

**JOHNSON  
COMMERCIAL**



**NOW OFFERED FOR SALE**

# **Sumner Professional Office Building**

**1006 FRYAR AVE | SUMNER, WA 98390**



11120 Gravelly Lake Dr SW Ste 2  
Lakewood, Washington 98499  
johnson-commercial.com

**Margot Johnson**  
margot@johnson-commercial.com  
(253) 209-9998

**Tim Johnson**  
timothy@johnson-commercial.com  
(253) 209-9999

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## ABOUT THE PROPERTY

1006 Fryar Ave. Building D is located in Sumner just off Cannery Road, and features a 1,847 SF footprint with a total of 6,925 rentable square feet on three floors. The building is tenanted by 4 professional businesses, including the current owner. The seller is willing to leaseback part of the building or vacate, leaving options for owner-user or investment. There are both front and rear entrances for easy access, and ample storage is available on the lower level. The property is located next to three quiet dental practices and offers 8 dedicated parking spaces directly in front of the building. There are 16 cross-parking spaces, as well as access to a 40,549 SF gravel lot in the rear, both shared through a gentlemen's agreement.

The property is complemented by beautiful, mature landscaping. Panel signs facing Cannery Rd provide high visibility. The building's strategic location, combined with its functional layout and well-kept surroundings, makes it an ideal choice for businesses seeking a professional setting with excellent visibility.

### PROPERTY OVERVIEW

<b>Tax ID</b>	042024-7-011
<b>Address</b>	1006 Fryar Ave   Sumner, WA
<b>Lot Size</b>	10,925 SF
<b>Building Footprint</b>	1,847 SF
<b>RSF</b>	6,925 SF
<b>Tenants</b>	4 Tenants paying NNN
<b>Year Built</b>	1980
<b>Parking</b>	8 dedicated parking spaces
<b>Zoning</b>	Town Center Code (TCC)
<b>Price PSF</b>	\$160.87/PSF
<b>Proforma NOI</b>	\$107,969

### OWNER USER OPPORTUNITY

Ideal opportunity for an owner user, or an investor.

### GREAT LOCATION

Located just minutes away from both Hwy 410 and Hwy 167.

### MEDICAL PROFESSIONAL CAMPUS

Three quiet dental practices nearby create a peaceful setting.

**\$1.499m**

PRICE

**7.2%**

PROFORMA CAP RATE

**\$108k**

PROFORMA NOI

**4.29%**

ACTUAL CAP RATE

**\$64k**

ACTUAL NOI

The information contained herein has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.



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## Exterior Photos



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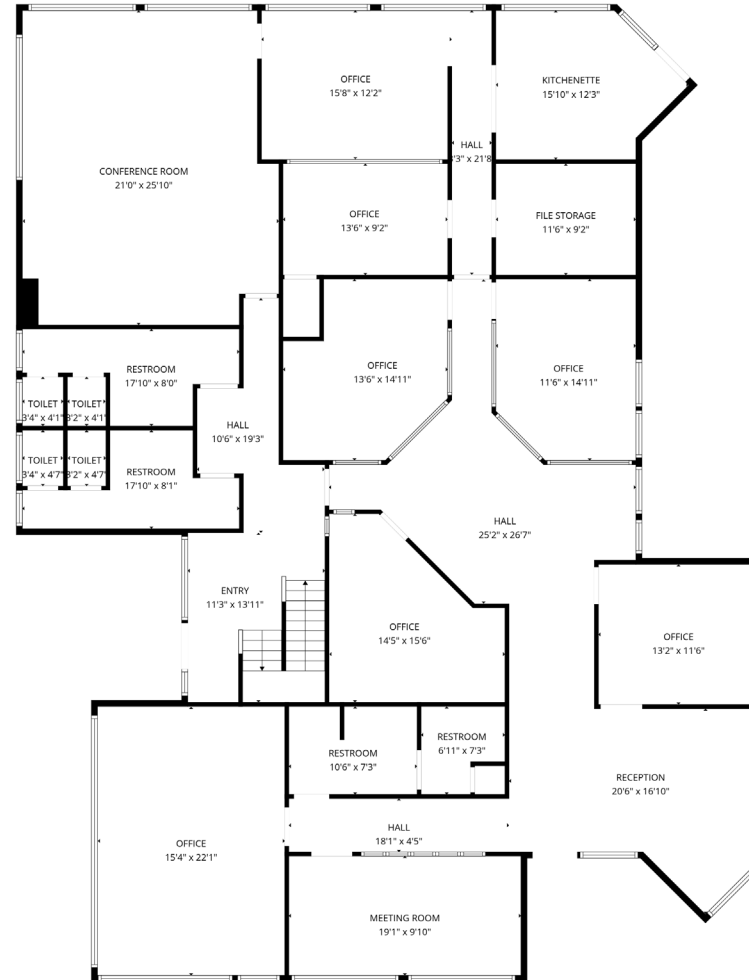


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## Floor Plan - Main Level

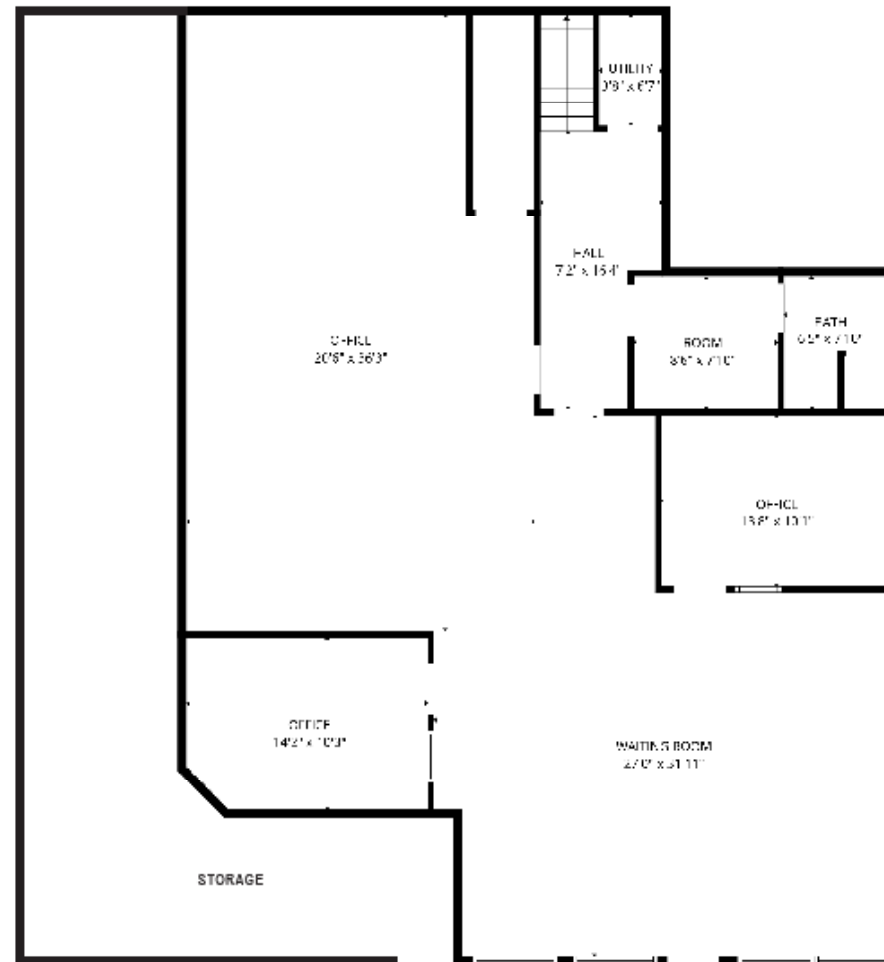


FLOORPLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





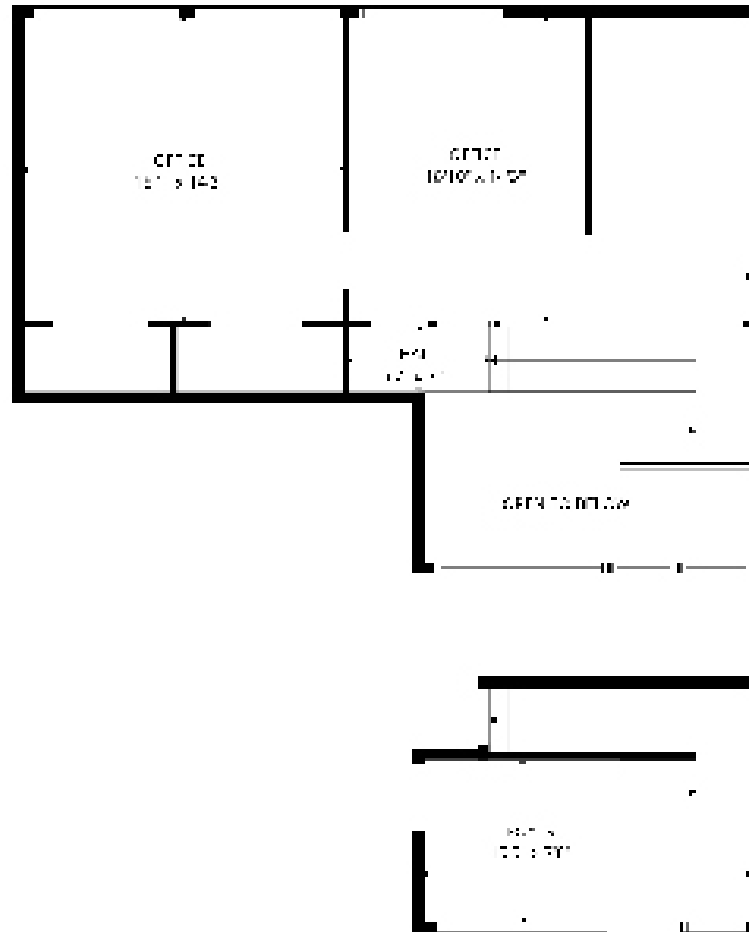
## Floor Plan - Lower Level



FLOORPLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



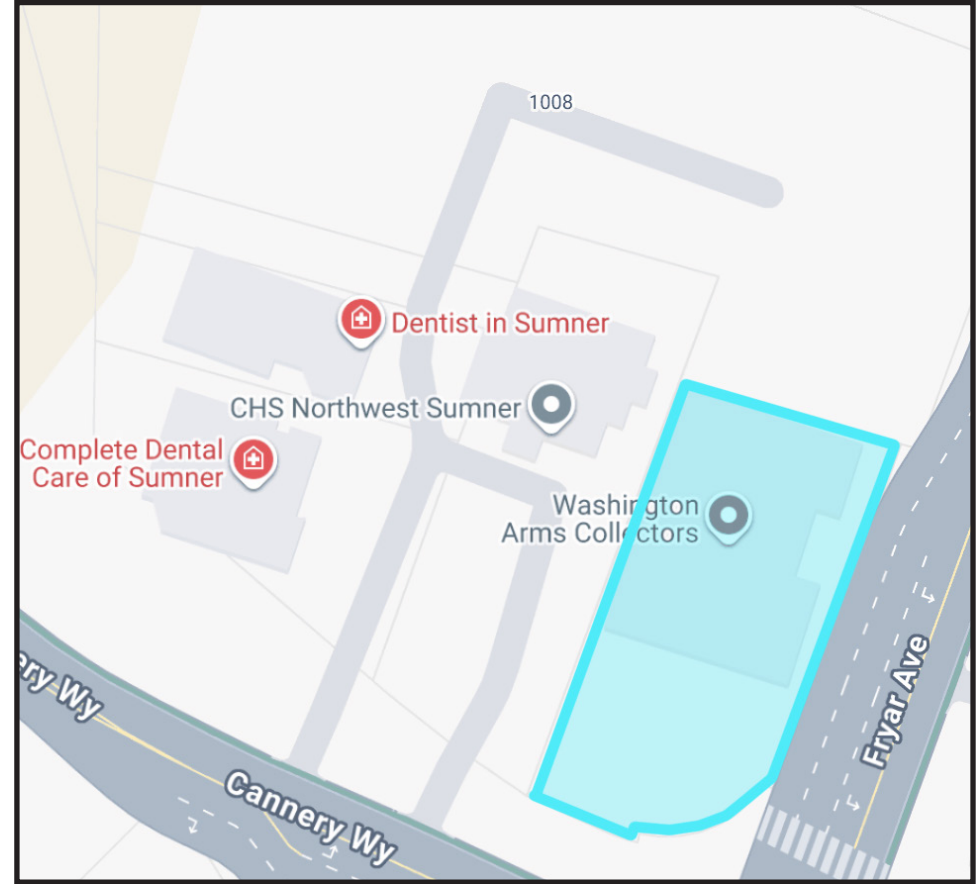
## Floor Plan - Upper Level



FLOORPLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







**Subject Property Highlighted in Blue. Assessor's Parcel Number (APN) 042024-7-011.**  
**Parcel Maps taken from First American Title.**

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## Demographics – 1 Mile Ring

### DEMOGRAPHIC SUMMARY

1006 Fryar Ave, Sumner, Washington, 98390

Ring of 1 mile

#### KEY FACTS

8,323

Population



3,532

Households

37.3

Median Age

\$72,699

Median Disposable Income

#### EDUCATION

4.3%

No High School Diploma



30.5%

High School Graduate



35.7%

Some College/  
Associate's Degree



29.5%

Bachelor's/Grad/  
Prof Degree

#### INCOME



\$85,526

Median Household Income



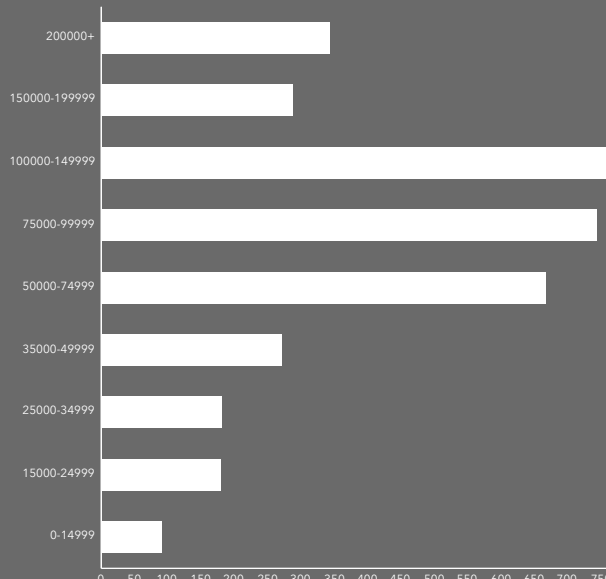
\$46,221

Per Capita Income

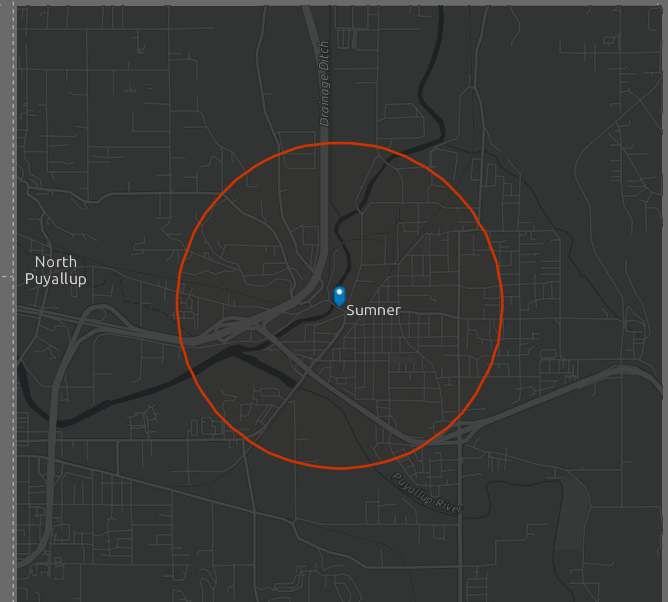


\$147,385

Median Net Worth



HOUSEHOLD INCOME



#### EMPLOYMENT



57.6%

White Collar



29.6%

Blue Collar



15.1%

Services

5.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



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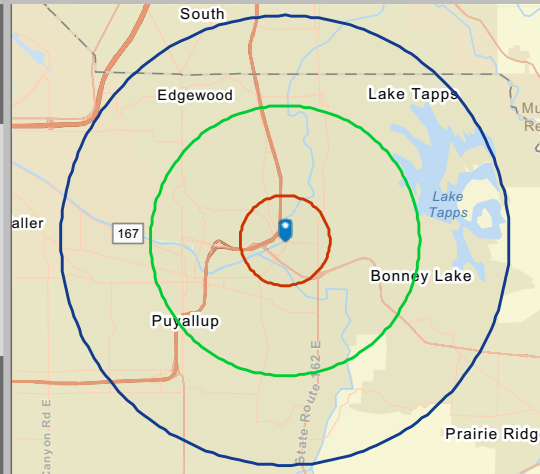
## Summary of Trade Area

### Trade Area Summary

A trade area summary refers to a geographical region or area within which businesses or retailers operate and target customers. It's a critical concept in retail and business planning, as it helps organizations understand their market and customer base better. :

#### RESGCO

Email: [rvneri@resgco.com](mailto:rvneri@resgco.com) \* WebSite: RESGCO.COM \* Voice\Text: 216.539.0791



### Shopping and Spending

1 mile



\$341,376,533

2023 Annual Budget  
Expenditures



\$109,322,673

2023 Retail Goods

### Demohraphics

1 mile

8,323

Population

37.3

Median Age

2.3

Average Household  
Size

\$85,526

Median Household  
Income

### Average Household Income

1 mile



110,200

2022 Average  
Household  
Income



46,221

2022 Per  
Capita  
Income



86,690

2022  
Average  
Disposable  
Income



37.3

2022  
Median Age



970,282

2022  
Average  
Net Worth

### Full Service Restaurant Sales

1 mile



N/A

Breakfast at Full  
Service Restaurants



N/A

Lunch at Full  
Service Restaurants



N/A

Dinner at Full  
Service Restaurants

### DAYTIME POPULATION

1 mile



13,118

2022 Total Daytime  
Population



8,941

2022 Daytime Pop:  
Workers



4,177

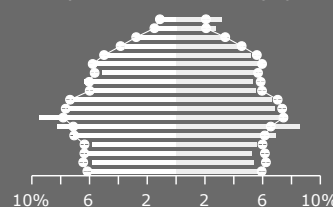
2022 Daytime Pop:  
Residents

### Age pyramid

1 mile

Men

Women



The largest group:  
2024 Males Age 30-34

The smallest group:  
2024 Males Age 85+

Dots show comparison to

Pierce County

### Quick Service Restaurant Sales

1 mile



N/A

Breakfast at Fast  
Food Restaurants



N/A

Lunch at Fast Food  
Restaurants



N/A

Dinner at Fast Food  
Restaurants



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andrea@johnson-commercial.com  
(253) 444-7801

**Tim Johnson**  
timothy@johnson-commercial.com  
(253) 209-9999