

**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

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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

Tax ID	042024-7-011
Address	1006 Fryar Ave Sumner, WA
Lot Size	10,925 SF
Building Size	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

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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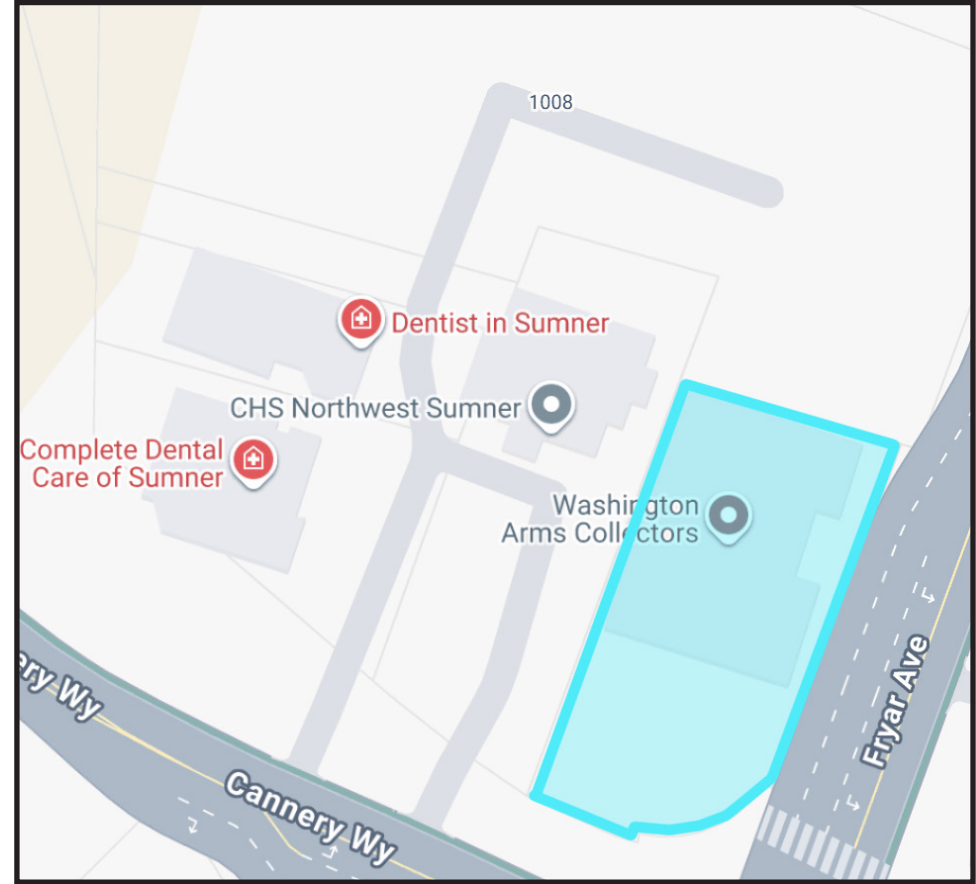
Interior Photos



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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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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



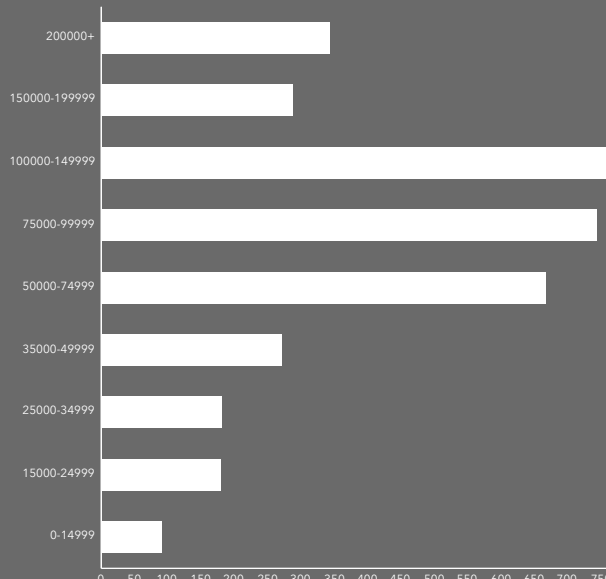
\$46,221

Per Capita Income

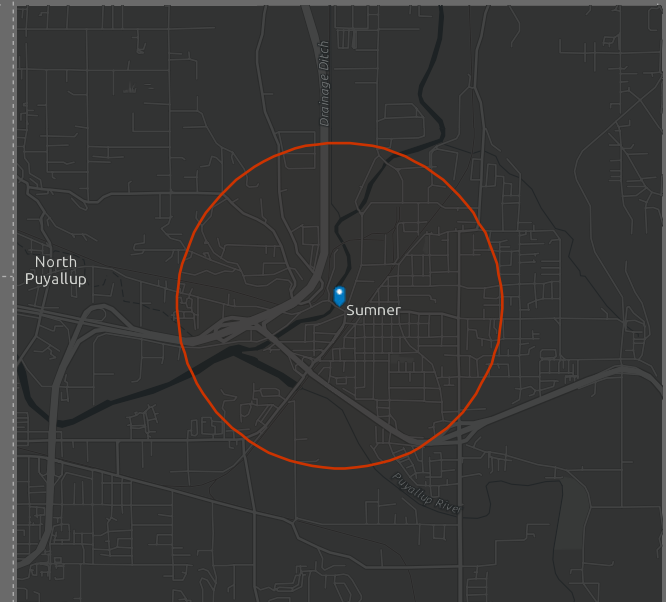


\$147,385

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

57.6%



Blue Collar

29.6%



Services

15.1%

5.2%

Unemployment Rate

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



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Summary of Trade Area

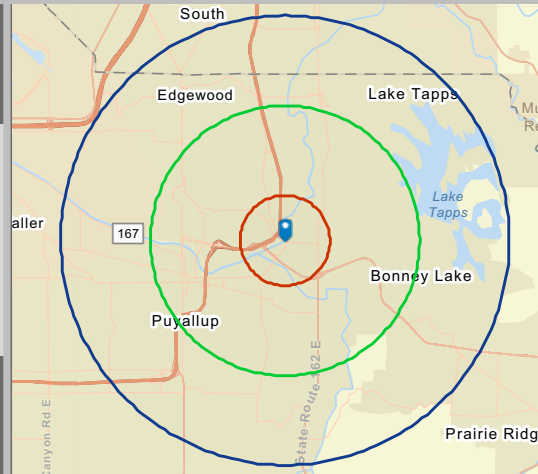
Trade Area Summary

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



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

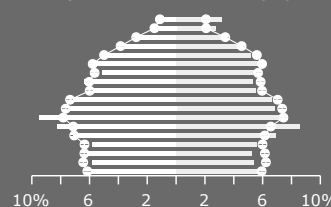
2022 Daytime Pop:
Residents

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



N/A

Lunch at Fast Food
Restaurants



N/A

Dinner at Fast Food
Restaurants



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