

FOR LEASE

CANYON ROAD 116TH RETAIL

11601 CANYON RD E, STE 4, PUYALLUP, WA 98373

*1,088 SF Retail Space Available for
Lease in Puyallup, WA*



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High profile 6,372 SF retail center located on busy Canyon Road has unparalleled visibility & street presence and a permanent pylon sign as a bonus!

Incredible opportunity to lease a small, 1,088 square foot space with signage typically provided for anchor tenants. Shadow anchored by Safeway and Walgreens, the site has full access with a traffic light and 50,000 vpd traffic counts. U-Cor zoning allows for a wide variety of retail and professional office uses.

1,088 SF available on 70 days notice

Great visibility

Join Starbucks, Seattle Tan, Great Clips & Metro PCS

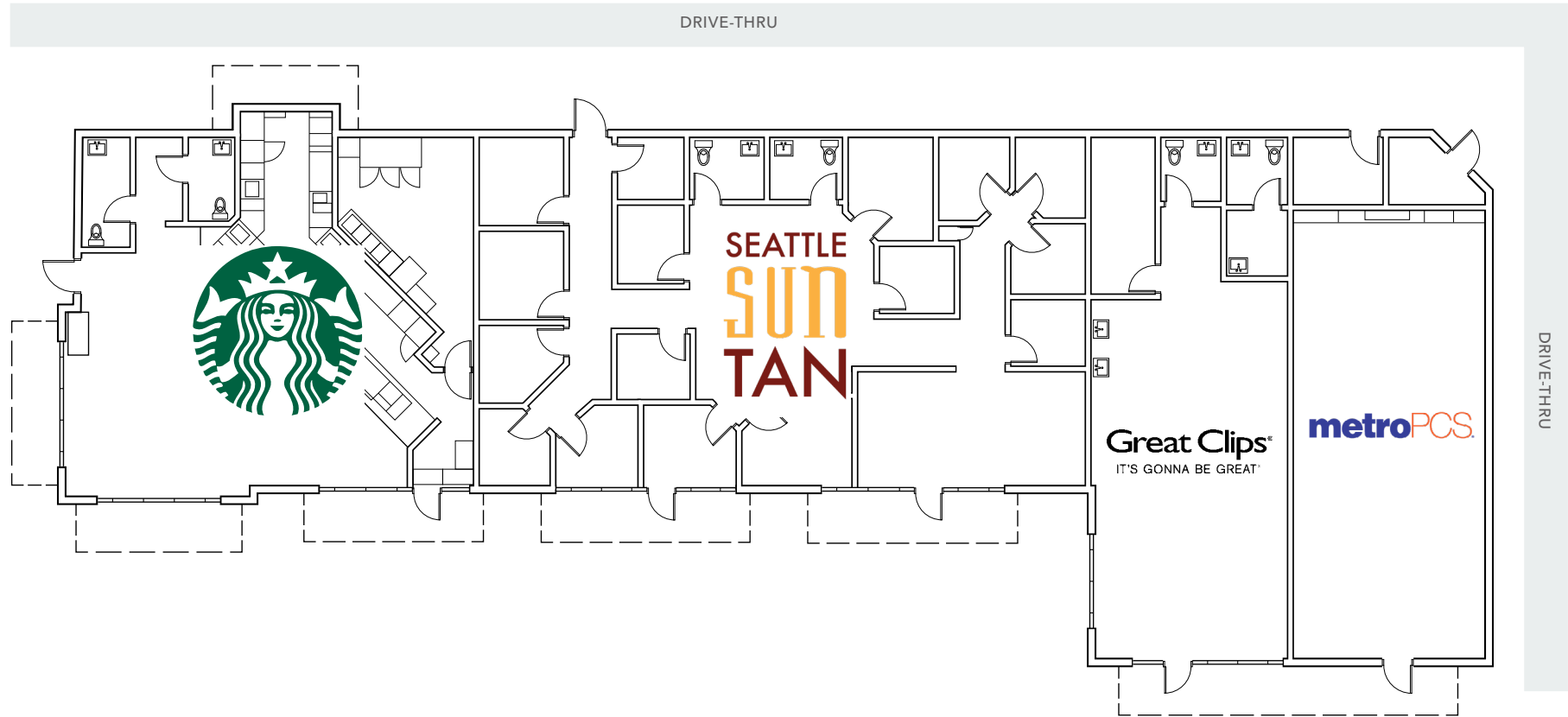
Shared access with Walgreens and Safeway

Hard to find retail on bustling Canyon Road

Do Not Disturb Tenants

AVAILABLE SF	1,088 SF
LEASE RATE	\$34.00/SF/YR + NNN
NNN	\$14.00/SF/YR
YEAR BUILT	2006
PARKING	23 stalls

BUILDING PLAN



CANYON ROAD 116TH RETAIL



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