



Frederickson Landing | Retail Pads

17200 CANYON ROAD E, PUYALLUP, WA



LOT 3
±1.37 AC AVAILABLE!

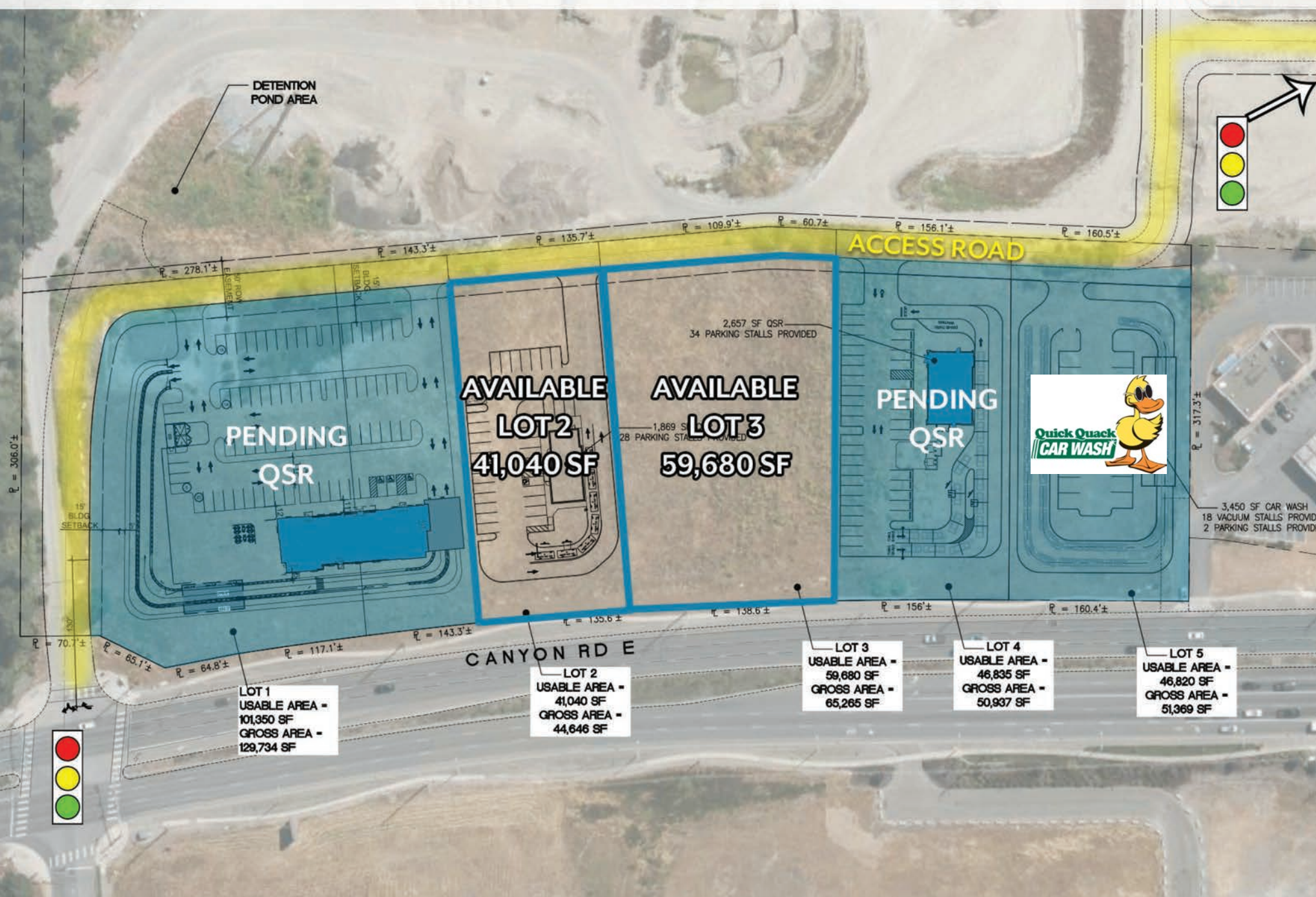
LOT 2
±0.94 AC AVAILABLE!

NEW ACCESS ROAD

QSR

QSR

Site Plan



DETENTION
POND AREA

ACCESS ROAD

**AVAILABLE
LOT 2
41,040 SF**

**AVAILABLE
LOT 3
59,680 SF**

**PENDING
QSR**



**LOT 1
USABLE AREA -
101,350 SF
GROSS AREA -
129,734 SF**

**LOT 2
USABLE AREA -
41,040 SF
GROSS AREA -
44,646 SF**

**LOT 3
USABLE AREA -
59,680 SF
GROSS AREA -
65,265 SF**

**LOT 4
USABLE AREA -
46,835 SF
GROSS AREA -
50,937 SF**

**LOT 5
USABLE AREA -
46,820 SF
GROSS AREA -
51,369 SF**

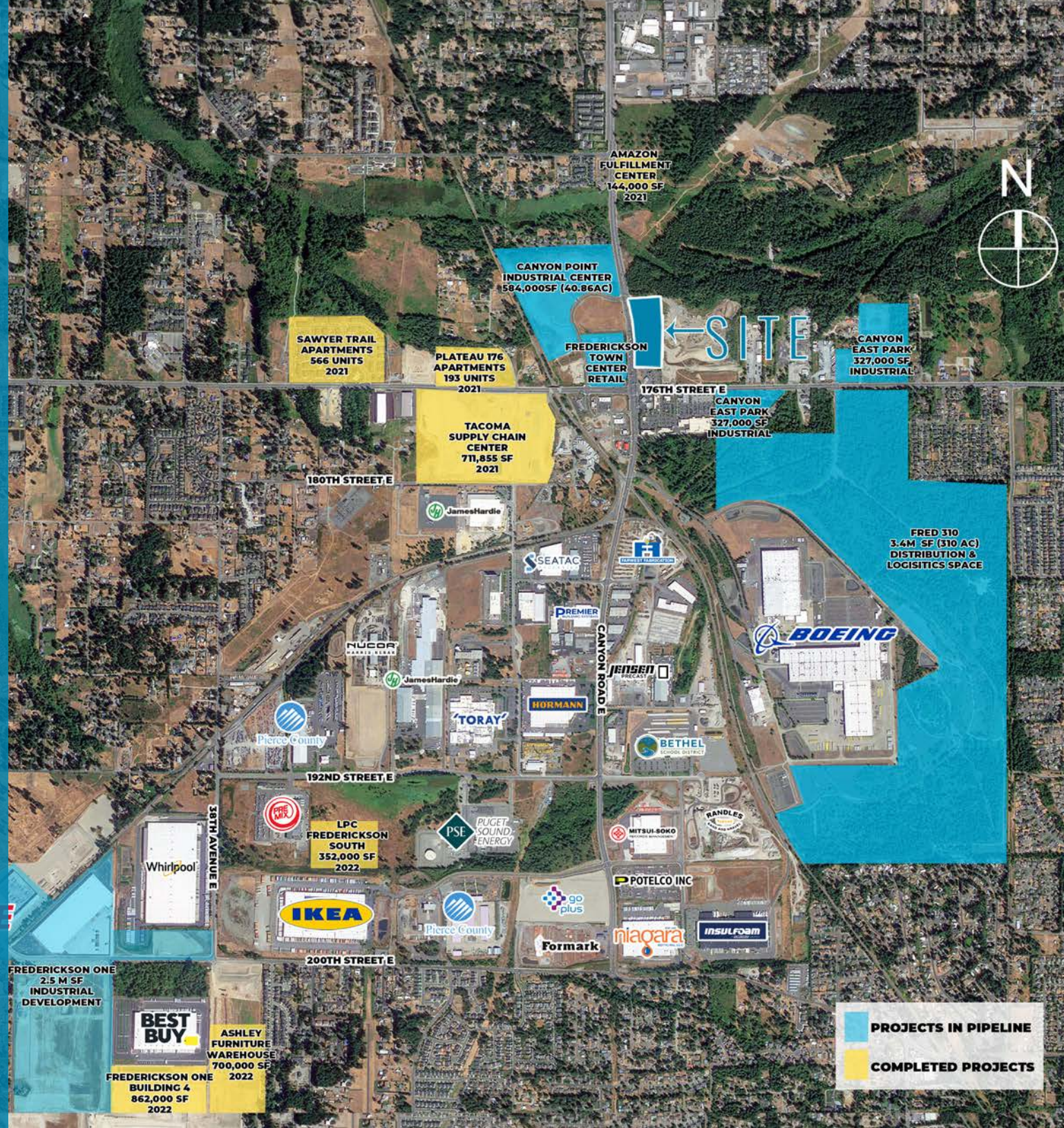
3,450 SF CAR WASH
18 VACUUM STALLS PROVIDED
2 PARKING STALLS PROVIDED



LOT SIZES ARE FLEXIBLE

About the Property

- PROJECT SIZE: 6.7 AC
- LOTS AVAILABLE:
 - LOT 2: ± .94AC
 - LOT 3: ± 1.37AC
 - LOT SIZES ARE FLEXIBLE
- SITE HAS ACCESS FROM TWO TRAFFIC SIGNALS
- STRONG NEARBY RESTAURANT VOLUMES
- ZONED: EMPLOYMENT CORRIDOR
- CANYON RD E: 62,284 ADT
- 176TH ST. E: 40,548 ADT



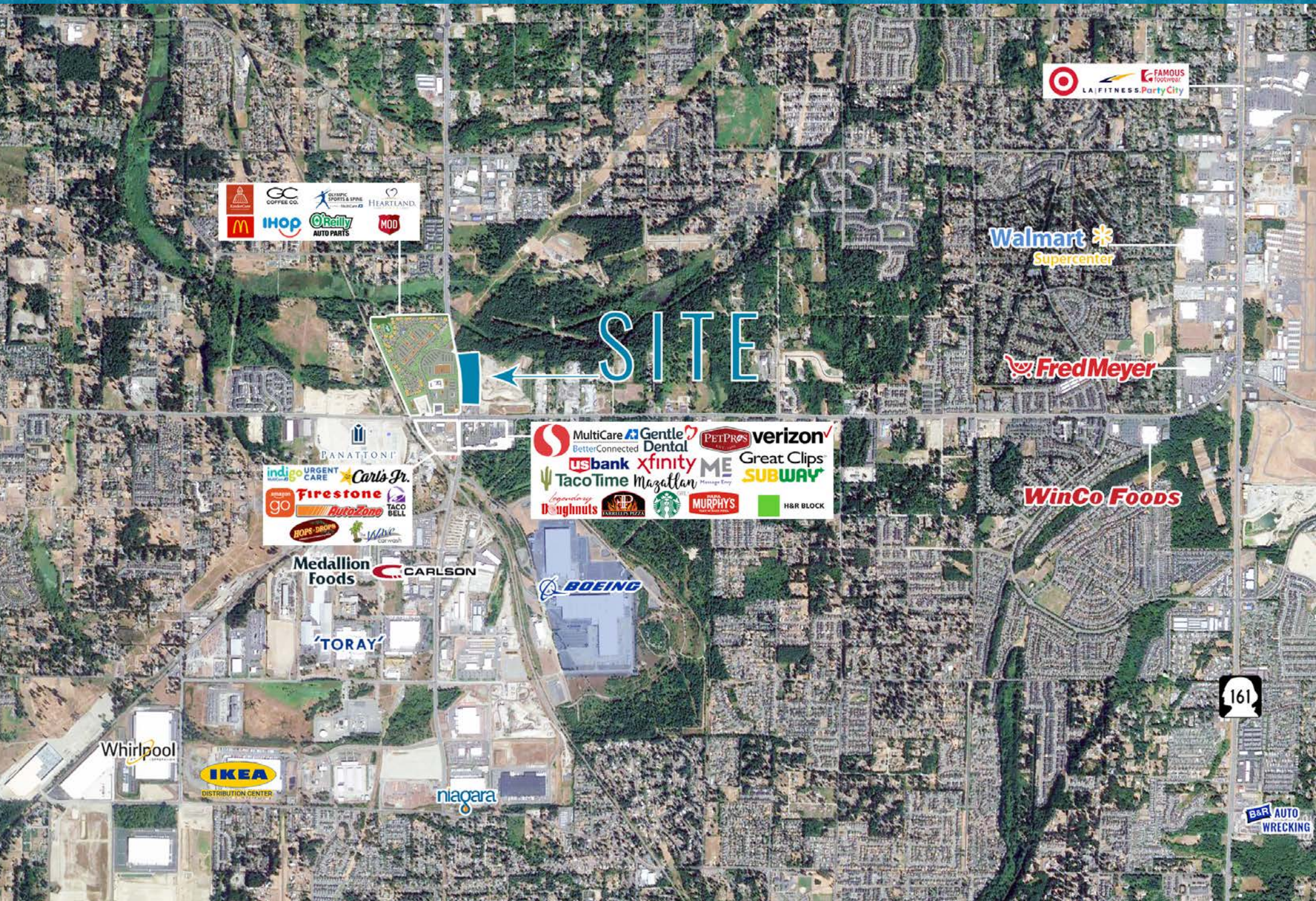
Frederickson Industrial Pipeline

- TOTAL INVENTORY:
10.36 M SF
- UNDER CONSTRUCTION:
2.86 M SF

PROJECTS IN PIPELINE

COMPLETED PROJECTS

Market Aerial



Target LA FITNESS Party City FAMOUS Footwear

GC COFFEE CO. OLYMPIC SPORTS & SPINE HEARTLAND
McDonald's IHOP O'Reilly AUTO PARTS MOD

Walmart Supercenter

Fred Meyer

SITE

PANATTONI
indigo URGENT CARE Carl's Jr.
go Firestone AutoZone TACO BELL
HOPS-DROPS Wipe Out Wash

MultiCare Gentle Dental PETPROS verizon
BetterConnected Dental
usbank xfinity ME Great Clips
Taco Time Mazatlan SUBWAY
Legendary Doughnuts Starbucks MURPHY'S H&R BLOCK

WinCo Foods

Medallion Foods CARLSON

BOEING

TORAY

Whirlpool

IKEA DISTRIBUTION CENTER

niagara

161

B&R AUTO WRECKING

5 min drive time

15,306

Population

\$112,699

Average Household Income

2,613

Daytime Population

7 min drive time

42,016

Population

\$123,913

Average Household Income

4,837

Daytime Population

10 min drive time

98,047

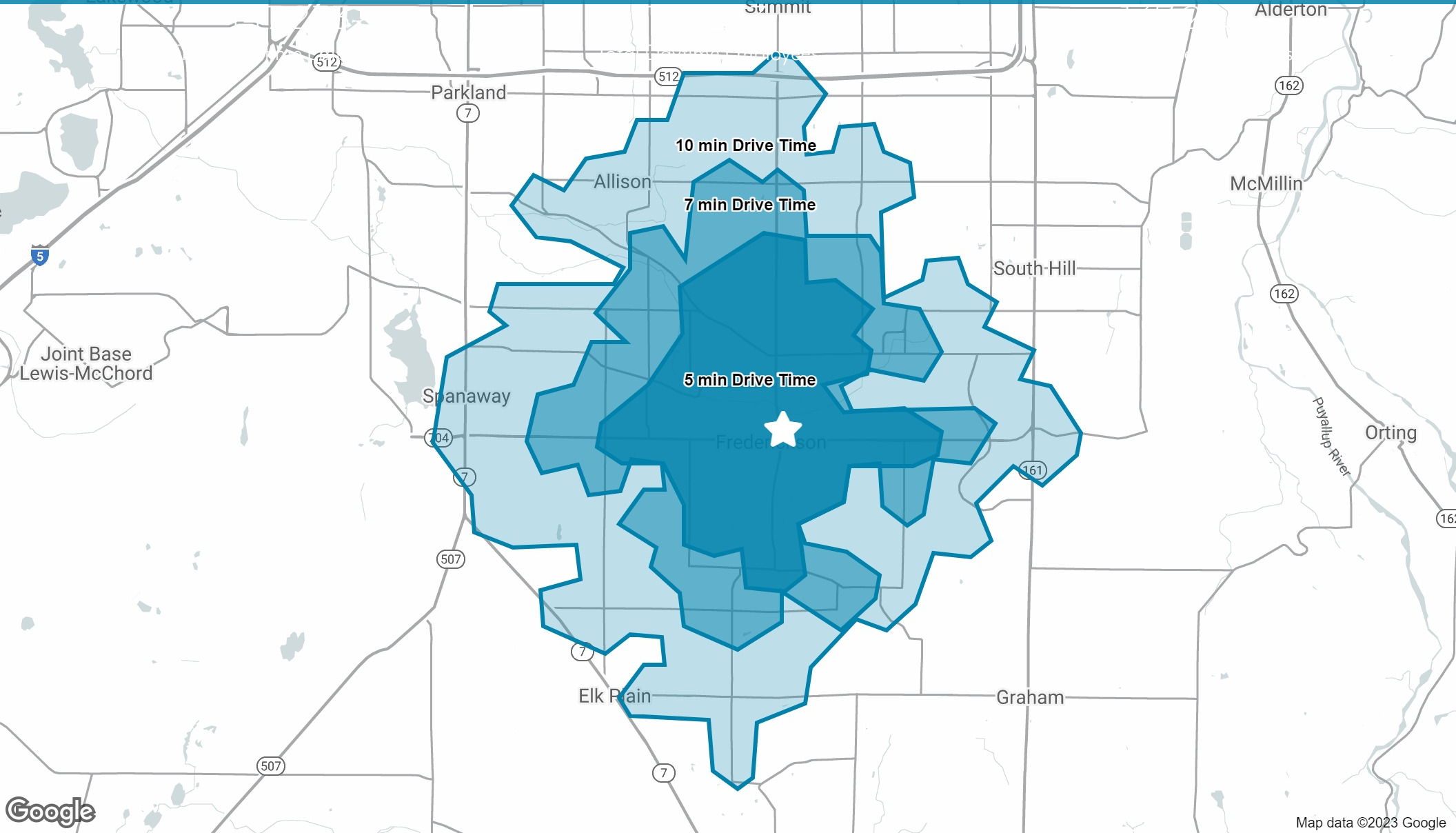
Population

\$125,723

Average Household Income

11,723

Daytime Population





VISCONSI
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