

94TH AVE E DEVELOPMENT SITE

*60-unit multifamily
development project*



13117 94TH AVE E
PUYALLUP, WA 98373

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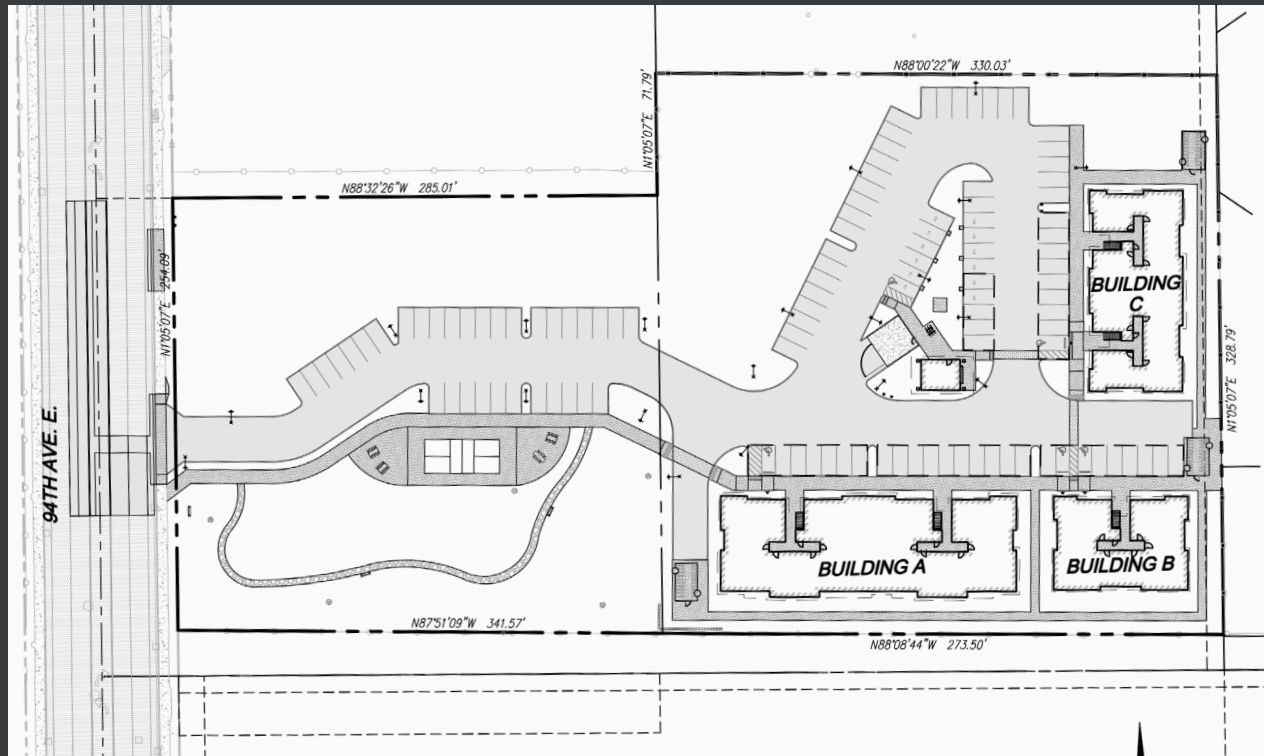


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*Exclusively
Listed by*

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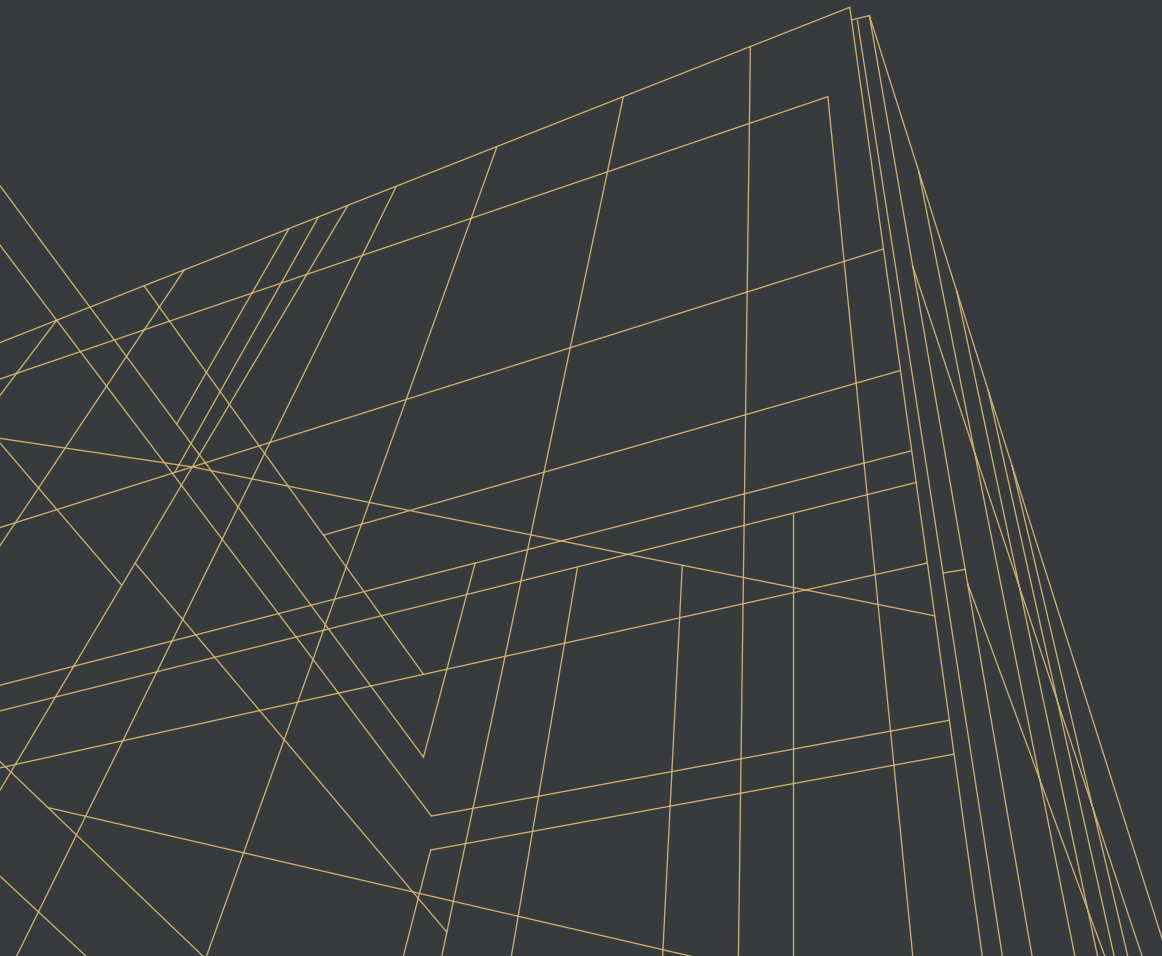
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An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom towards the top.

EXECUTIVE SUMMARY

PROJECT SUMMARY

PROPERTY NAME	94th Ave E MF 60-unit Dev. Site - Puyallup, WA
ADDRESS	13117 94th Ave E, Puyallup, WA 98373
TYPE	Land
APPROVED # OF UNITS	60
TWO-BEDROOM UNITS	36
ONE-BEDROOM UNITS	24
LOT SF	171,302

ZONING SUMMARY

LOT ACRES	3.93
PARCEL #(S)	0419161056, 0419161046
ZONING	Towne Center
INTENTION & PERMITTED USE	Covers geographic areas located within urban growth areas and high-capacity transit areas as designated within the Regional Growth Plan. This zone classification allows for a mix of high-density, multi-family residential, local retail, grocery, restaurants, office, civic uses, and other amenities and services in order to create a compact community with high-density housing within walking distance of goods, services, and amenities.
DENSITY	24 units/acre to 80 units/acre
MAX HEIGHT	65 Feet, 85 Feet with Bonus
PARKING	1.5 spaces per apartment unit



PROJECT OVERVIEW

Kidder Mathews is pleased to present a shovel-ready fully permitted 60-unit multifamily development project located in the South Hill neighborhood of Puyallup, WA

The close proximity to major employers, freeways, public transportation, amenities, and entertainment makes this a strong location which will make any development a strong performing asset for the foreseeable future for a developer.

PROJECT HIGHLIGHTS

Entitled under and grandfathered into old energy code providing significant savings in development costs

Fully permitted and shovel-ready

Unique infill opportunity in proven area with need for additional housing options



LOCATION HIGHLIGHTS

Less than 5-minute drive to Highway 512

Less than 15-minute walk to transit station

Less than 5-minute drive to South Hill Mall

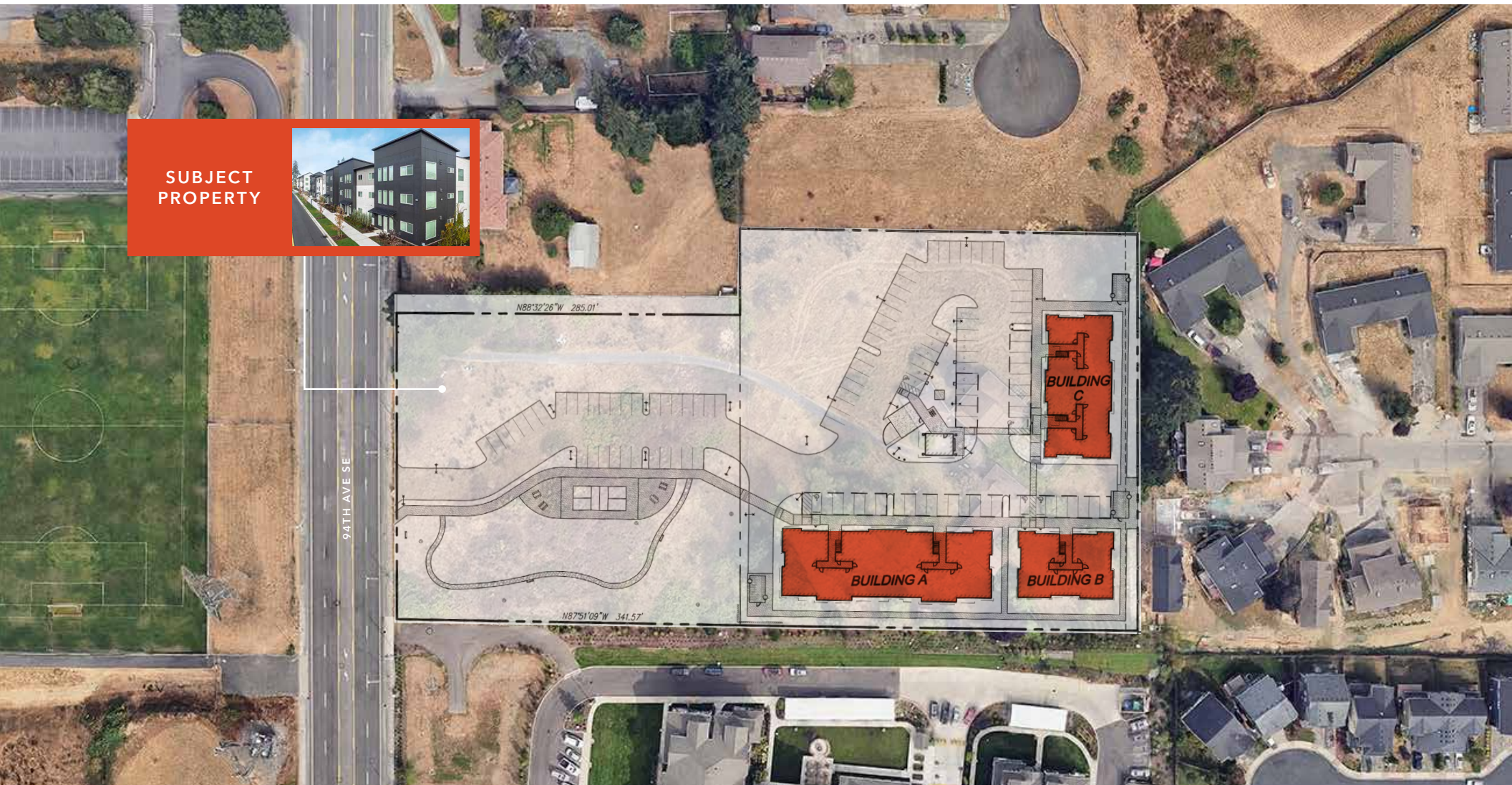
Less than 5-minute drive to numerous entertainment, retail, and restaurant options

Less than 8-minute drive to Pierce College Puyallup satellite campus

Less than 3-minute drive to Safeway grocery

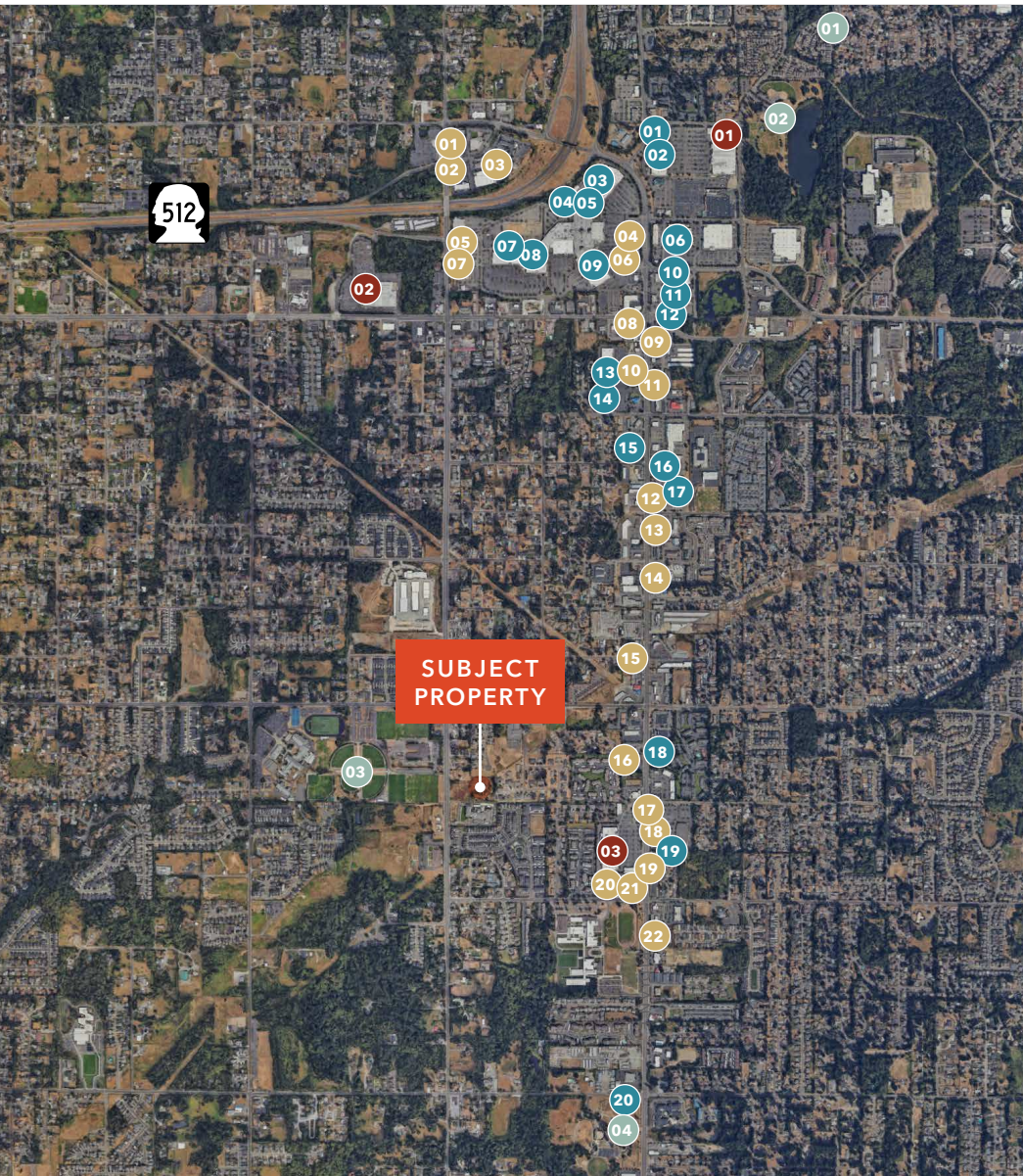
Sounder Train is less than 4-minute drive connection residents to Auburn, Kent, downtown Seattle, Tacoma, & Tukwila

SITE PLAN



PARCEL AERIAL





EAT + DRINK

- 01 Subway
- 02 McDonald's
- 03 Denny's
- 04 Applebee's Grill + Bar
- 05 Red Robin
- 06 Panera Bread
- 07 Olive Garden
- 08 Chick-Fil-A
- 09 Jersey Mike's
- 10 Burger King
- 11 Wendy's
- 12 McDonald's
- 13 Jimmy John's
- 14 Chipotle
- 15 Arby's
- 16 Outback Steakhouse
- 17 Starbucks
- 18 Buffalo Wild Wings
- 19 IHOP
- 20 Pizza Hut
- 21 Subway
- 22 Sonic

GROCERY

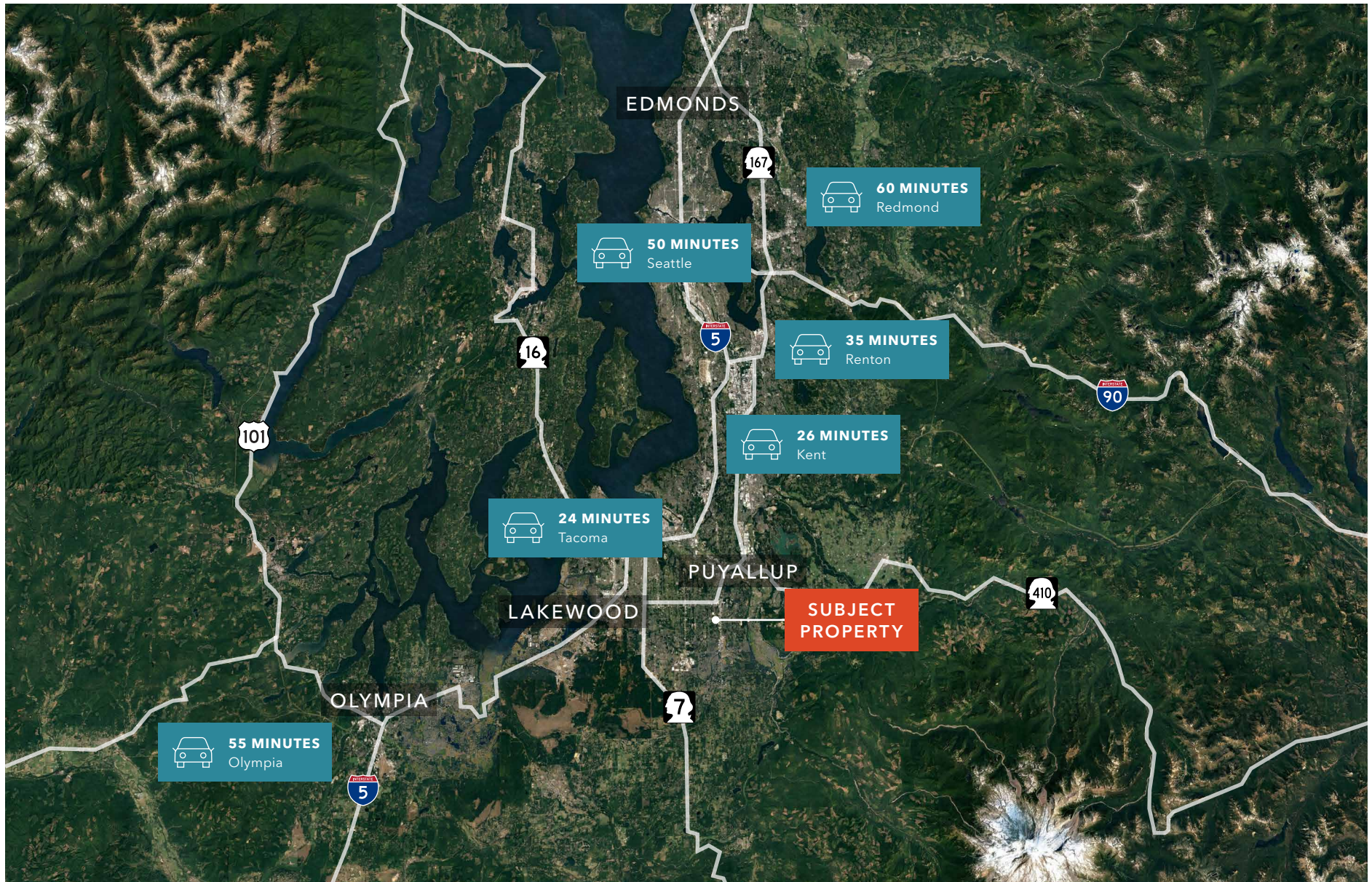
- 01 Walmart
- 02 Costco
- 03 Safeway

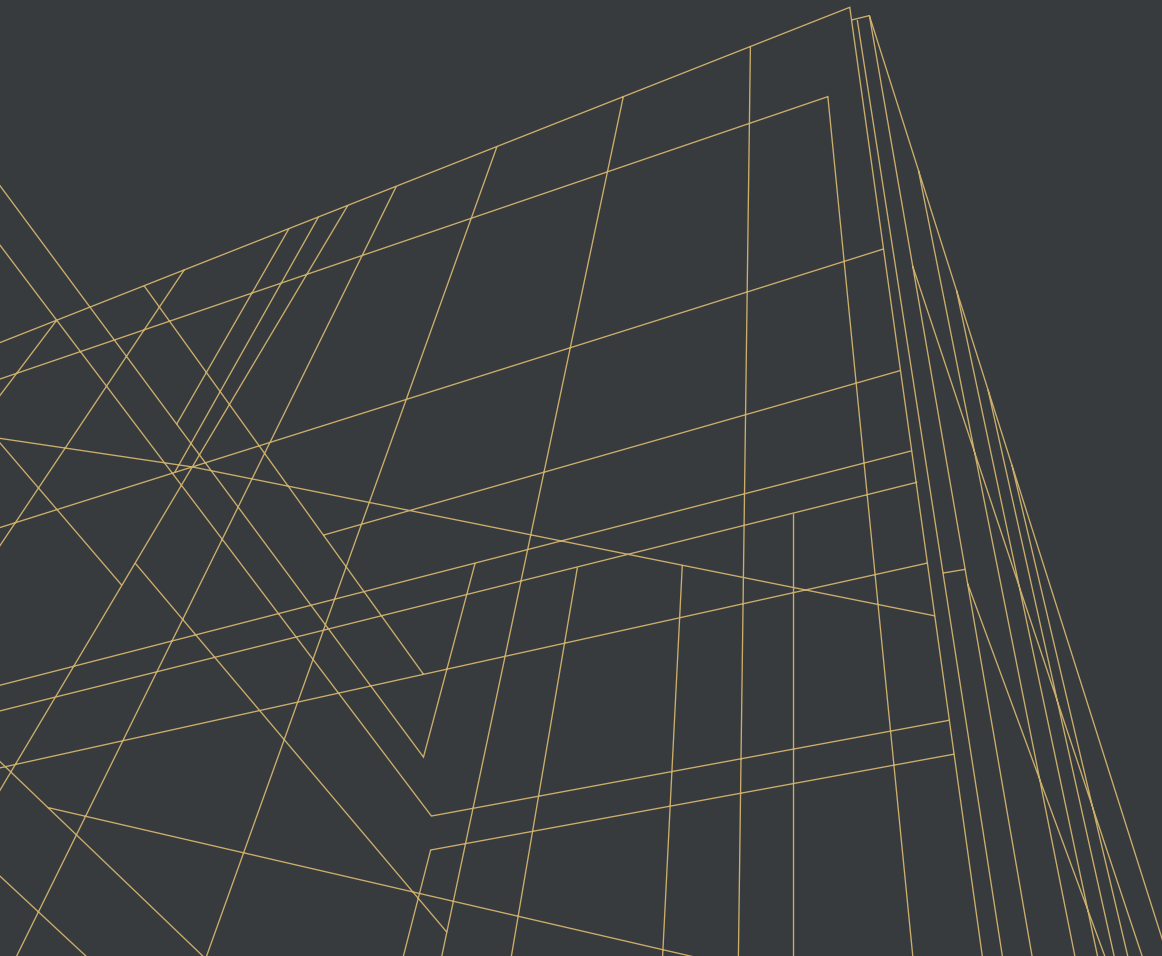
SHOPPING + ENTERTAINMENT

- 01 Sportsman's Warehouse
- 02 Total Wine & More
- 03 Target
- 04 Regal Cinemas
- 05 ULTA
- 06 Hobby Lobby
- 07 Round 1
- 08 Macy's
- 09 JCPenney
- 10 Office Depot
- 11 Dollar Tree
- 12 TJ Maxx
- 13 Ross
- 14 Best Buy
- 15 Walgreens
- 16 Grocery Outlet
- 17 Michaels
- 18 Goodwill
- 19 Regal Cinemas
- 20 Walgreens

PARKS

- 01 Wildwood Park
- 02 Bradley Lake Park
- 03 Heritage Park
- 04 Fountain Island Park





MARKET OVERVIEW

Section 02

MARKET INFORMATION

Located in the southern region of the Puget Sound, Pierce County's population makes it the second largest county in Washington, behind King County, and is part of the Seattle MSA.

The City of Puyallup is situated at the foot of scenic Mount Rainier in the beautiful Puget Sound region 10 miles east of Tacoma and approximately 35 miles south of Seattle.

The economy of Puyallup, WA employs 21.7k people. The largest industries in Puyallup, WA are Health Care & Social Assistance (3,066 people), Retail Trade (2,878 people), and Construction (2,180 people), and the highest paying industries are Public Administration (\$91,083), Management of Companies & Enterprises (\$86,667), and Construction (\$80,000). From 2022 to 2023, employment in Puyallup, WA grew at a rate of 2.93%, from 21.1k employees to 21.7k employees.

The most common job groups, by number of people living in Puyallup, WA, are Office & Administrative Support Occupations (2,753 people), Management Occupations (2,724 people), and Sales & Related Occupations (2,108 people). This chart illustrates the share breakdown of the primary jobs held by residents of Puyallup, WA.

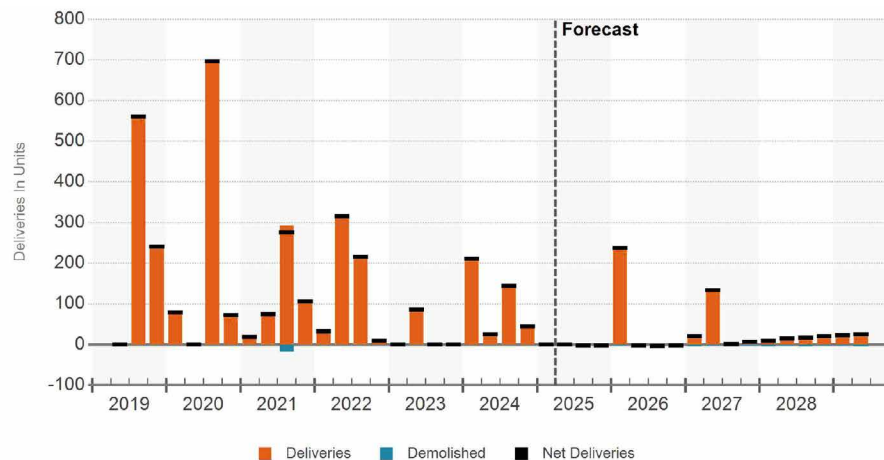
\$130,617

AVERAGE
HOUSEHOLD INCOME

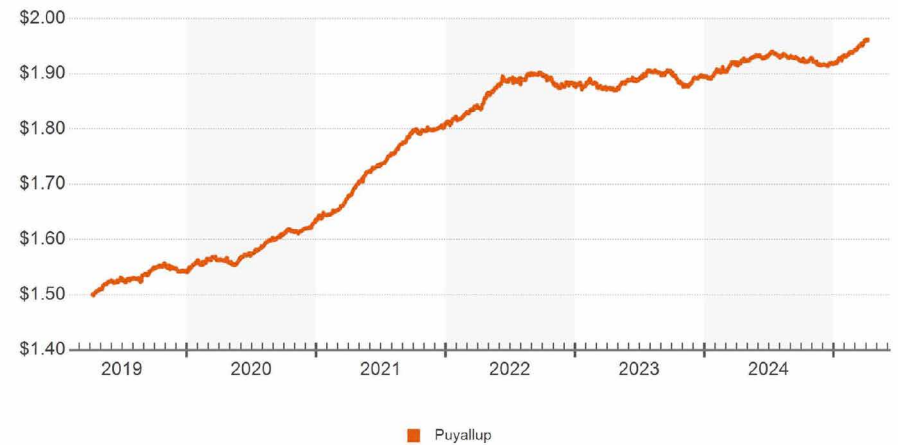
203,446

TOTAL
POPULATION (2024)

DELIVERIES



HISTORIC RENT/SF



PUYALUP TOP EMPLOYEES



54.0K
EMPLOYEES



8.3K
EMPLOYEES



7.9K
EMPLOYEES



5.7K
EMPLOYEES



3.7K
EMPLOYEES



3.3K
EMPLOYEES



2.7K
EMPLOYEES



2.6K
EMPLOYEES



2.1K
EMPLOYEES

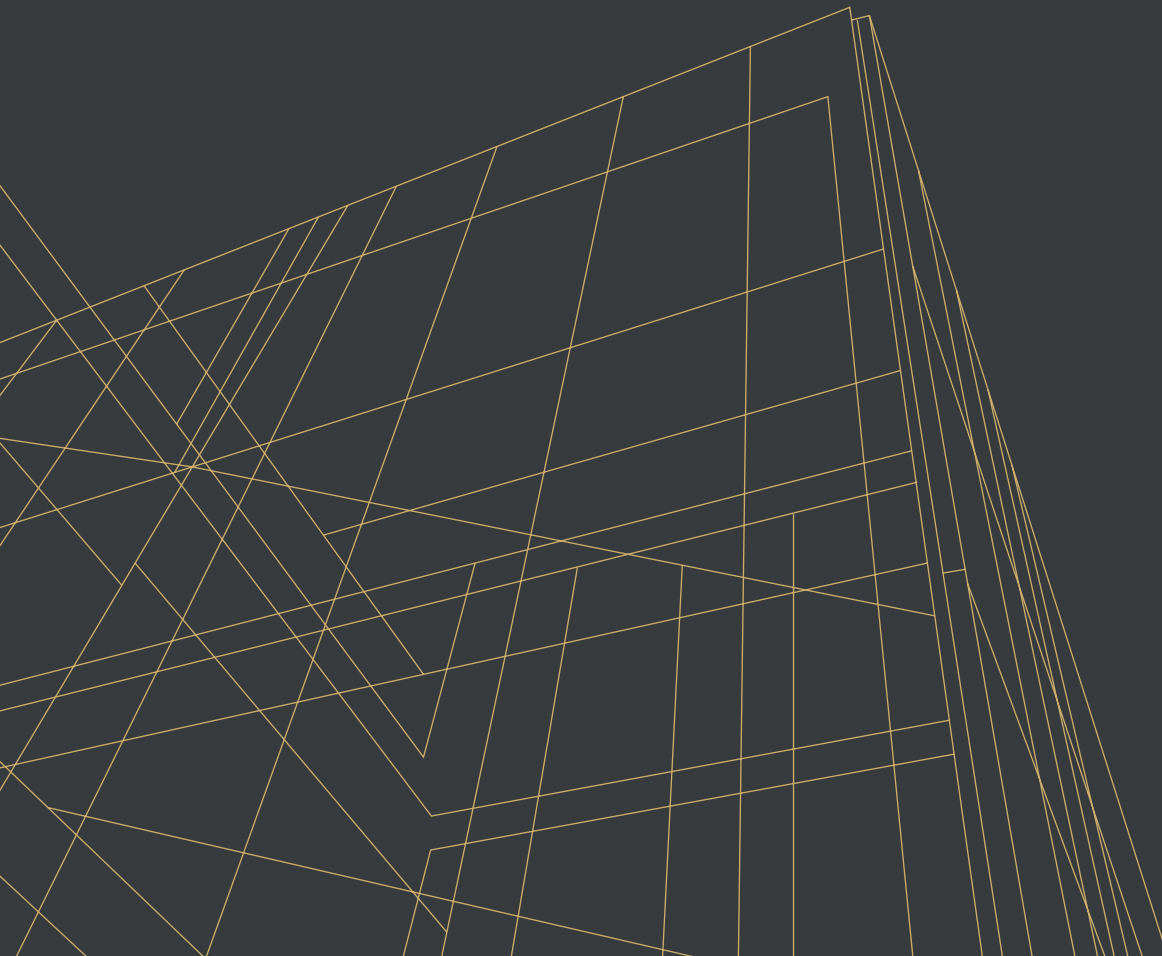


1.3K
EMPLOYEES

MARKET OVERVIEW

REGIONAL EMPLOYMENT CENTERS



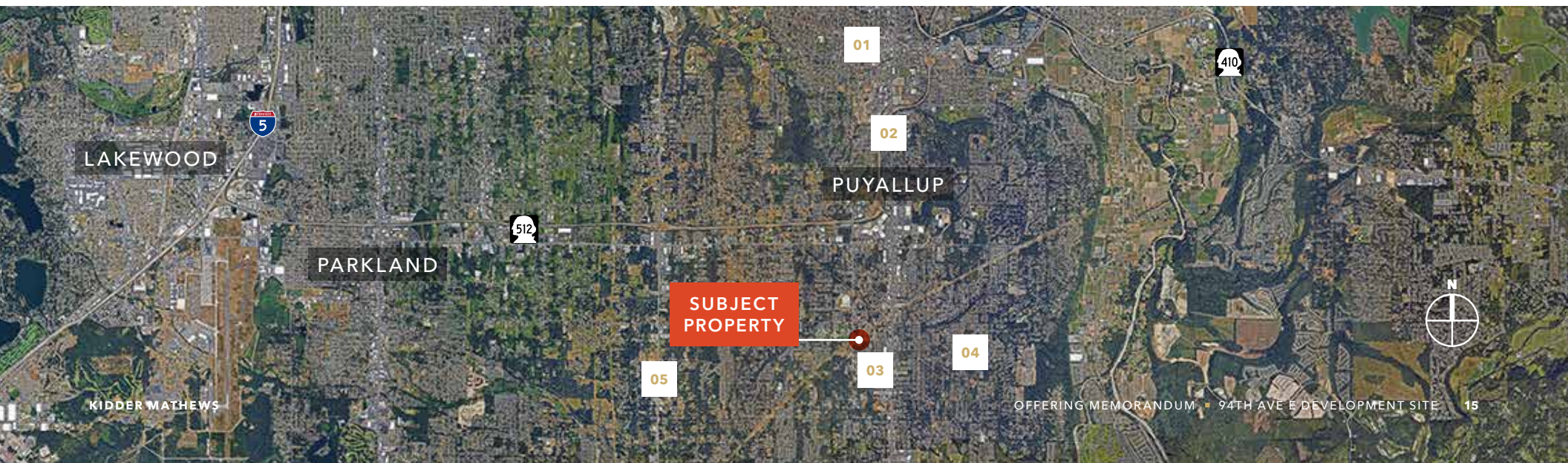
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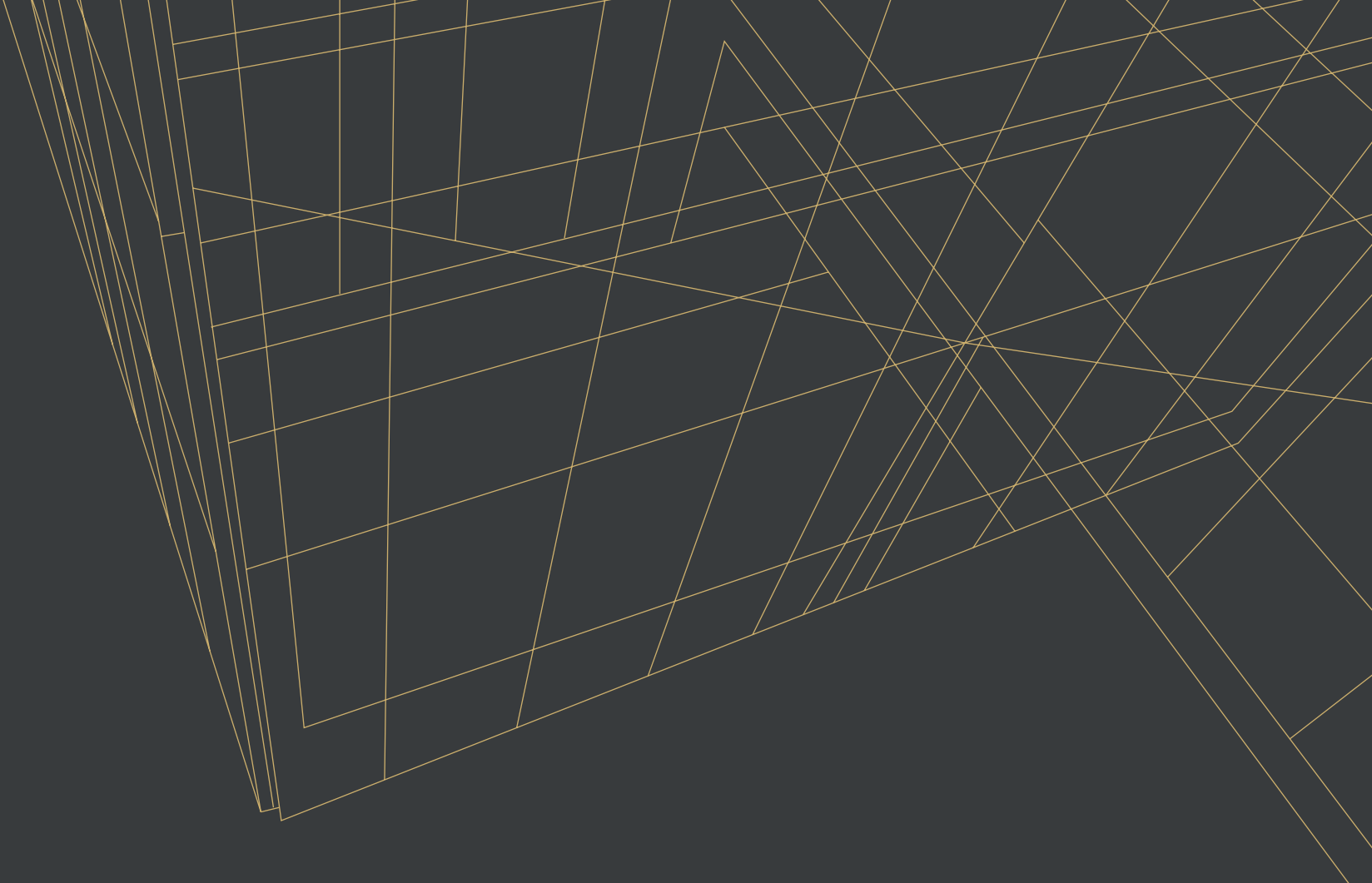
COMPARABLES

Section 03

LAND SALE COMPARABLES

	Property Address	Sale Date	Zoning	Lot Size	Sale Price	Price Per SF
01	13117 94th Ave E, Puyallup, WA	TBD	Towne Center (TCtr)	171,302 SF	\$1,800,000	\$10.51
02	120 7th St SW, Puyallup, WA	Nov. 2019	RS-06	48,790 SF	\$750,000	\$15
03	2008 S Meridian, Puyallup, WA	Mar. 2016	RM-20	43,560 SF	\$899,719	\$21
04	13521 97th Ave E, Puyallup, WA	Dec. 2019	UV	25,612 SF	\$725,000	\$28
05	117th Ave Ct E, Puyallup, WA	Jun. 2019	RMX	51,836 SF	\$983,000	\$19
06	14115 Canyon Rd E, Puyallup, WA	Dec. 2012	NC	384,199 SF	\$3,108,000	\$8
				92,332 SF		\$18.20





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