

**J O H N S O N
C O M M E R C I A L**



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

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ABOUT THE PROPERTY

1006 Fryar Ave. Building D offers a superb Sumner location on the corner of Fryar Avenue and Cannery Way. This highly visible commercial building is 6,925 rentable square feet, and is the largest of four buildings on this Sumner corner. There is prominent business signage on Cannery Way and easy access to the well-lighted parking lot, which has 24 common stalls and peaceful walkways through the parklike campus.

The building features three floors of office space and is occupied by three professional businesses including the current owner. The building offers an excellent owner-user or investment opportunity — the seller is willing to lease office space in the building or vacate, leaving options available to a buyer. 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
RSF	6,925 SF
Tenants	2 Tenants and the Owner
Year Built	1980
Parking	24 common spaces
Zoning	Town Center Code (TCC)
Price PSF	\$160.87/PSF
Proforma NOI	\$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

Peaceful setting with three dental buildings and one professional building.

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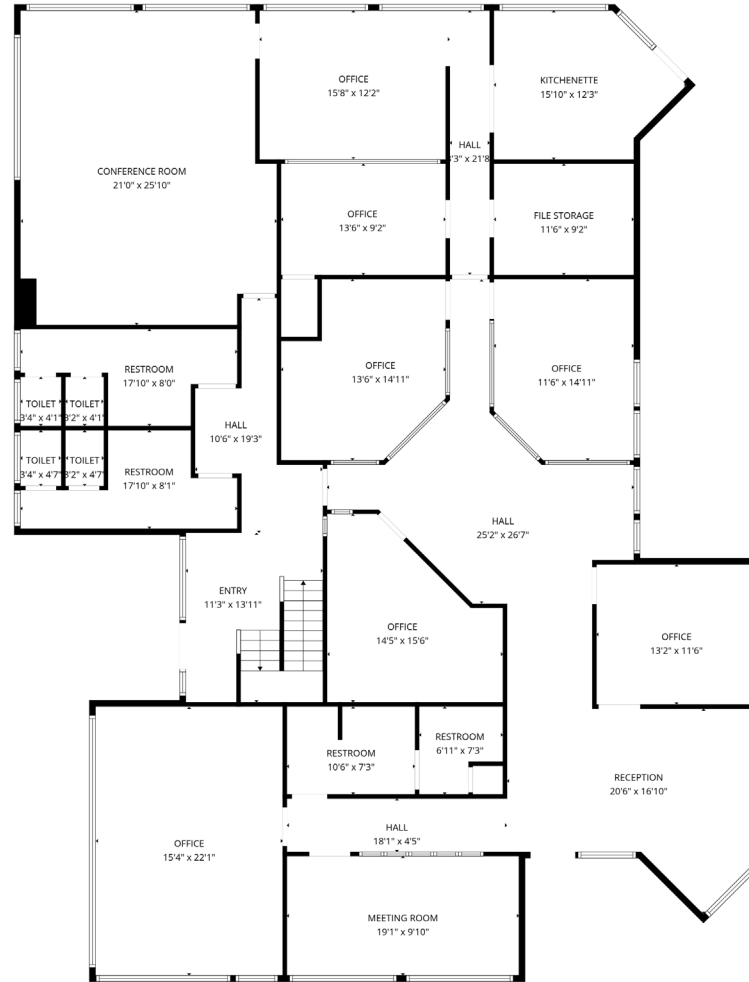
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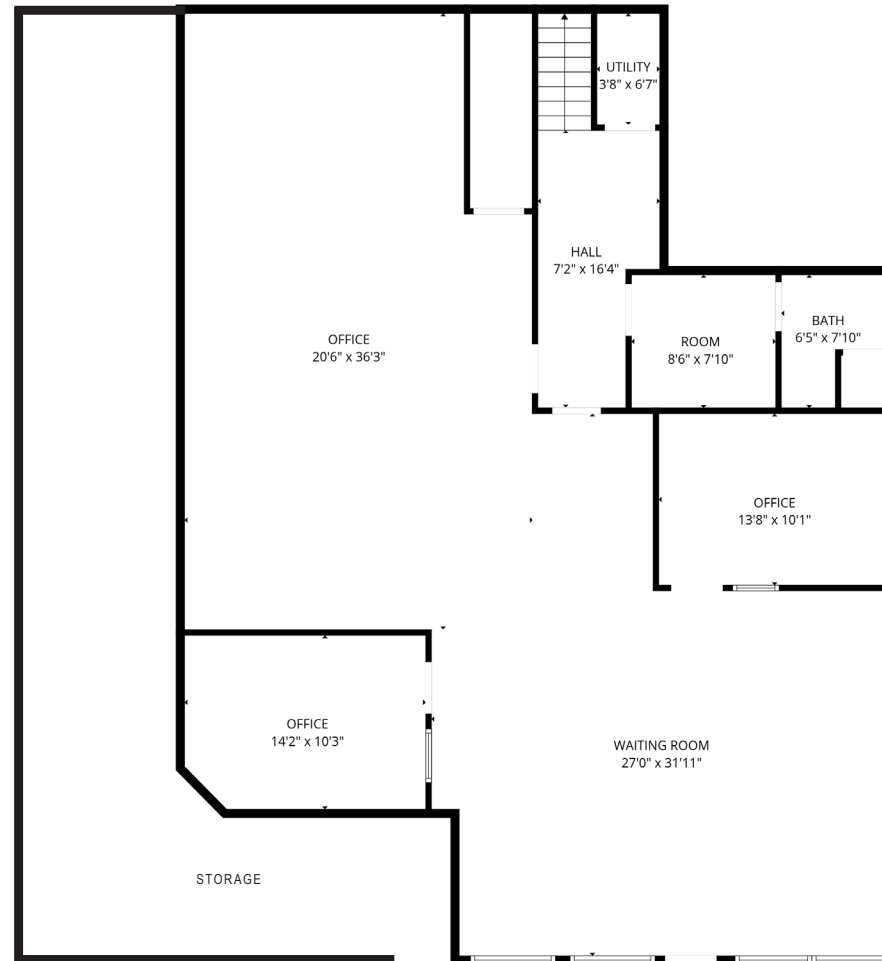
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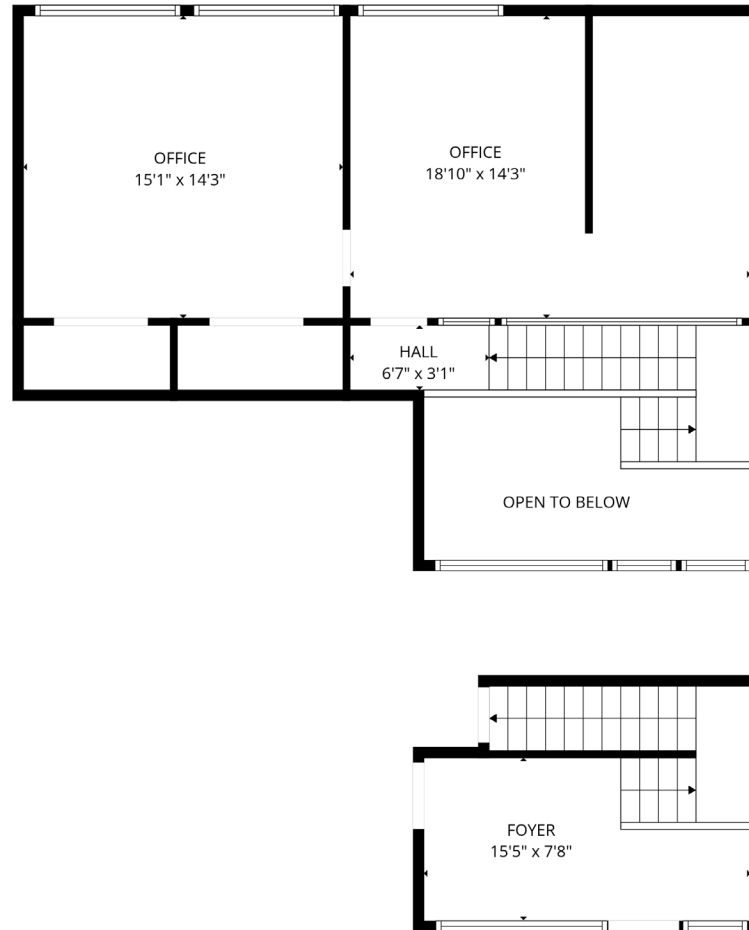
FLOORPLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





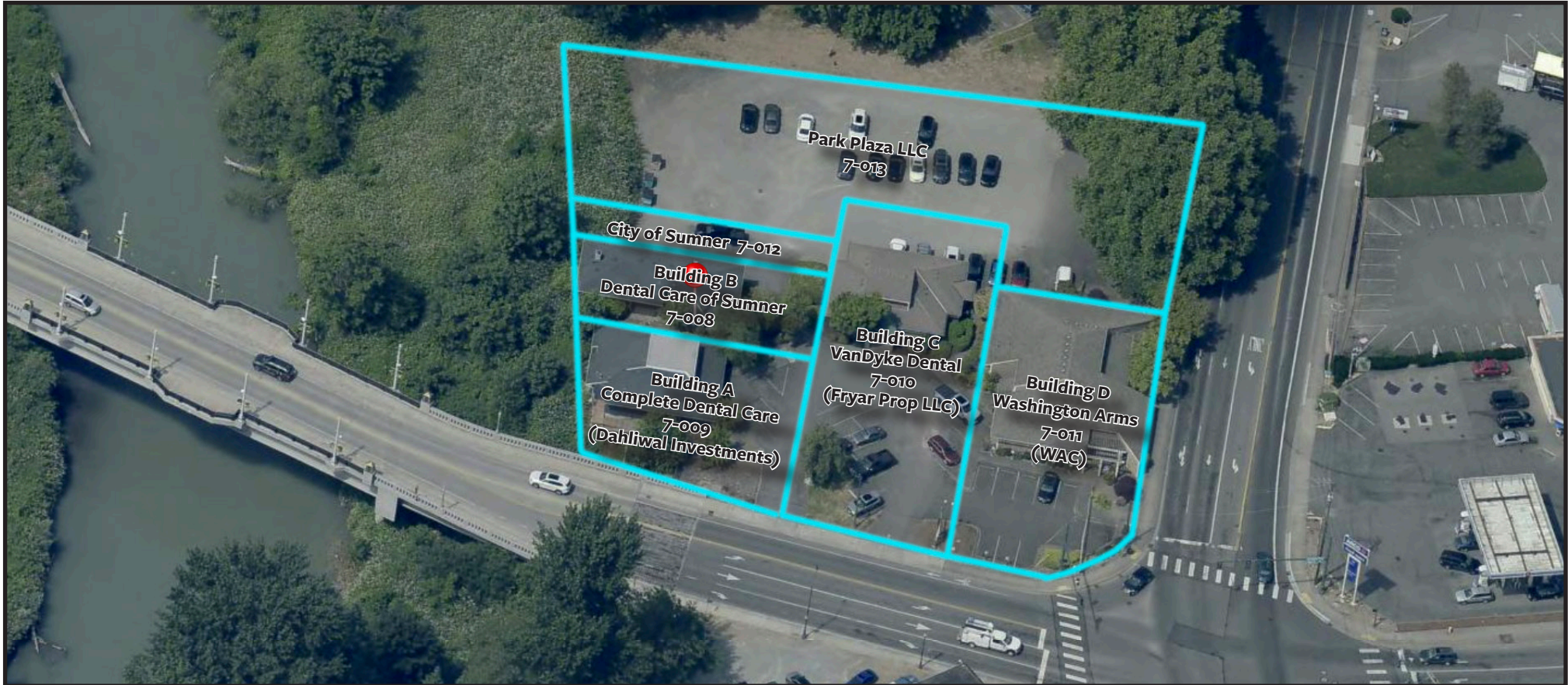
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**Subject Property Highlighted in Blue. Assessor's Parcel Number (APN) 042024-7-011.
Information taken from First American Title.**

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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



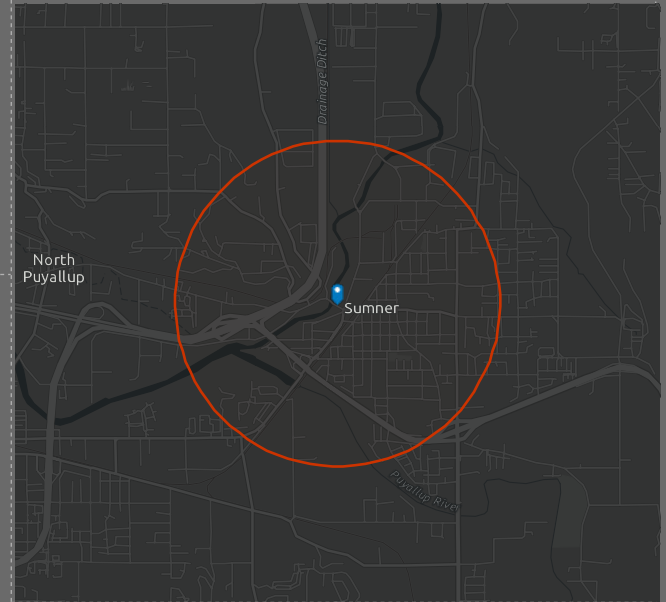
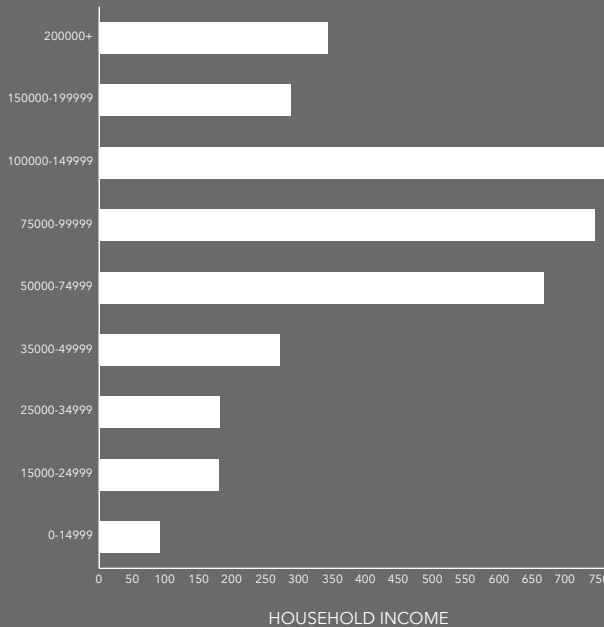
\$46,221

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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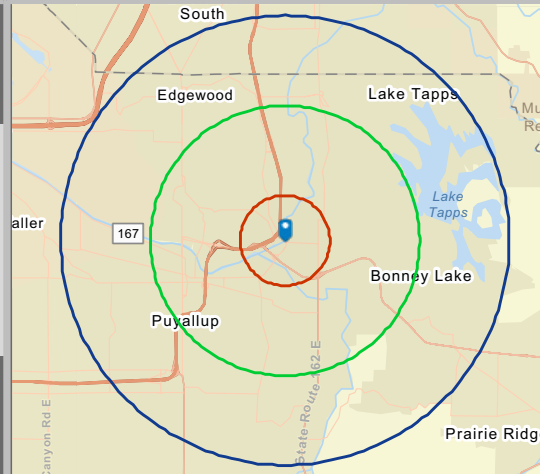


Trade Area Summary

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



Shopping and Spending

1 mile



\$341,376,533

2023 Annual Budget Expenditures



\$109,322,673

2023 Retail Goods

Demographics

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



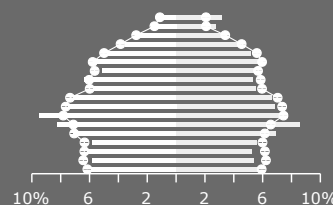
4,177

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



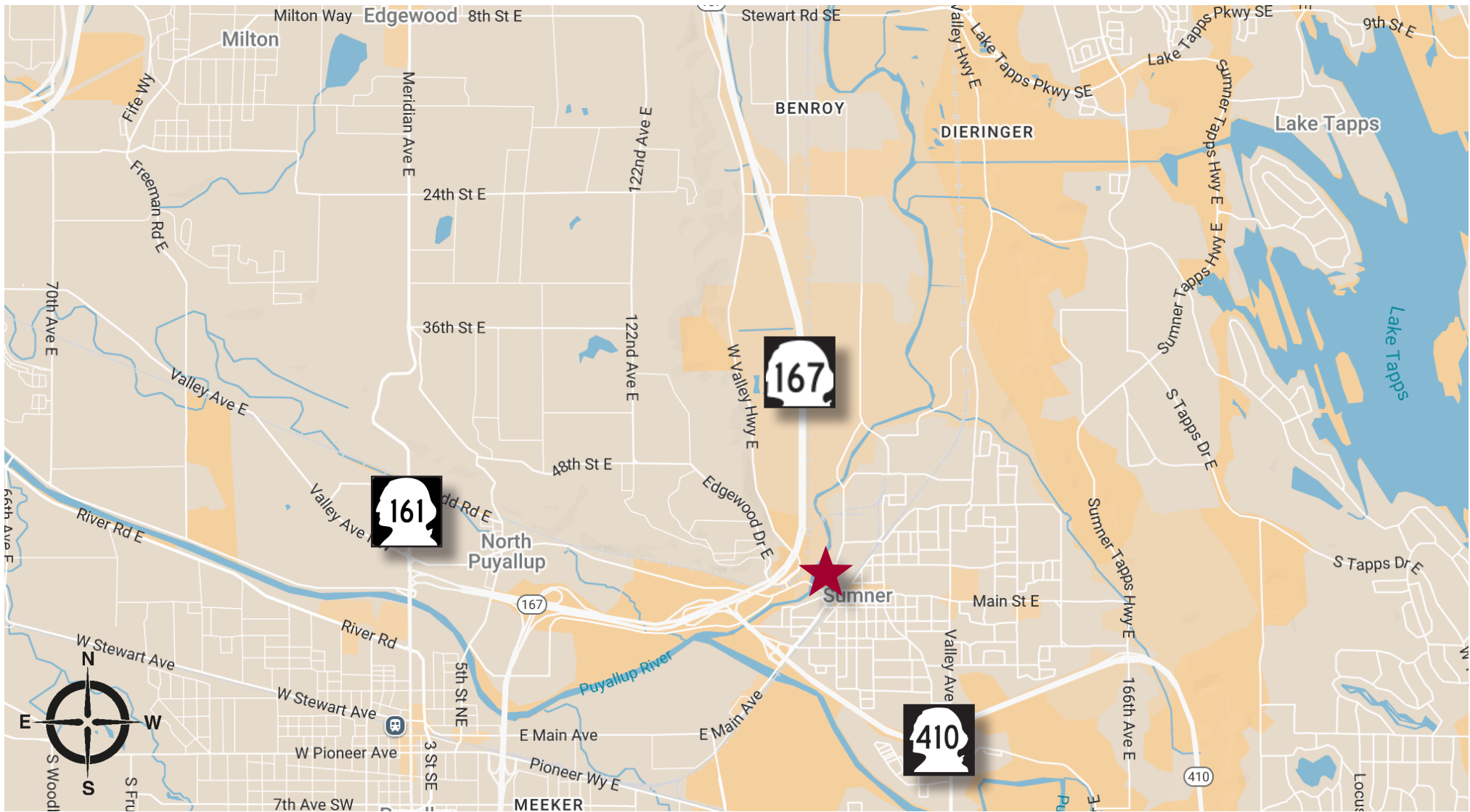
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Lunch at Fast Food Restaurants



N/A

Dinner at Fast Food Restaurants



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