

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



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

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

\$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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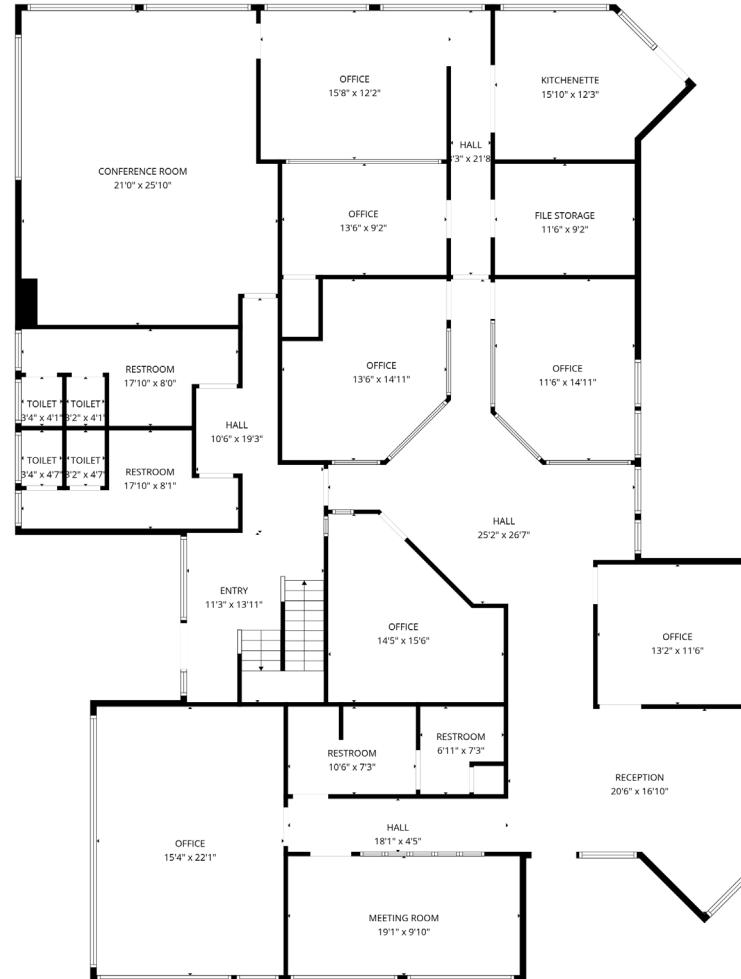
Interior Photos



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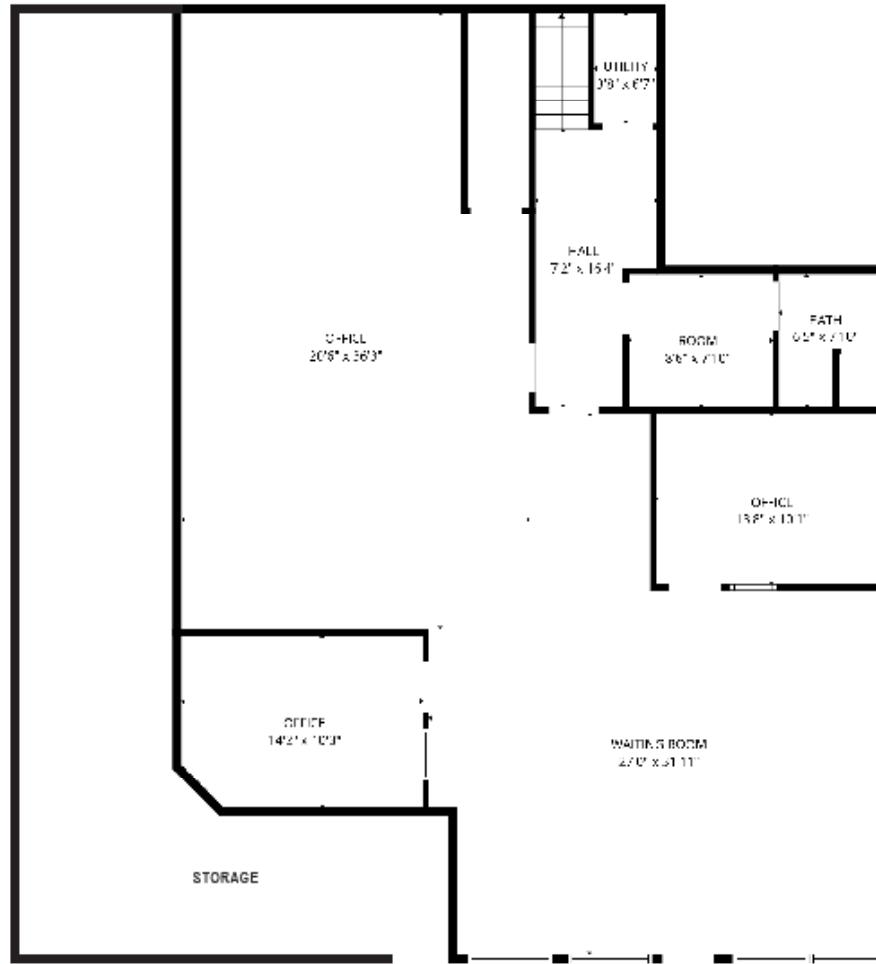
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FLOORPLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



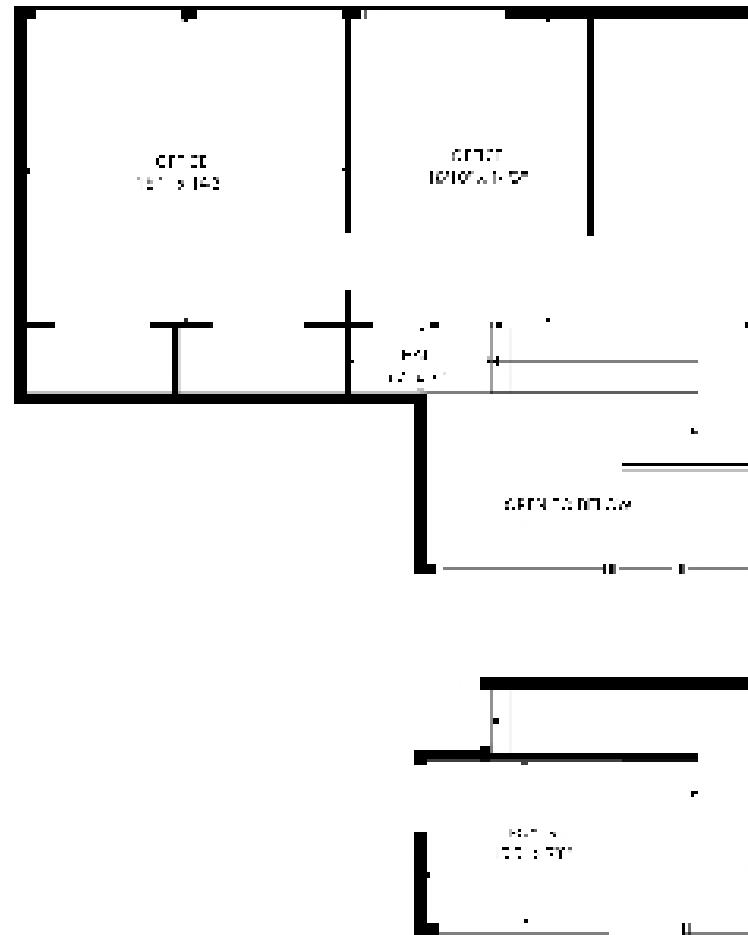
Floor Plan - Lower Level



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



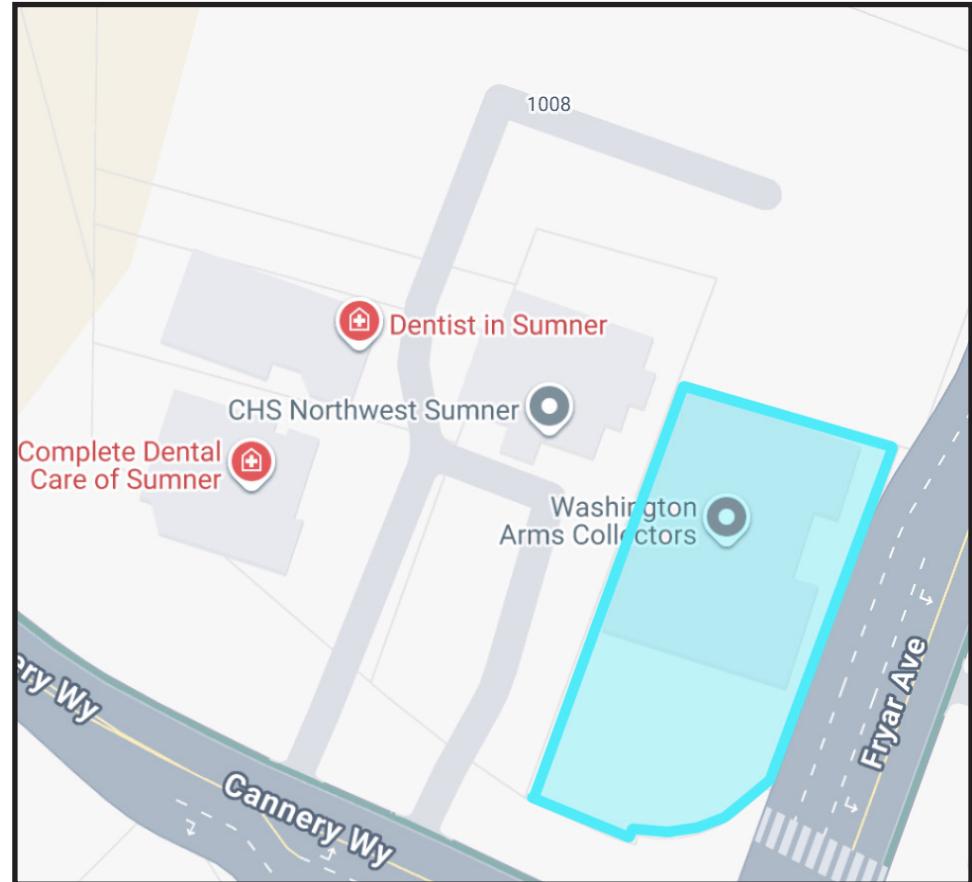
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Subject Property Highlighted in Blue. Assessor's Parcel Number (APN) 042024-7-011.

Parcel Maps taken from First American Title.

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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



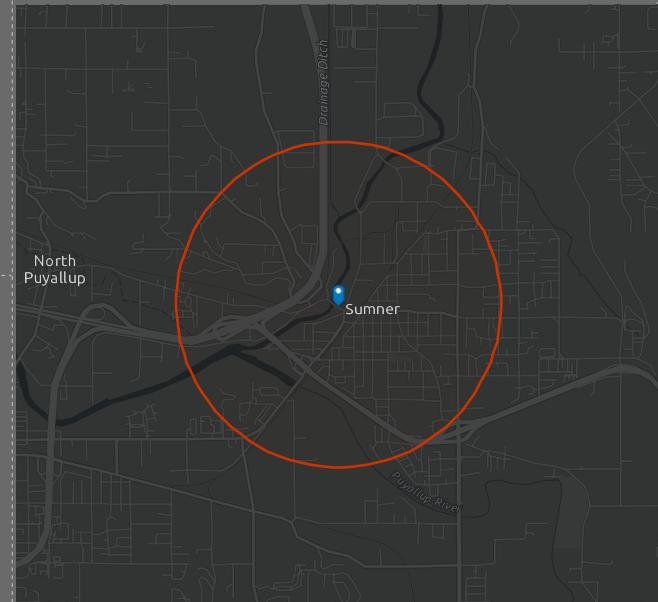
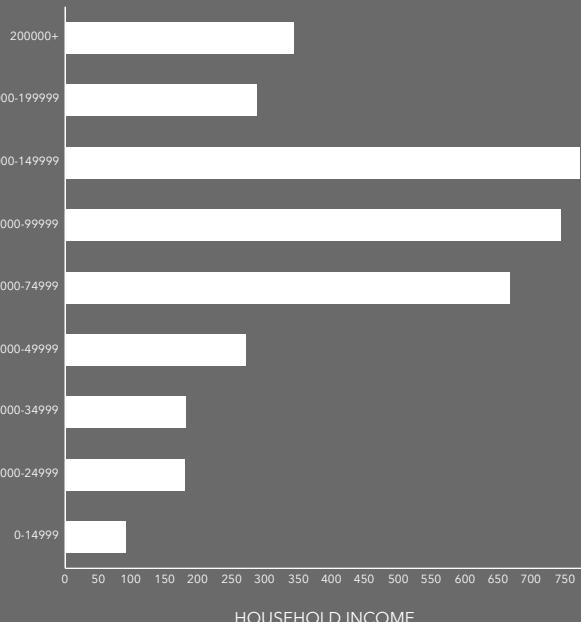
\$46,221

Per Capita Income



\$147,385

Median Net Worth



EMPLOYMENT

57.6%

White Collar



29.6%

Blue Collar



15.1%

Services

5.2%

Unemployment Rate

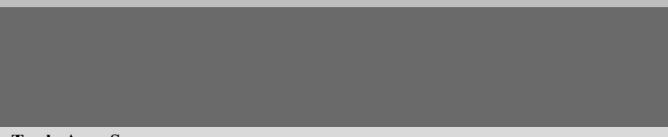
Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



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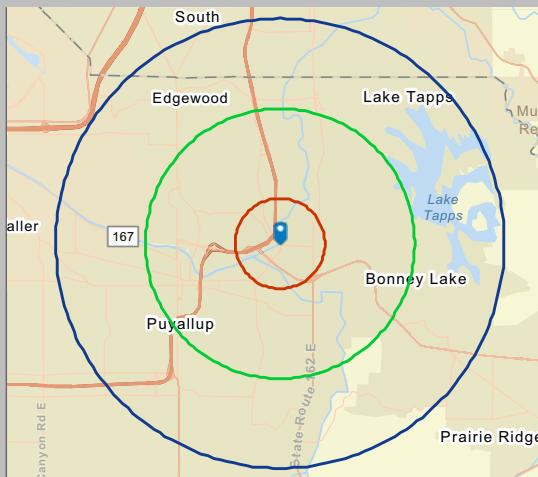
Summary of Trade Area



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 * **WebSite:** RESGCO.COM * **Voice\Text:** 216.539.0791



Demographics 1 mile

8,323	37.3
Population	Median Age
2.3	\$85,526
Average Household Size	Median Household Income

Average Household Income 1 mile

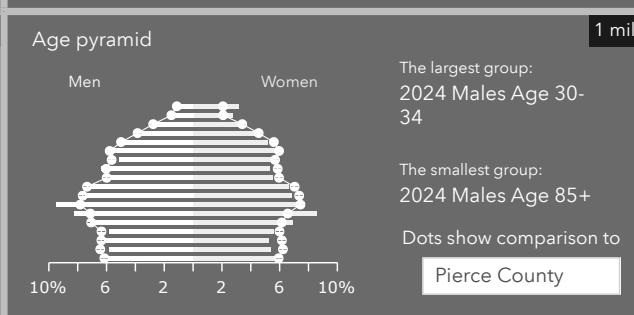
110,200	46,221	86,690	37.3	970,282
2022 Average Household Income	2022 Per Capita Income	2022 Average Disposable Income	2022 Median Age	2022 Average Net Worth

Full Service Restaurant Sales 1 mile

N/A	N/A	N/A
Breakfast at Full Service Restaurants	Lunch at Full Service Restaurants	Dinner at Full Service Restaurants

DAYTIME POPULATION 1 mile

13,118	8,941	4,177
2022 Total Daytime Population	2022 Daytime Pop: Workers	2022 Daytime Pop: Residents



Quick Service Restaurant Sales 1 mile

N/A	N/A	N/A
Breakfast at Fast Food Restaurants	Lunch at Fast Food Restaurants	Dinner at Fast Food Restaurants



