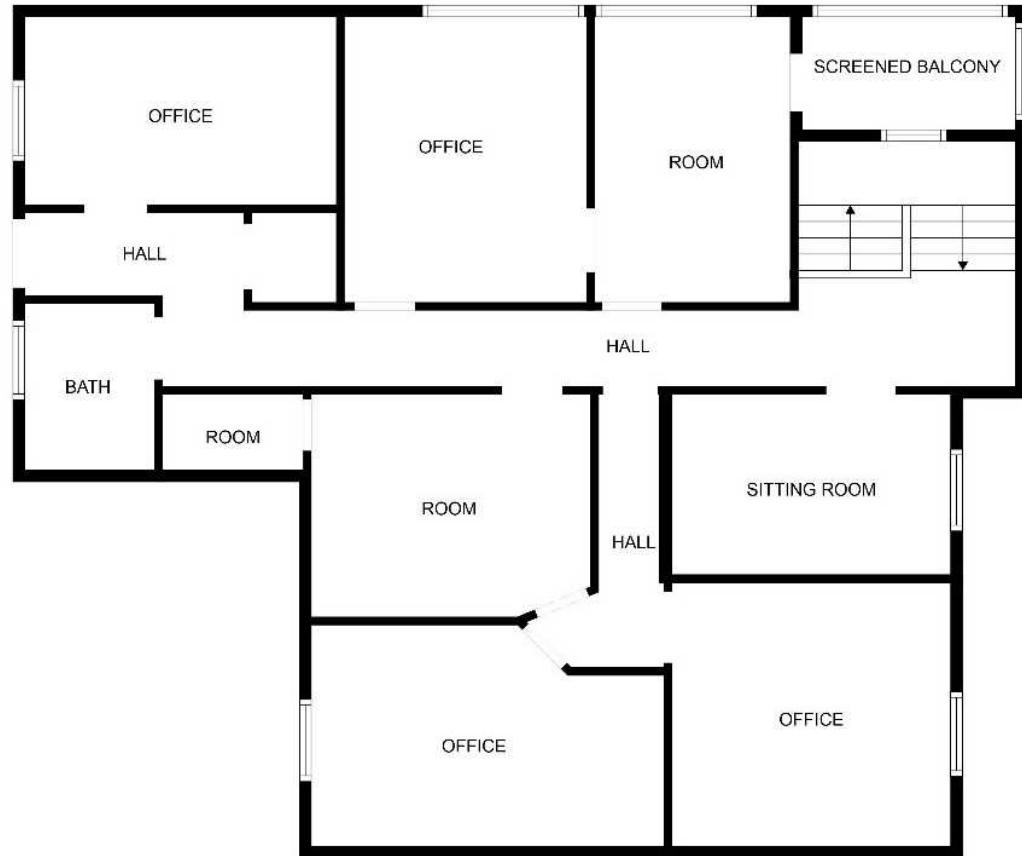
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AVAILABLE SPACES

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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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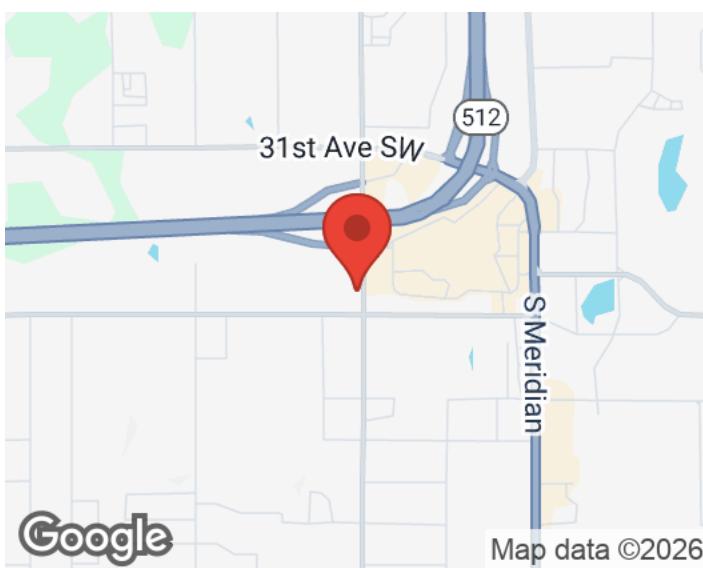
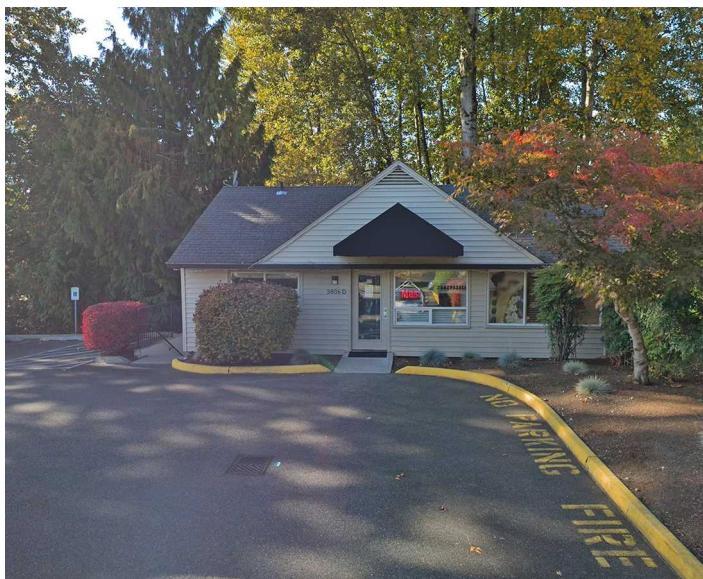


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LOCATION & HIGHLIGHTS

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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

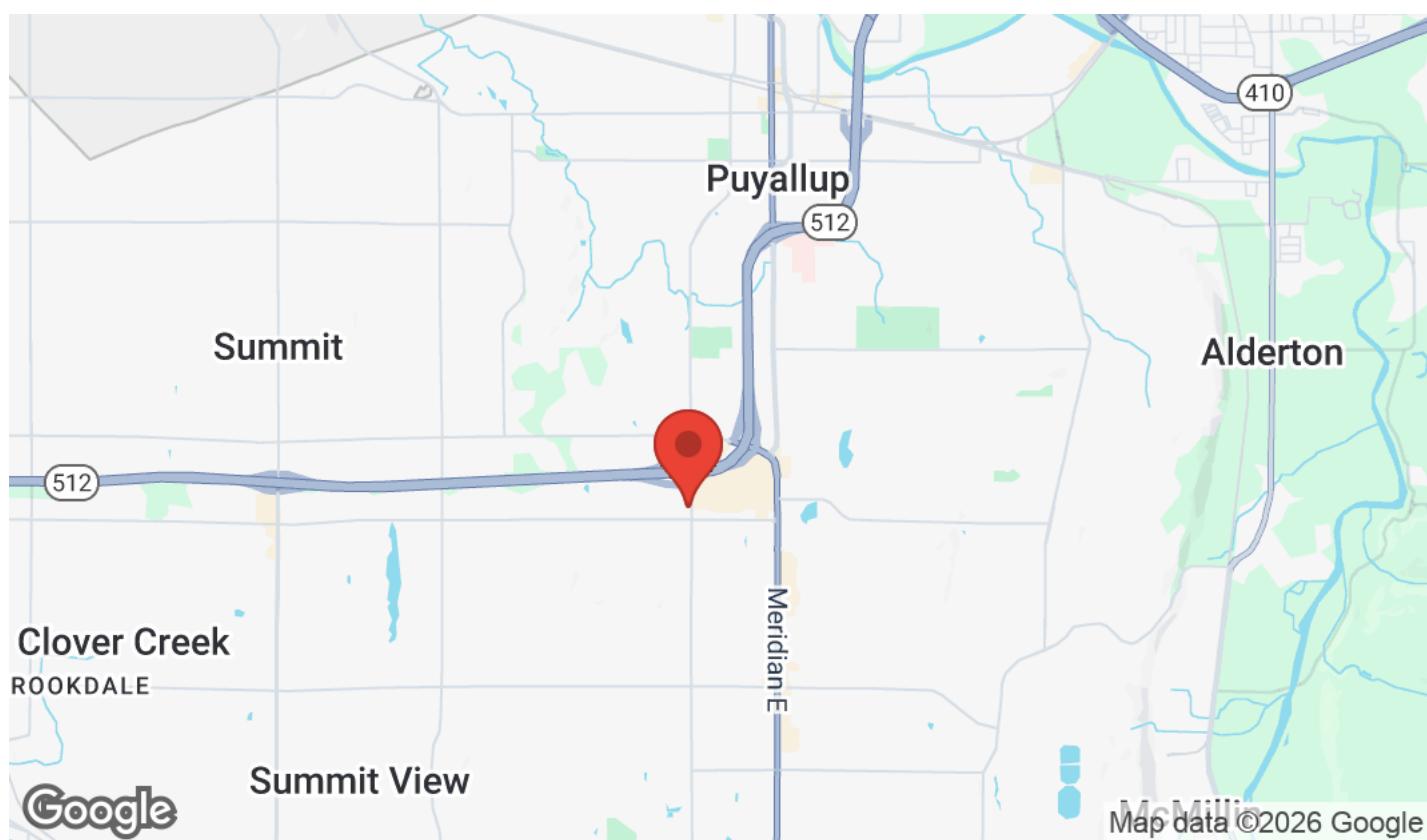
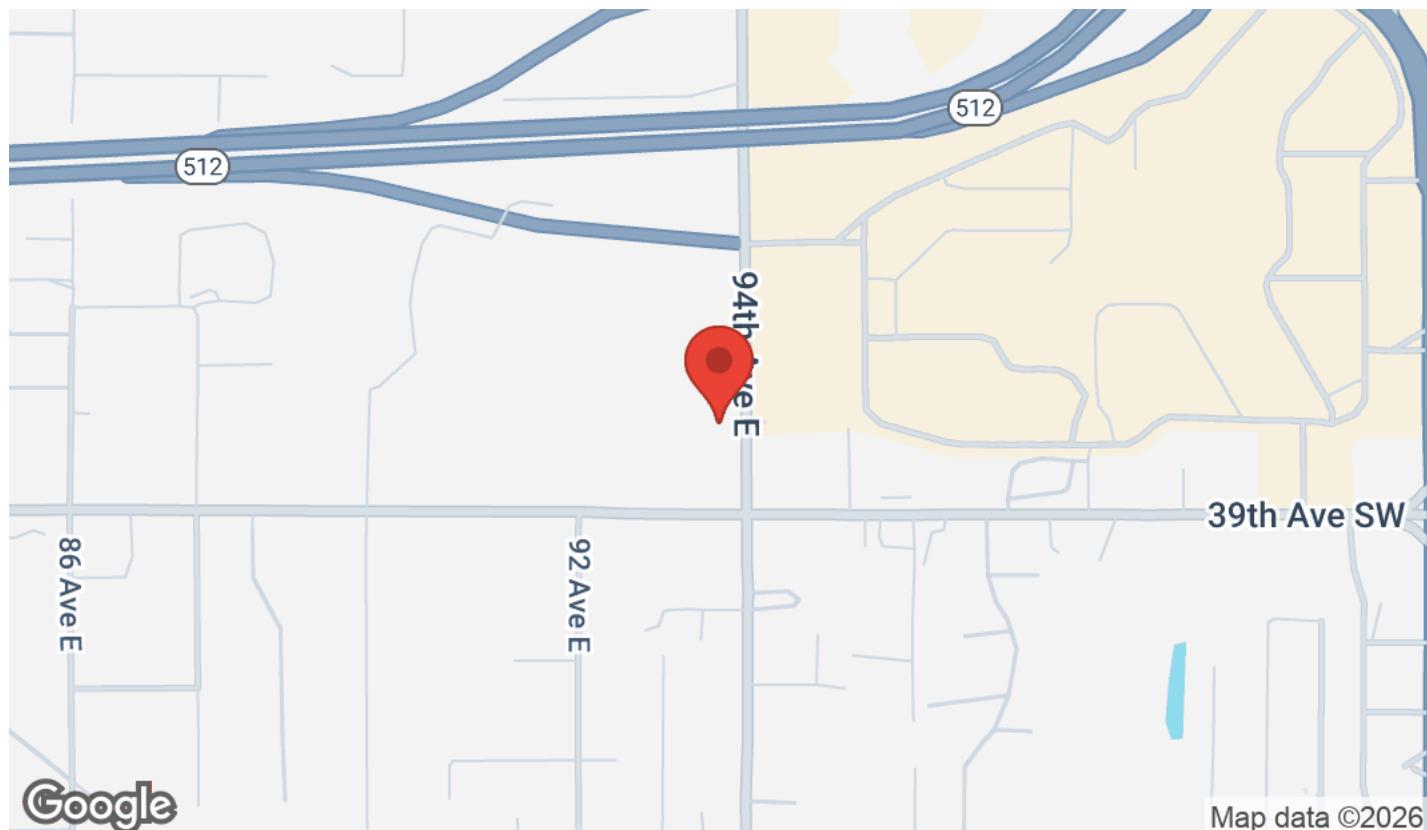
Located just minutes from the bustling South Hill Mall, this property offers excellent access to a wide range of retail, dining, and service amenities, making it an ideal spot for businesses looking to take advantage of heavy foot traffic and a thriving commercial hub. With easy access to major roads 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

LOCATION MAPS

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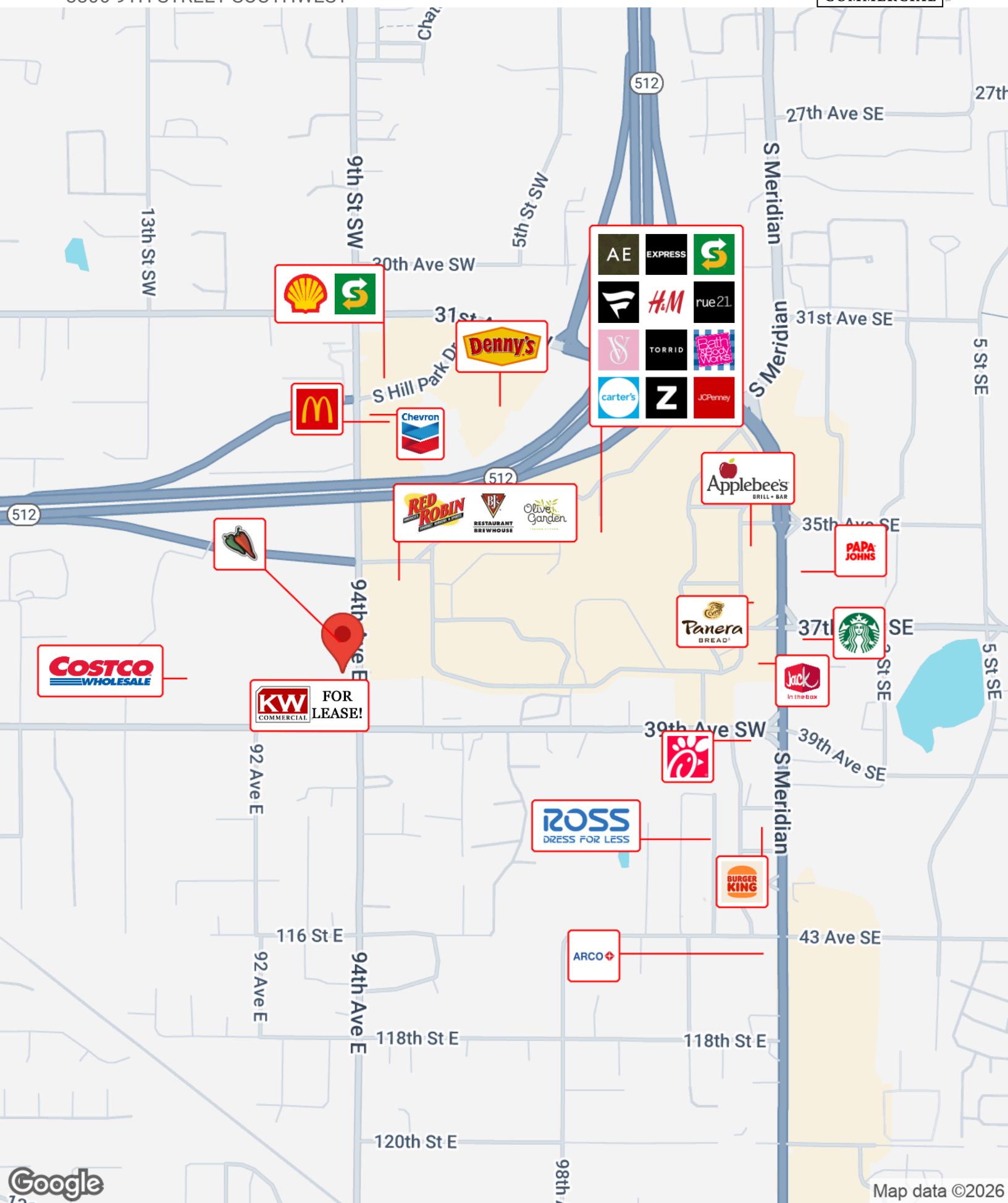
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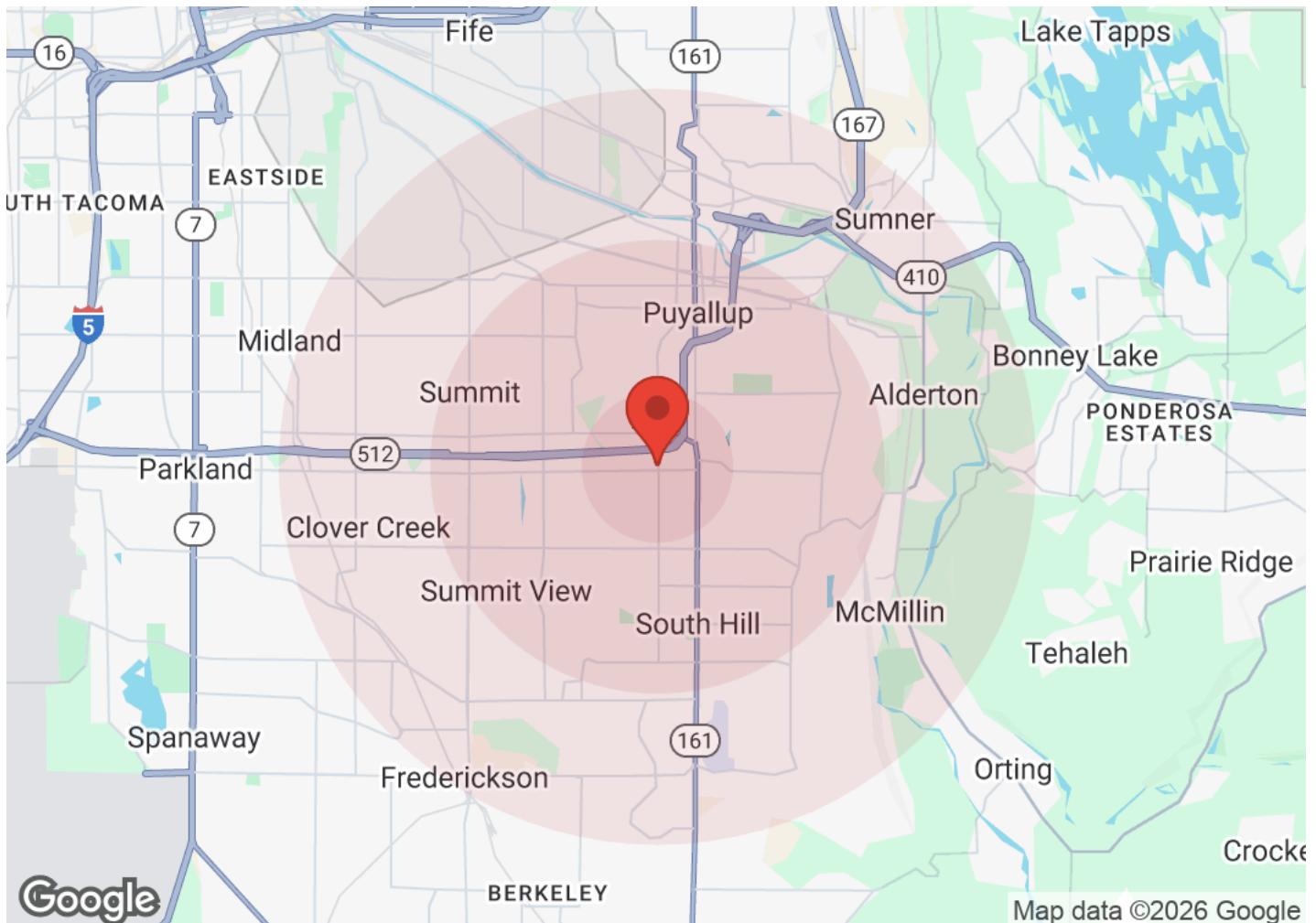
BUSINESS MAP

3806 9TH STREET SOUTHWEST



DEMOCRAPHICS

3806 9TH STREET SOUTHWEST



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 5,105 | 43,625 | 92,268 |
| Female | 5,551 | 44,599 | 93,551 |
| Total Population | 10,656 | 88,224 | 185,819 |
| Age | | | |
| Ages 0-14 | 1,957 | 16,788 | 36,532 |
| Ages 15-24 | 1,210 | 10,239 | 22,137 |
| Ages 25-54 | 4,356 | 37,093 | 78,906 |
| Ages 55-64 | 966 | 10,060 | 20,480 |
| Ages 65+ | 2,168 | 14,042 | 27,765 |
| Race | | | |
| White | 6,771 | 57,654 | 117,642 |
| Black | 733 | 5,241 | 12,153 |
| Am In/AK Nat | 74 | 688 | 1,394 |
| Hawaiian | 144 | 1,032 | 2,434 |
| Hispanic | 1,347 | 10,490 | 23,469 |
| Asian | 789 | 6,467 | 14,438 |
| Multi-Racial | 795 | 6,414 | 13,676 |
| Other | 4 | 247 | 613 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|-----------|-----------|
| Median | \$92,214 | \$101,886 | \$107,670 |
| < \$15,000 | 204 | 1,306 | 2,646 |
| \$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 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 4,752 | 36,254 | 73,611 |
| Occupied | 4,443 | 33,933 | 69,098 |
| Owner Occupied | 1,719 | 20,696 | 45,255 |
| Renter Occupied | 2,724 | 13,237 | 23,843 |
| Vacant | 308 | 2,321 | 4,513 |

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