

PIONEER BUILDING

1508 - 1512 PIONEER WAY EAST | PUYALLUP, WA 98372



FOR SALE

KELLER WILLIAMS COMMERCIAL
1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

PRICE:	\$1,247,000.00
BUILDING SF:	6,652
PRICE/SF:	\$210.00
LOT SIZE:	0.35 AC
FRONTAGE:	East Pioneer
YEAR BUILT:	1942
PARKING RATIO:	2.25/1,000

PROPERTY OVERVIEW

The subject property is a 6,652 square foot building on approximately 15,047 square feet on East Pioneer in Puyallup. The property is located at the "T" intersection of East Pioneer and 15th Street SE and is zoned OP or Professional Office. Perfect for an owner user! Current Tenants are month-to-month - can be owner occupied. Zoning allows for professional offices, medical, dental and services.

PROPERTY HIGHLIGHTS

- Located on a main thoroughfare of Puyallup
- Zoned OP
- Perfect for an Owner/User
- Former hair salon space potentially available for lease, call for details

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LOCATION & HIGHLIGHTS

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PROPERTY INFORMATION

Building Name:	Pioneer Building
Street Address:	1508 - 1512 Pioneer Way East
City, State, Zip:	Puyallup, WA 98372
County:	WA - Pierce
Market:	Pierce County
Sub-Market	Puyallup
Signal Intersection:	East Pioneer and 15th Street SE



LOCATION OVERVIEW

The property is situated in a suburban area with a mix of residential and commercial developments. Pioneer Avenue is a main thoroughfare, providing convenient access to other parts of Puyallup and surrounding areas. The location is well-connected to major highways, such as Highway 512 and I-5, facilitating easy commutes to nearby cities like Tacoma and Seattle. Puyallup offers several parks and outdoor spaces for recreation, including walking trails, sports fields, and playgrounds, making it great for families and outdoor enthusiasts. Overall, the property is in a convenient location that balances suburban comfort with easy access to urban amenities.



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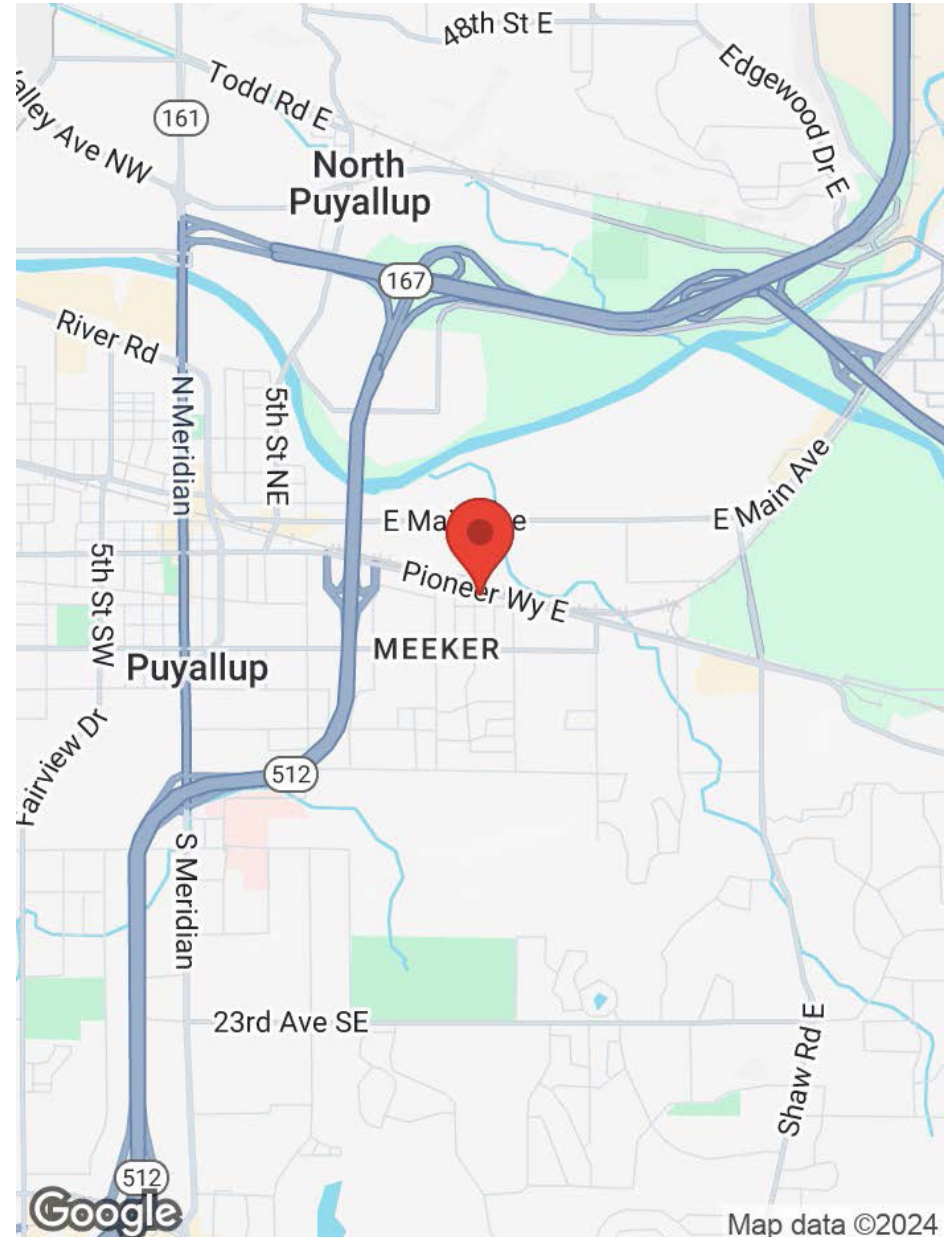
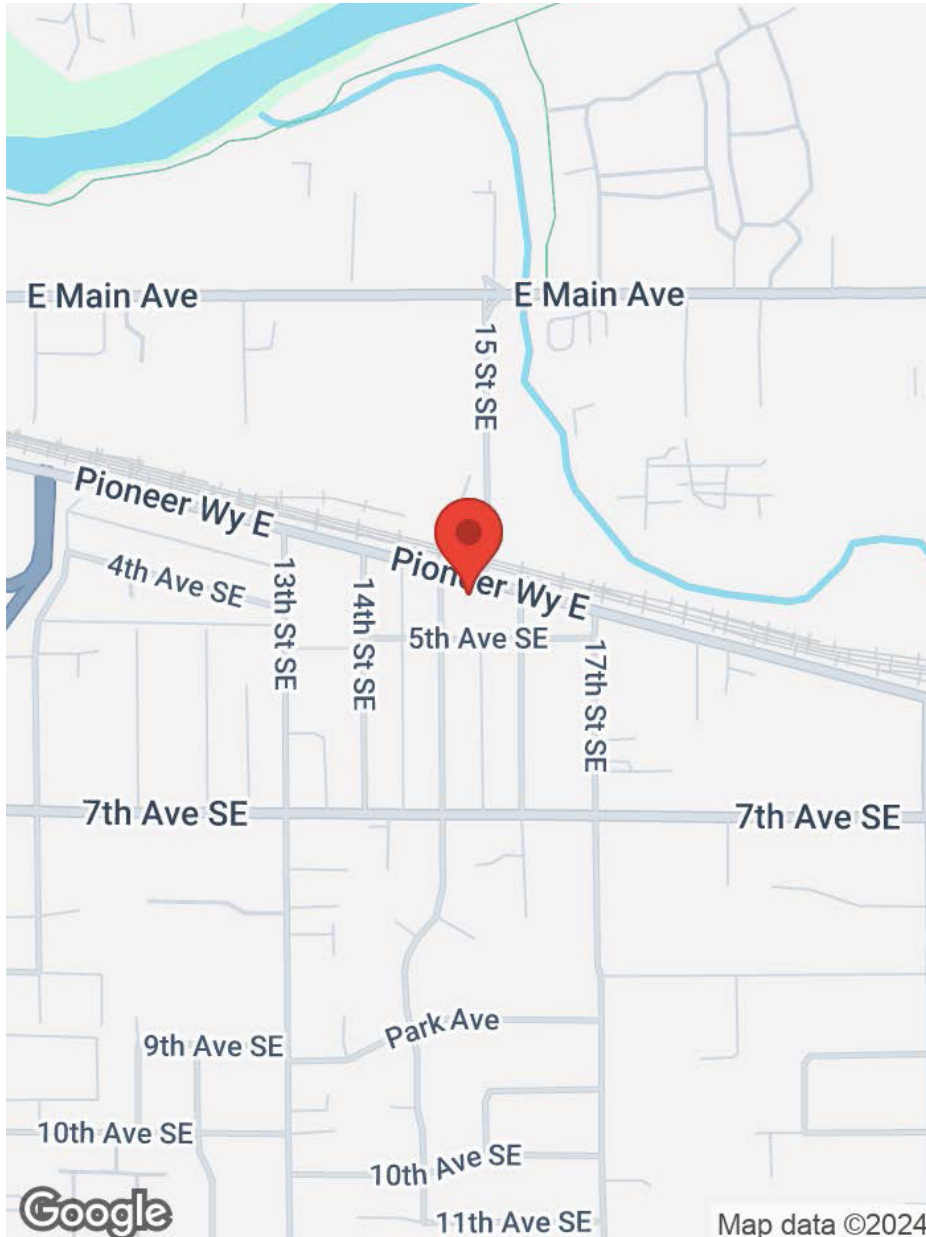


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LOCATION MAPS



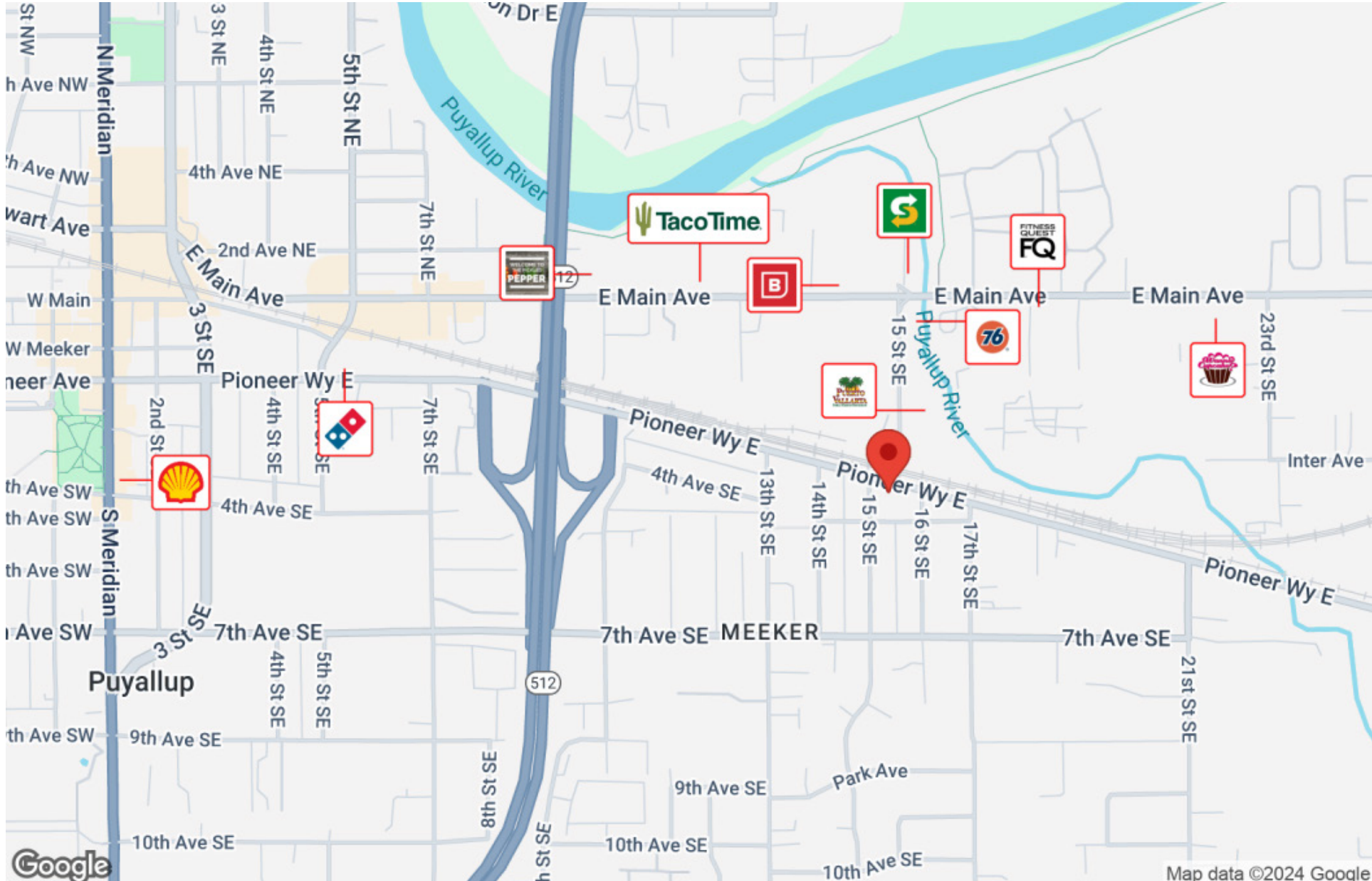
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BUSINESS MAP

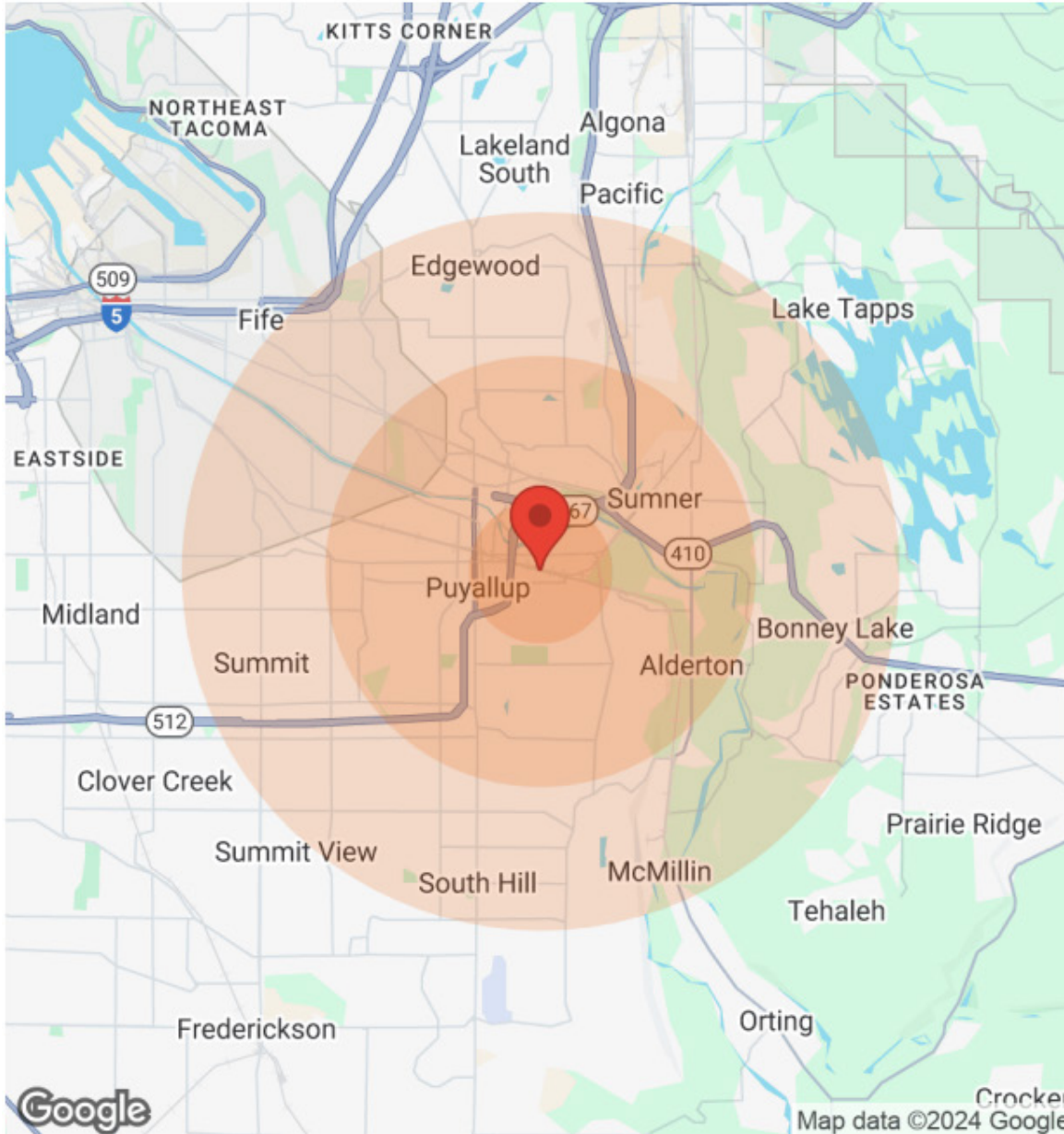


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,928	28,765	71,654
Female	5,413	30,606	75,342
Total Population	10,341	59,371	146,996

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,807	11,391	28,845
Ages 15-24	1,191	7,861	20,355
Ages 25-54	4,244	23,139	55,817
Ages 55-64	1,250	7,360	18,475
Ages 65+	1,849	9,620	23,504

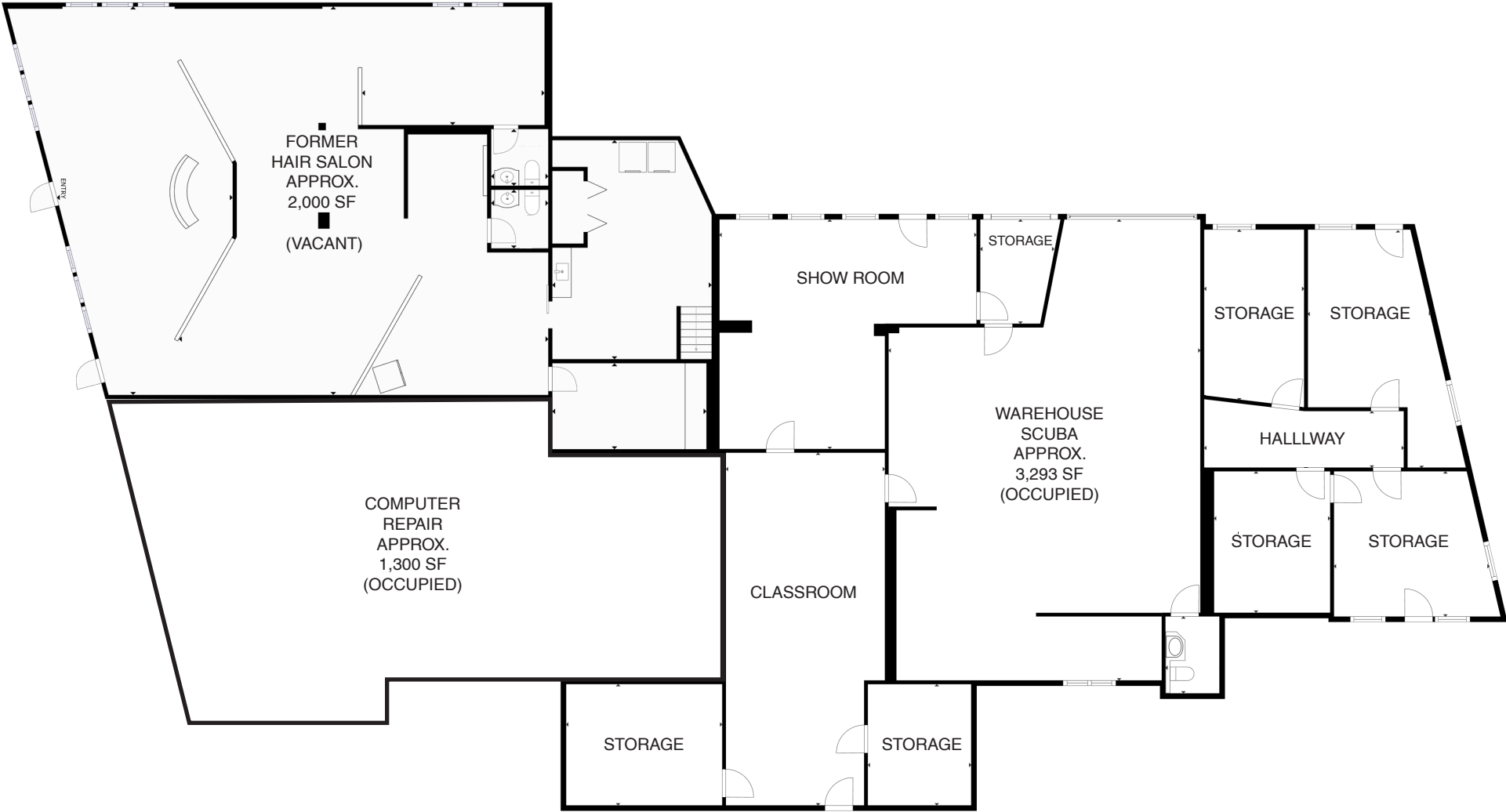
Race	1 Mile	3 Miles	5 Miles
White	9,063	52,402	125,895
Black	151	661	2,782
Am In/AK Nat	52	227	627
Hawaiian	41	184	695
Hispanic	830	4,756	11,298
Multi-Racial	1,646	9,222	23,608

Income	1 Mile	3 Miles	5 Miles
Median	\$40,089	\$58,067	\$61,767
< \$15,000	496	2,058	3,828
\$15,000-\$24,999	411	1,988	4,405
\$25,000-\$34,999	602	2,365	5,287
\$35,000-\$49,999	1,129	4,044	8,781
\$50,000-\$74,999	777	4,635	11,429
\$75,000-\$99,999	594	3,302	9,119
\$100,000-\$149,999	398	3,906	9,773
\$150,000-\$199,999	75	1,117	2,863
> \$200,000	N/A	569	1,506

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,331	26,599	61,950
Occupied	4,691	24,696	58,055
Owner Occupied	2,011	14,324	36,740
Renter Occupied	2,680	10,372	21,315
Vacant	640	1,903	3,895

FLOOR PLAN

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*NOT TO SCALE