

# FOR LEASE

4423-4621 S Meridian  
Puyallup, WA 98373

NEW PAD REDEVELOPMENT - ONLY ONE SPACE REMAINING!



## MERIDIAN PLACE

Lisa Tallman | Jamie Firth

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

4423 - 4621 S MERIDIAN AVE:

1,690 SF PAD	CALL FOR DETAILS	
1,400 SF	CALL FOR DETAILS	
1,400 SF	CALL FOR DETAILS	PENDING
2,321 SF	CALL FOR DETAILS	PENDING
16,324 SF	CALL FOR DETAILS	

- Announcing Grocery Outlet - Coming Soon!
- New Façade renovation coming soon!
- Anchored by Grocery Outlet (Coming Soon), Pier 1 Imports, Michaels, Starbucks, McDonalds, & Mattress Firm
- Excellent Shopping Center Synergy
- New Multifamily Development Adjacent to site with 200+ Units
- Pad Redevelopment - Only one space remaining!
- Estimated NNN's \$8.45 PSF
- Great visibility and access from Meridian Ave



Population



Average HH Income

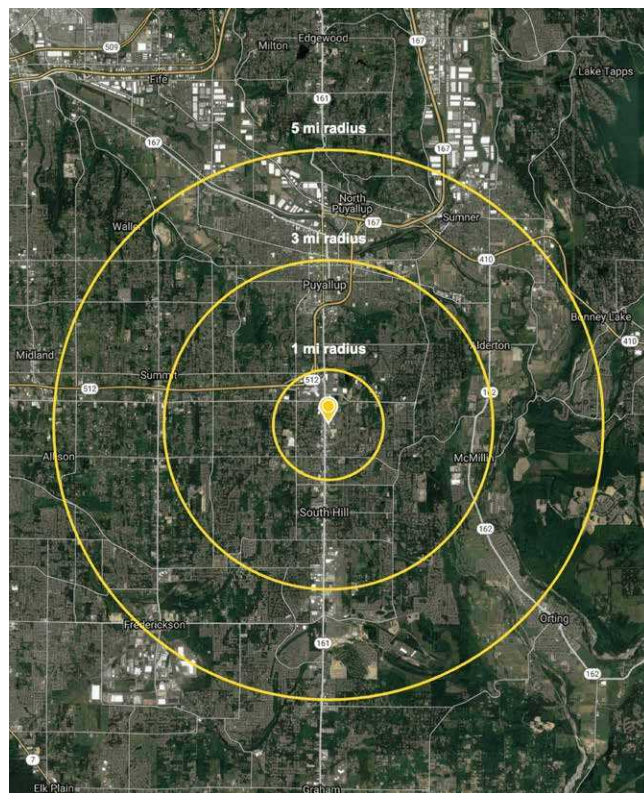


Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	8,888	\$85,954	65,954
Mile 3	169,961	\$95,592	85,592
Mile 5	118,957	\$108,957	108,957

TENANTS



# RENDERINGS



GROCERY OUTLET SOUTH PERSPECTIVE



MICHAELS' NORTH PERSPECTIVE

SUMMARY

# PAD REDEVELOPMENT

SUMMARY



LOCATION DETAILS



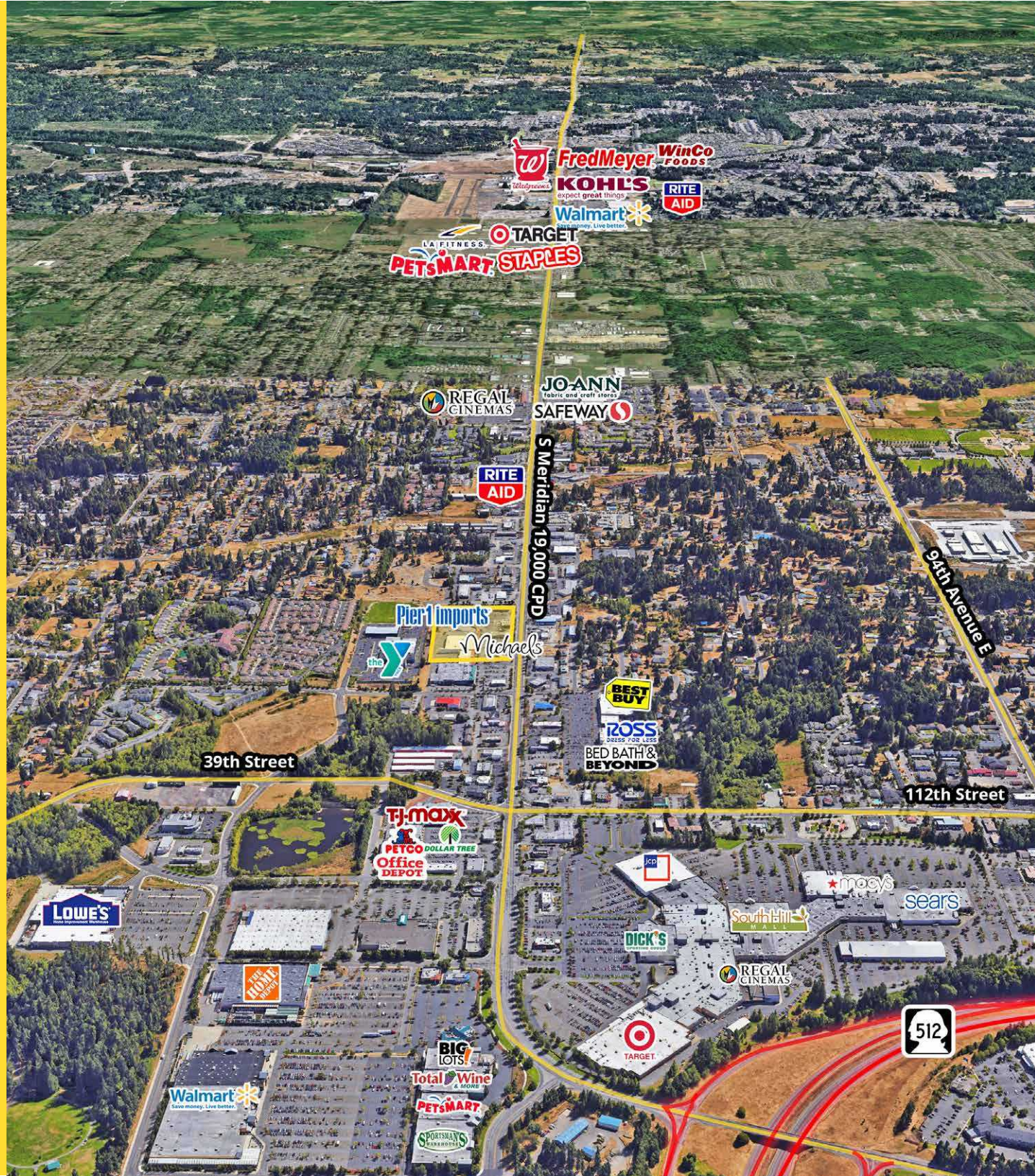
41,000 CPD  
S Meridian Ave



Located in the South  
Hill Retail Core



Located moments from  
HWY 512 & I-5



# SITE PLAN

Suite	Tenant	SF	Rate
703	Papa Murphy's	1,630	Leased
A-705	Kids Cuts	1,215	Leased
707	Sally Beauty	1,330	Leased
<b>A-709</b>	<b>PENDING</b>	<b>1,400</b>	<b>Call for Details!</b>
<b>A-711</b>	<b>PENDING</b>	<b>2,450</b>	<b>Call for Details!</b>
715	Third Dimension Salons	1,750	Leased
A-717	Shilla Teriyaki	1,400	Leased
<b>A-721</b>	<b>AVAILABLE</b>	<b>2,800</b>	<b>Leased</b>
723-A	Grocery Outlet	21,025	Leased
<b>723-B</b>	<b>AVAILABLE</b>	<b>16,324</b>	<b>Call for Details!</b>
725 & 727	Discount Direct	11,406	Leased
750	Citifinancial, Inc.	1,400	Leased
807	Rodda Paint	5,014	Leased
A-813	Pizza	1,400	Leased
<b>817</b>	<b>PENDING</b>	<b>2,321</b>	<b>Call for Details!</b>
819	Granite Transformations	2,247	Leased
<b>A-821</b>	<b>AVAILABLE</b>	<b>1,400</b>	<b>Call for Details!</b>
A-823	Subway	1,400	Leased
825	Wild Birds Unlimited	1,500	Leased
A-907	Michaels	22,926	Leased
915	Pier 1 Imports	7,833	Leased
PAD A	AT&T	2,800	Leased
<b>PAD A</b>	<b>AVAILABLE</b>	<b>1,690</b>	<b>Call for Details!</b>
PAD A	Starbucks	2,200	Leased
PAD B	Mattress Firm	4,983	Leased
<b>PAD B</b>	<b>AVAILABLE</b>	<b>1,296</b>	<b>Call for Details!</b>





**PUYALLUP, WA** is just 35 miles south of Seattle situated at the foot of scenic Mount Rainier. Puyallup plays host to the Washington State Fair, where over one million people attend each September. The city has a rich agricultural past but there is much more to Puyallup than meets the eye. The retail shopping centers, dining opportunities and a modern regional medical center are just some of the many amenities appreciated by residents and visitors.

TACOMA | KIRKLAND | SEATTLE | PORTLAND



**RETAIL FOCUSED. RESULTS DRIVEN.**

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