

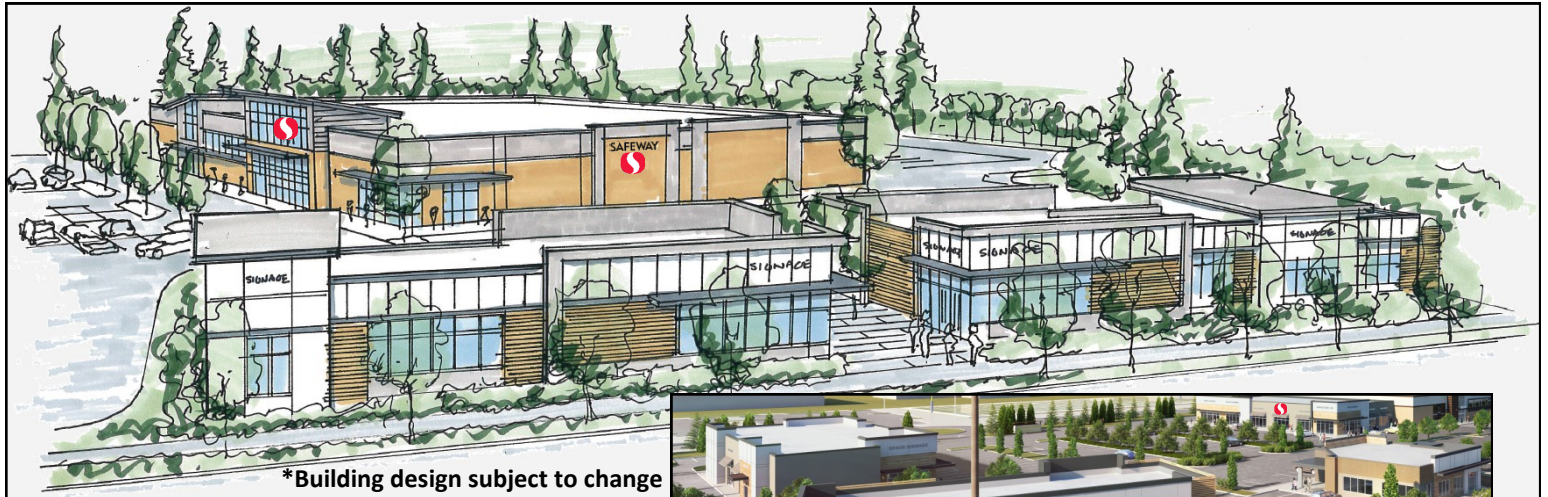
PMF Investments is pleased to present:

**FOR LEASE**

# PIONEER CROSSING SHOPPING CENTER

SWC of East Pioneer Avenue and Shaw Road East, Puyallup, WA 98374

CONTENTS: 2 Site Plan | 3 Competition/Demographics | 4 Travel Times



**SAFeway ANCHORED CENTER**  
Coming Spring 2019

Full-service prototype store with  
pharmacy and gas station



## STREET FRONT PAD BUILDINGS: BUILD-TO-SUIT OR GROUND LEASE

- Irreplaceable Location
  - Prime “going-home” hard-corner with three ingress/egress points
  - 30,000 cars per day, surrounded by rooftops
  - Extension of Shaw over RR efficiently connects Pioneer Crossing to employment hubs: Seattle, Bellevue, and Tacoma, as well as the Kent and Sumner industrial districts
- Second strongest Puget Sound market for new construction and absorption
  - Over 250 housing starts per quarter, with 10k lots to be developed over the next 10+ years



PMF INVESTMENTS

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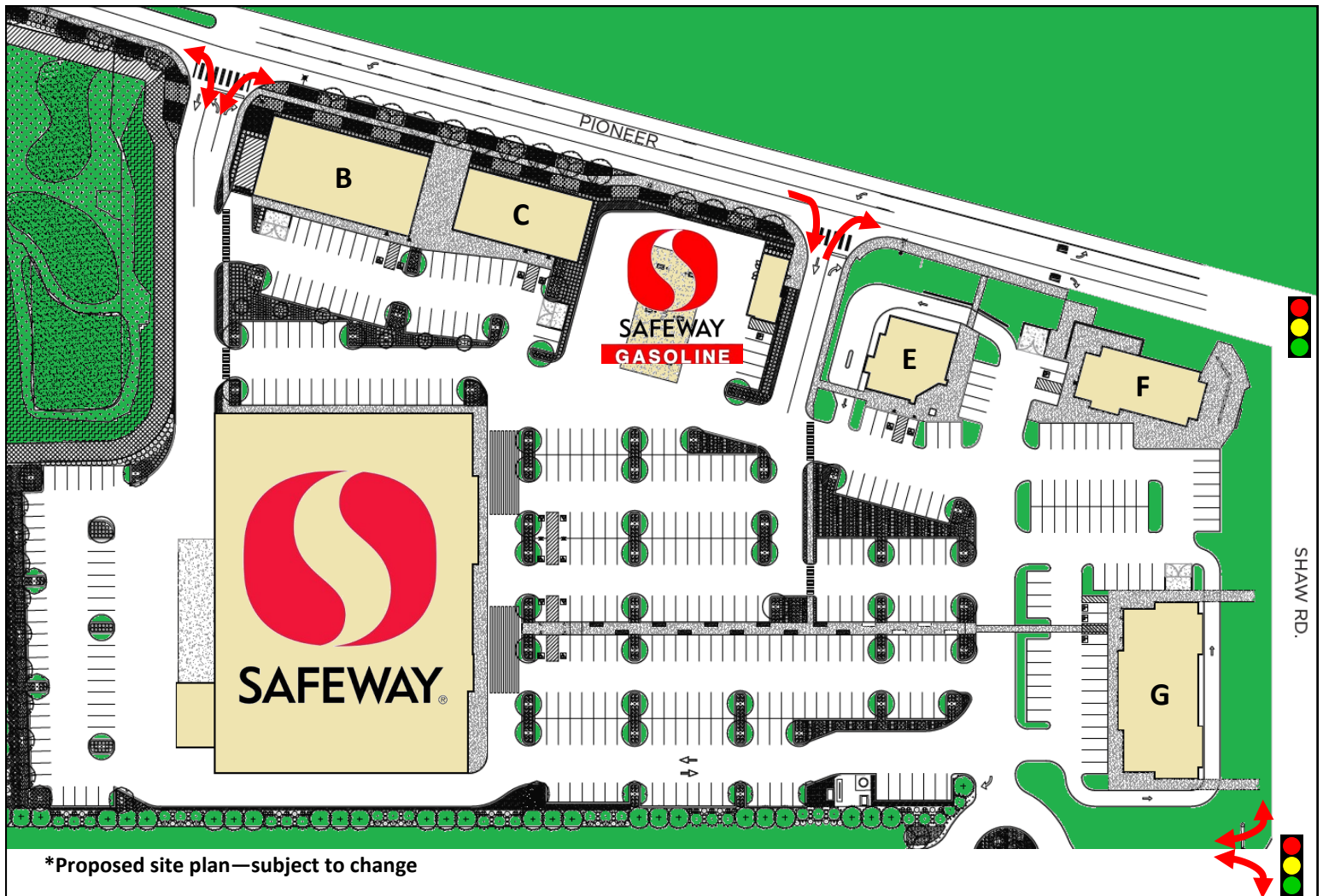
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The information contained herein has been obtained from sources deemed to be reliable, however PMF Investments makes no warranties or representations to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.

# PIONEER CROSSING SHOPPING CENTER

## Site Plan



### Building

### Square Footage

A (Safeway)

56,352sf

B

8,000sf

C

5,000sf

D (Safeway Fuel)

1,160sf

### Building

### Square Footage

E (Drive-Thru)

3,000sf

F

4,200sf

G (Drive-Thru)

8,162sf



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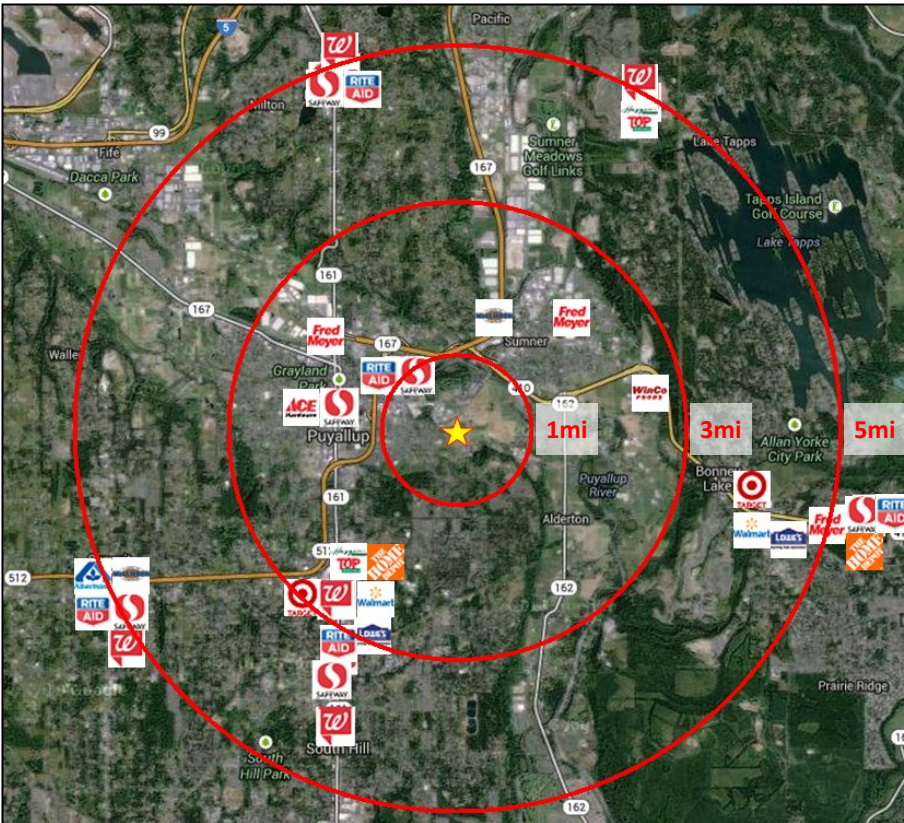
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# PIONEER CROSSING SHOPPING CENTER

## Competition/Demos



### Demographics

### 1-Mile\*

### 3-Mile

### 5-Mile

Population

7,519\*

59,529

150,939

Households

2,938\*

24,028

57,945

Household Income

\$87,059\*

\$80,001

\$85,405

\*Does not include new construction homes



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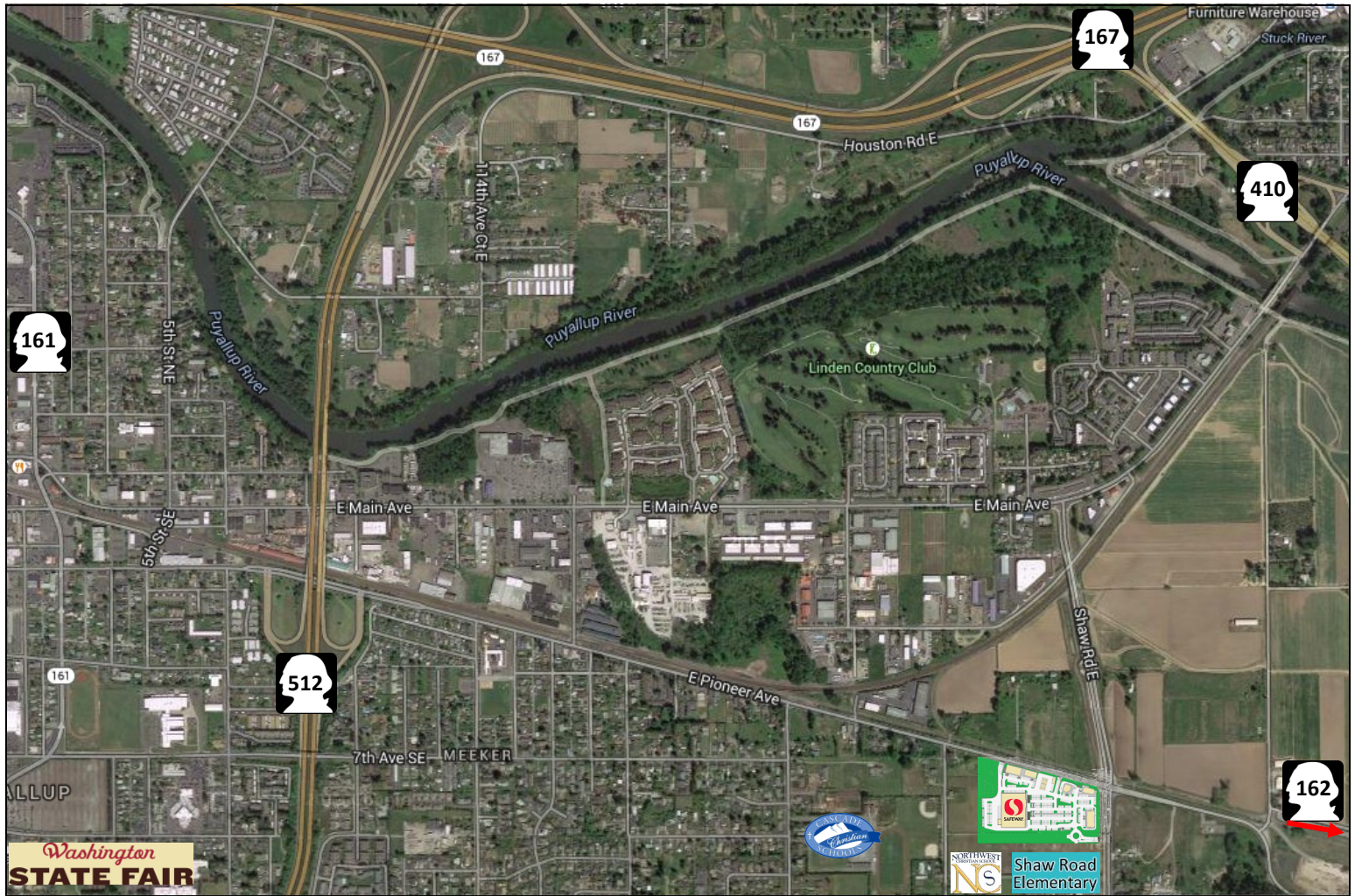
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# PIONEER CROSSING SHOPPING CENTER

## Travel Times



### Travel Times

<b>WA-410:</b>	<b>WA-162:</b>	<b>WA-167:</b>	<b>WA-512:</b>	<b>WA-161:</b>
1 miles/2 min.	1.4 miles/3 min.	1.5 miles/3 min.	1.2 miles/2 min.	1.7 miles/3 min.
<b>Sumner:</b>	<b>Puyallup:</b>	<b>South Hill:</b>	<b>Bonney Lake:</b>	<b>Orting:</b>
1.7 miles/4 min.	2.3 miles/5 min.	3.7 miles/8 min.	5.3 miles/7 min.	7.7 miles/13 min.
<b>Northwest School:</b>	<b>Shaw Elementary:</b>	<b>Cascade School:</b>	<b>Linden Golf Club:</b>	<b>WA State Fair:</b>
0.1 miles/ <30 sec.	0.2 miles/ <30 sec.	0.6 miles/1 min.	.06 miles/1 min.	2.0 miles/4 min.



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