

km Kidder
Mathews



CONCEPTUAL RENDERING - SUBJECT TO CHANGE

FOR LEASE

CANYON VIEW VILLAGE CENTER

19001 CASCADIA BLVD E, BONNEY LAKE, WA 98391

JOIN CURRENT TENANTS



CANYON VIEW VILLAGE CENTER



LOT 5 & 6

AVAILABLE FOR LEASE

AVAILABILITIES

Building	Size
BUILDING A	1,200 - 12,930 SF
BUILDING B	2,000 - 2,500 SF
CAN BE ALTERED CALL FOR DETAILS	

KIDDER MATHEWS

FUTURE OF TEHALEH

*7-Eleven, Wendy's, Kiddie
Academy and Ossman Dental
NOW OPEN*



VISION OF TEHALEH

Brookfield Properties is pursuing a 20-year vision for Tehaleh that sustains values important to the residents as distinguished by four pillars:

CONSERVANCY

Tehaleh commits to preserving nearly 40 percent of its land as dedicated open space, parks, and trails.

WELLNESS

Tehaleh strives to support wellness through convenient access to health care and through parks and trails that promote an active lifestyle.

EDUCATION

Tehaleh supports lifelong learning opportunities that challenge both the mind and body of the young—and the young at heart. The community is currently home to two elementary schools, with a third planned for the future. A middle school is anticipated by 2028, and upon completion of the master-planned development, Tehaleh is expected to include a total of three elementary schools and two middle schools.

FARM-TO-TABLE

Tehaleh encourages the availability of locally produced products for the community's restaurants, homes, and gatherings.



DELIVERY SCHEDULE

FUTURE OF TEHALEH

Tehaleh has nearly 3,200 occupied home, plus 155 in Preston Woods, located within Exception 2 on the map. We anticipate 350-400 home occupancies annually over the next several years, reaching over 5,000 in 2027.

Legend

- Cascadia EBPC Boundary
- Phase Boundaries
- School District Boundary

Land Use Classifications:

Residential Designations / Zones

- Residential (Detached)
- Residential (Potential Multi-family)

Employment Designations / Zones

- BP - Business Park
- CC - Community Center
- NC - Neighborhood Center

Public Facilities Designations / Zones

- Schools
- Master Stormwater Drainage Facilities
- Public Facilities

Parks & Open Space Designations / Zones

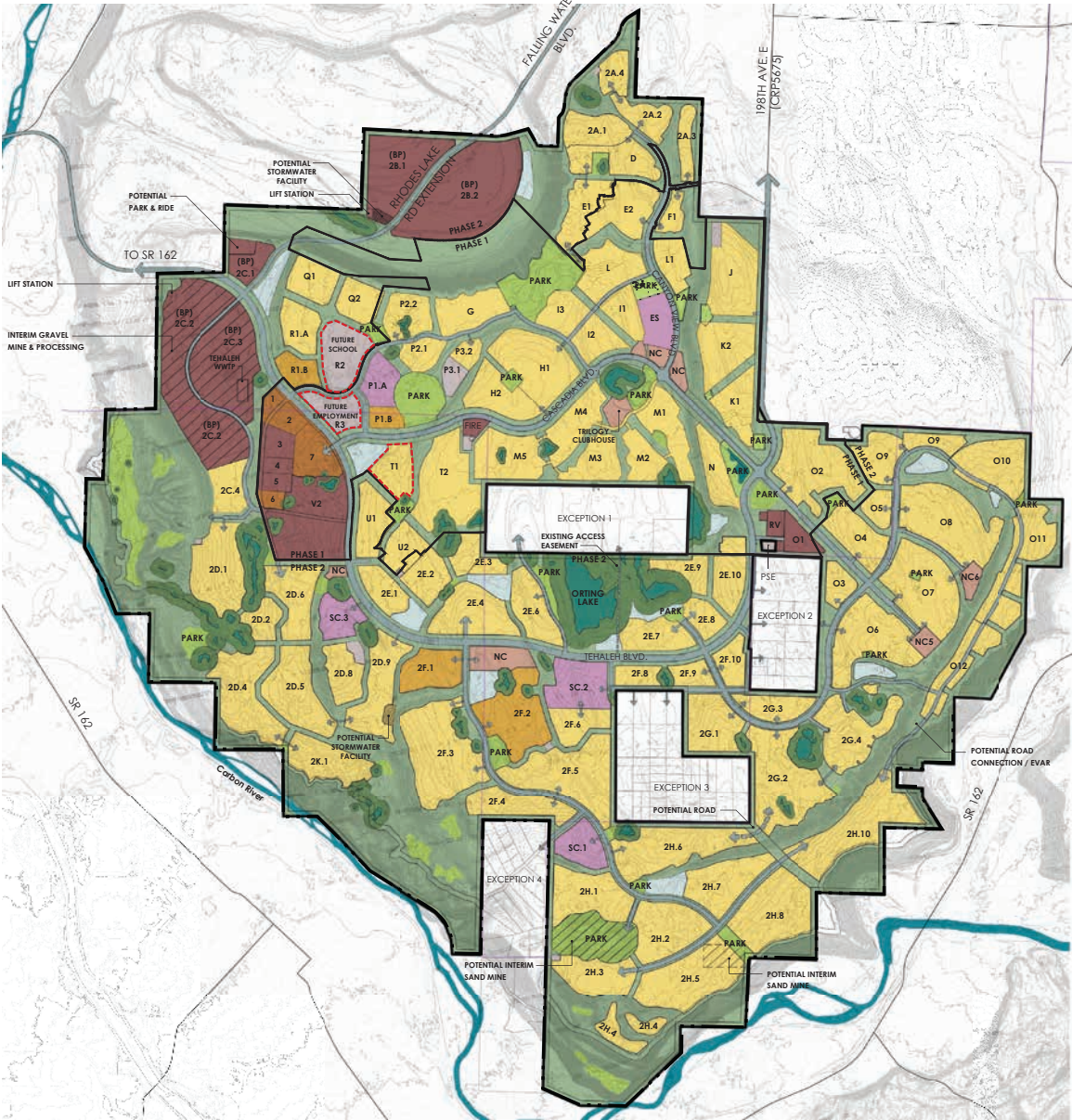
- Community Parks
- Wetlands
- Buffers / Allees
- Natural Open Space

Future Employment Parcels

These parcels may be designated as Business Park or School if the applicant proposes these parcels for employment use & Pierce County approves this use in the future.

Note: This plan is conceptual in nature, and while it shows generally intended land uses, parcel locations are approximate and subject to change at the request of Tehaleh in accordance with the terms of the Tehaleh Employment Based Planned Community Development Agreement. It is intended that Tehaleh's parks will be constructed generally concurrent with the development of adjacent parcels.

Note: Exact location and configuration of allee's/buffer to be determined during the design review of parcel specific development applications, preliminary plats, building permits.



CANYON VIEW VILLAGE CENTER



PUYALLUP

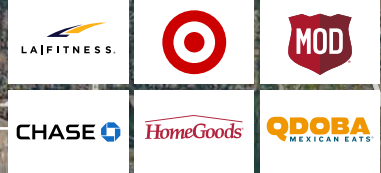


BONNEY LAKE

MARKET AT LAKE TAPPS



SOUTH HILL MALL



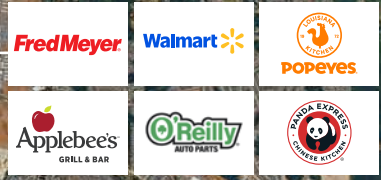
TEHALEH

SUBJECT PROPERTY



PIONEER VILLAGE SHOPPING CTR

ORTING VALLEY FARMERS MARKET



MEET YOUR NEIGHBOR

34

AVERAGE AGE

40% OF HOUSEHOLDS
HAVE CHILDREN

88% HAVE A
SIGNIFICANT OTHER

89%

EMPLOYED FULL TIME

22.2% WORK
FROM HOME

61.3% DRIVE THEIR
CAR TO WORK

3

AVERAGE
HOUSEHOLD SIZE

41% OF HOUSEHOLDS
HAVE 4+ FAMILY MEMBERS

OVER 1/2 ARE YOUNG
FAMILIES



AT HOME IN NATURE

There is already a lot in Tehaleh and so much more on the horizon. The "live in the forest" ethos has created a community where neighbors hike together, dine together, and meet for coffee dates.

As Tehaleh grows, the community will become even more like a city in the forest, where residents can find everything they want and need—from doctor appointments to makeovers to groceries—without leaving the neighborhood.

Home sales for a new neighborhood of over 1,500 homes, including a new 483-home active adult community, kicked off in 2023.



3,991

ESTIMATED HOUSEHOLD 2026



\$153,562

MEDIAN HOUSEHOLD INCOME



\$188,859

AVERAGE HOUSEHOLD INCOME



11,012

ESTIMATED POPULATION 2026

DEMOGRAPHICS

POPULATION

	5 Min Drive	10 Min Drive	15 Min Drive
2010 CENSUS	2,186	14,371	32,062
2020 CENSUS	7,519	21,270	42,919
2026 ESTIMATED	12,471	26,278	48,356
2031 PROJECTED	16,141	31,013	53,792

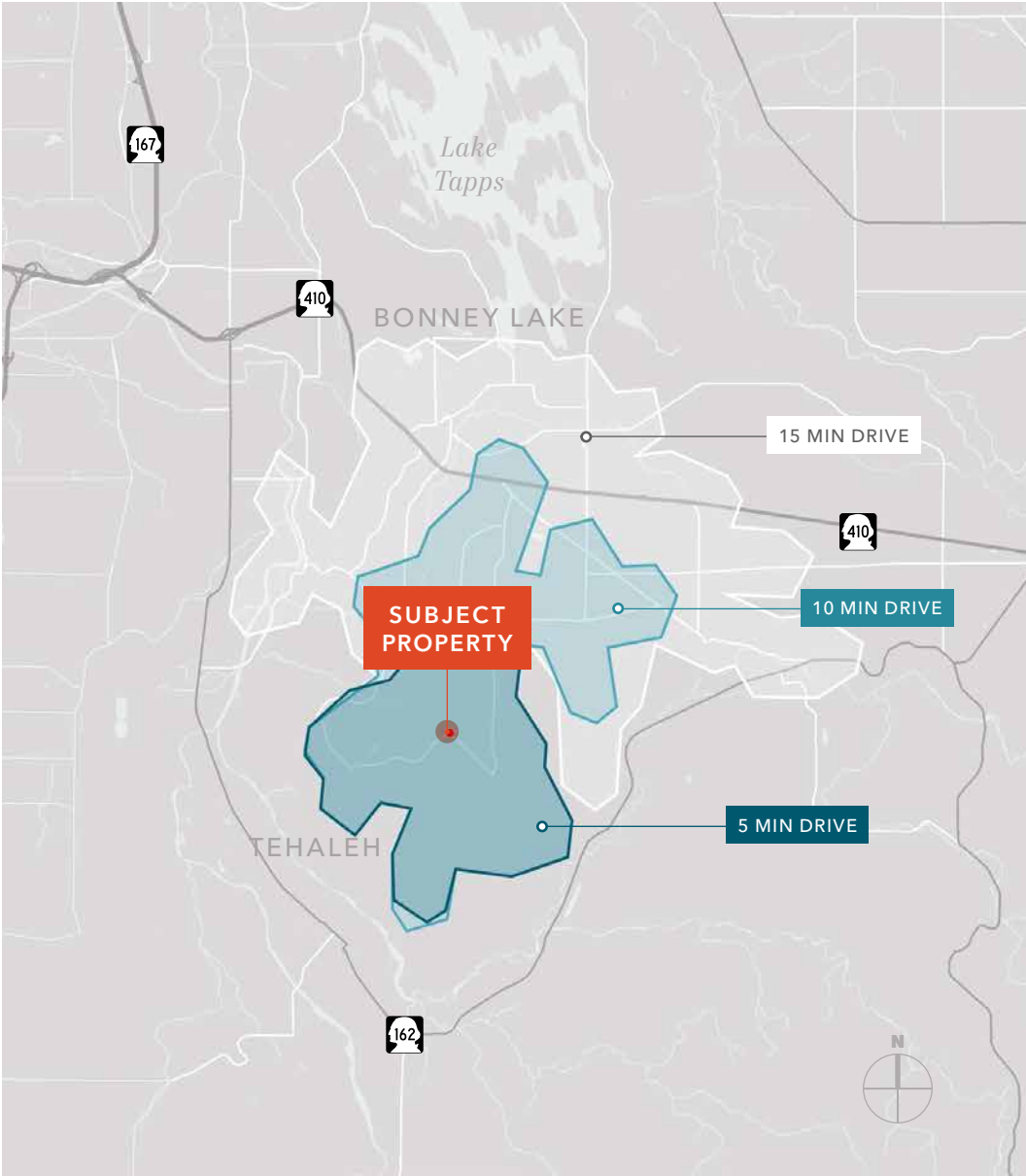
MEDIAN AGE & GENDER

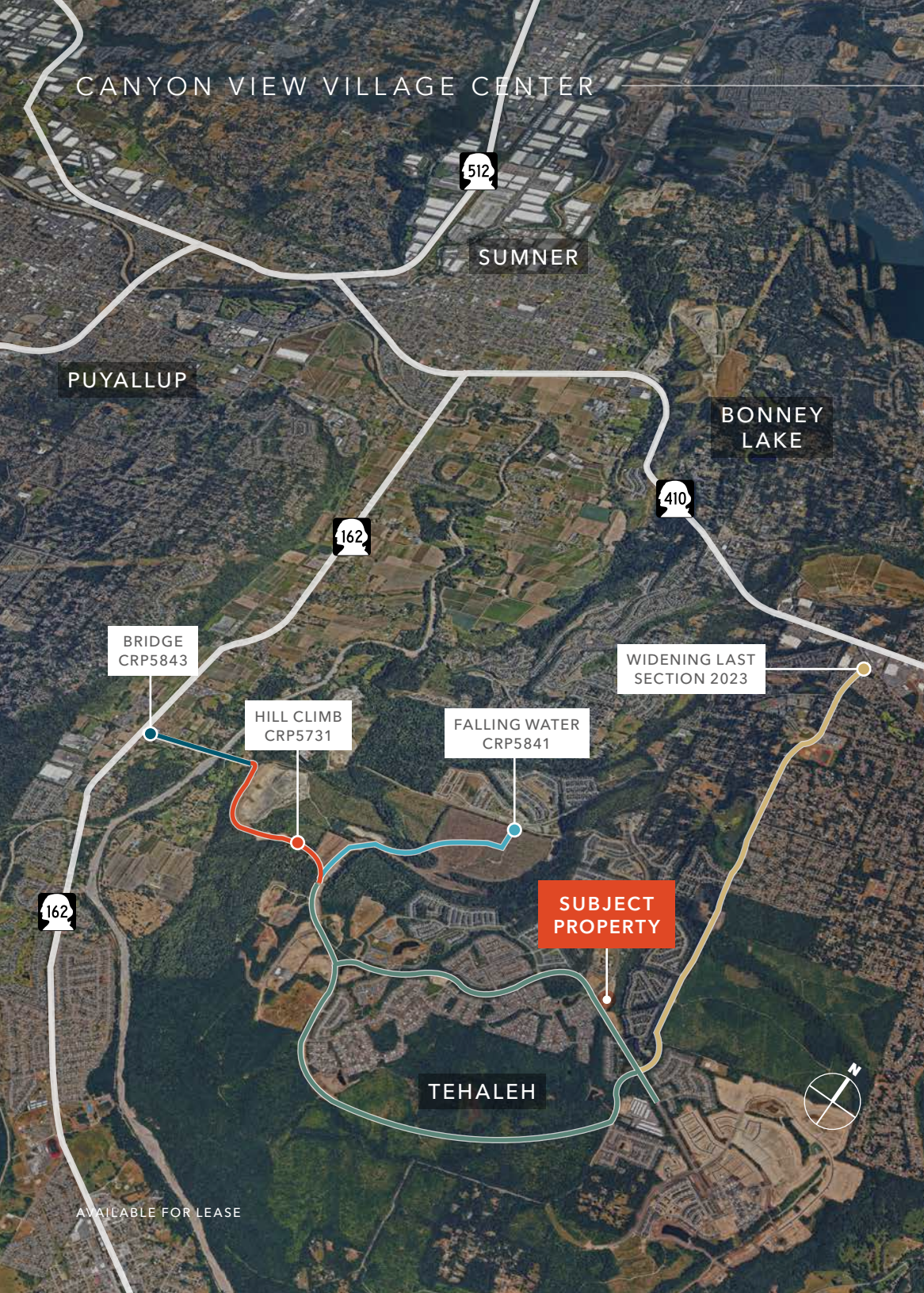
	5 Min Drive	10 Min Drive	15 Min Drive
MEDIAN AGE	36.8	36.4	36.8
% FEMALE	50.9%	50.0%	49.2%
% MALE	49.1%	50.0%	50.8%

HOUSEHOLD INCOME

	5 Min Drive	10 Min Drive	15 Min Drive
2026 MEDIAN	\$157,934	\$150,907	\$146,216
2031 MEDIAN PROJECTED	\$158,030	\$152,029	\$146,976
2026 AVERAGE	\$191,351	\$182,992	\$178,169
2031 AVERAGE PROJECTED	\$191,473	\$184,660	\$179,463

Data Source: ©2026, Sites USA





TUCKED AWAY YET *CONNECTED*

1,825

AVERAGE DAILY TRAFFIC ON
CANYON VIEW BLVD E

3,815

AVERAGE DAILY TRAFFIC ON
CASCADIA BLVD E

New Rhodes Lake Road East (RLR)

- Hill Climb CRP5731
- Bridge CRP5843
- Falling Water CRP5841

198th Avenue East

- Widening Last Section 2023

CRP5731 (RLR Hill Climb)

In design/permitting construction 2023-2026

SR 162 Improvements

\$31 million mitigation commitment Regional
lobbying for projects



WHY YOU SHOULD BRING YOUR BUSINESS TO

CANYON VIEW VILLAGE CENTER RETAIL AT TEHALEH



Imagine having a huge customer base right next door. Tehaleh will be home to 10,000 households at build out!

We're open to a rich range of services, including dining, shopping, medical, and professional offices.

Approved for 3 million SF of commercial space with 65,000 SF designated for Canyon View Village Center. Overall, Tehaleh has 475 acres designated for employment uses.

Tehaleh is the best-selling new-home community in Washington! Your employees will love our healthy, fresh-air lifestyle - with ample parks and trails!

CANYON VIEW VILLAGE CENTER

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