

RETAIL PADS

FOR SALE, LEASE, OR BUILD TO SUIT

176th St E & Canyon Rd E
Frederickson, WA 98375



FREDERICKSON TOWN CENTER

Jameson Sullivan | Josh Parnell

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

AVAILABLE

SOUTH LOT 1: 1.47 A (64,033 SF) - \$650,000

SOUTH LOT 6: 1.71 A (74,488 SF) - PENDING

- Available for Sale, Ground Lease, or Build-to-Suit
- Contact Listing Brokers' for Details



- Conveniently located intersection offering easy access to multiple amenities and facilities.
- Close proximity to grocery stores, making shopping hassle-free.
- Well-connected with public transportation options, facilitating seamless travel.
- Growing area with potential for future development and investment opportunities.

TENANTS



NEARBY TENANTS



Population



Average HH Income



Daytime Population

Regis - 2023

Mile 1

3,874

\$65,306

1,296

Mile 3

90,469

\$133,829

8,722

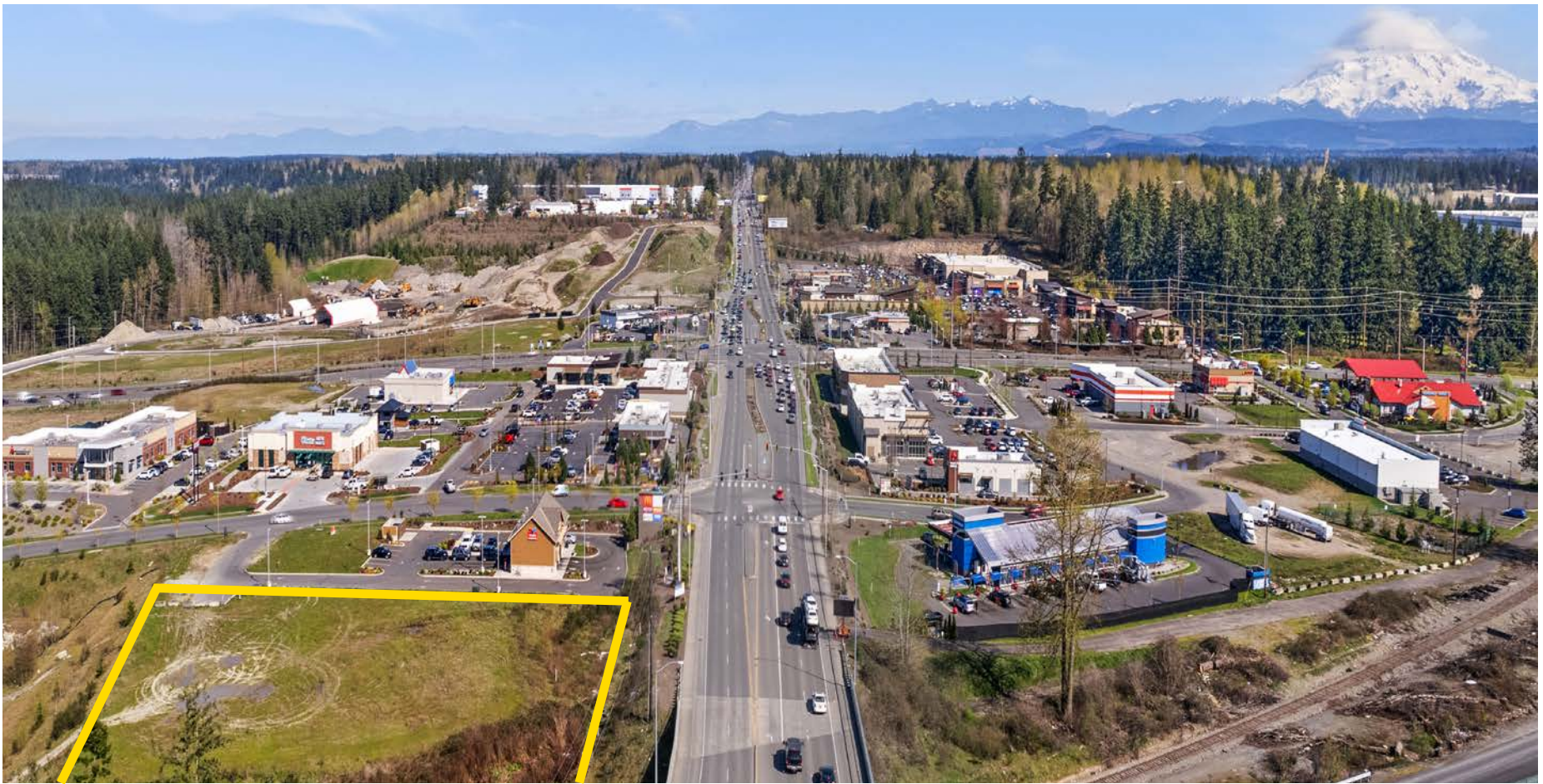
Mile 5

194,523

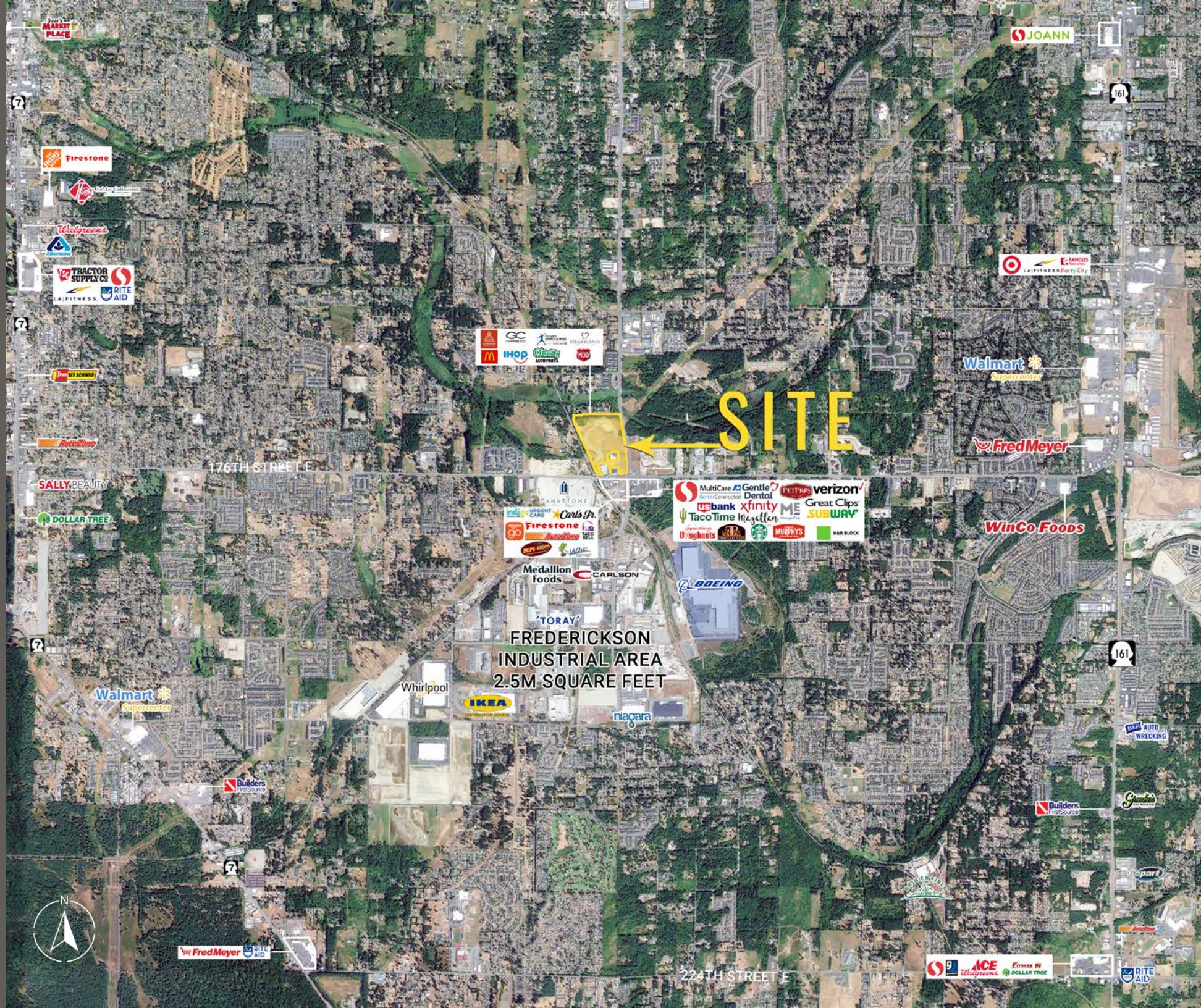
\$124,974

31,659





LOCATION AERIAL



176TH STREET E

FREDERICKSON
INDUSTRIAL AREA
2.5M SQUARE FEET

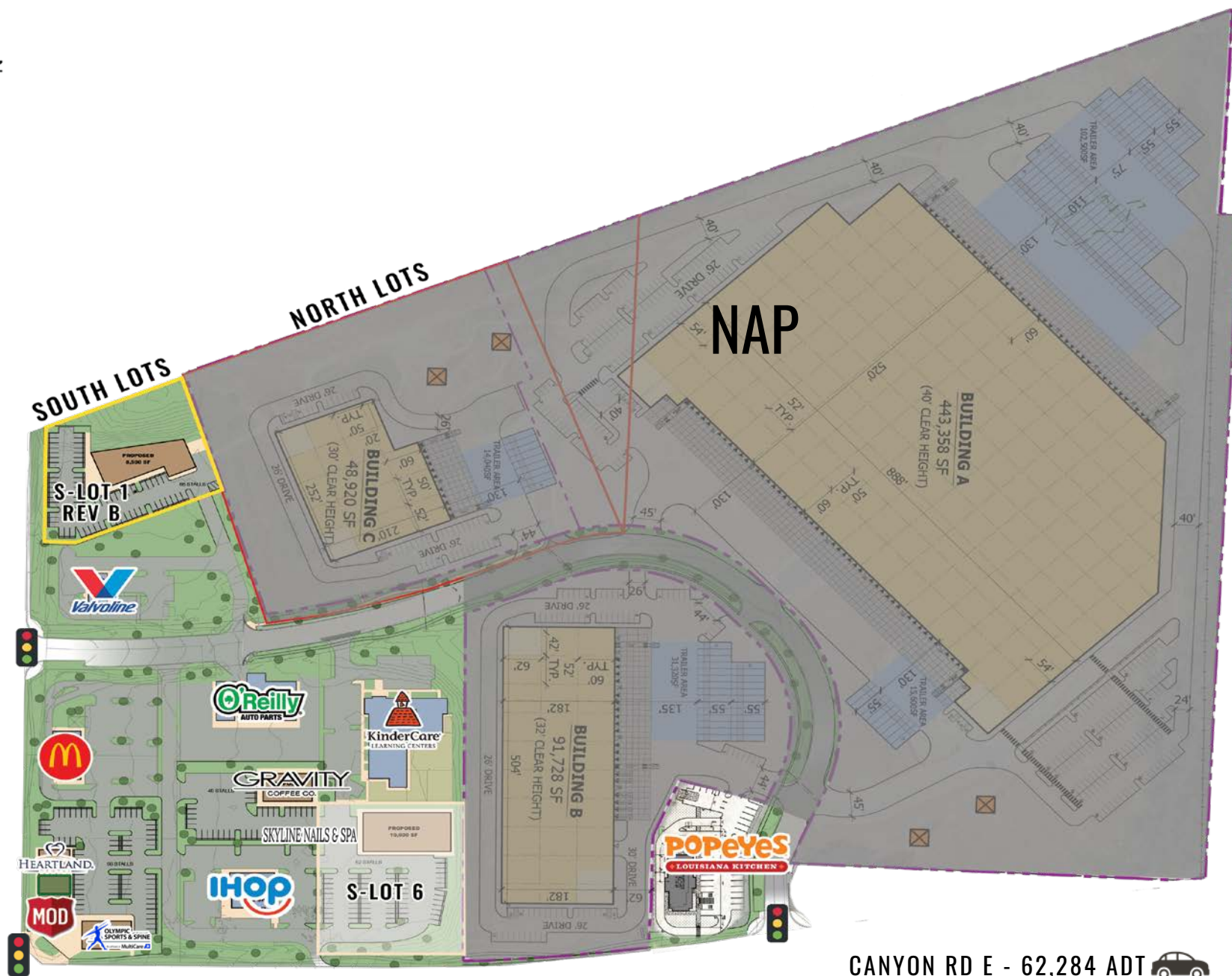


224TH STREET E

SITE PLAN



176TH ST E - 32,394 ADT 



CANYON RD E - 62,284 ADT 

LOT	ACRES	SALE PRICE
Lot 1	1.47	\$650,000
Lot 6	1.71	PENDING

CALL FOR DETAILS REGARDING *SALE PRICE & GROUND LEASE/BUILD TO SUIT



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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