

PMF Real Estate Services, LLC is pleased to present:

**FOR LEASE**

# PIONEER CROSSING SHOPPING CENTER

708-732 Shaw Road, Puyallup, WA 98374

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



## **SAFeway ANCHORED CENTER** **Coming Winter 2019**

**Full-service prototypical store with  
pharmacy and fuel station**

**One Space Left — 98% Pre-leased!**



## **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
  - Over 50 homes sold every month, over 2,000 additional people by the time the center opens



## PMF INVESTMENTS

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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

8,472sf

C

5,007sf

D (Safeway Fuel)

1,160sf

### Building

### Square Footage

E (Drive-Thru)

~3,000sf (GL)

F

4,346sf

G (Drive-Thru)

8,269sf

\$40.00/sf + \$11.00/sf NNN



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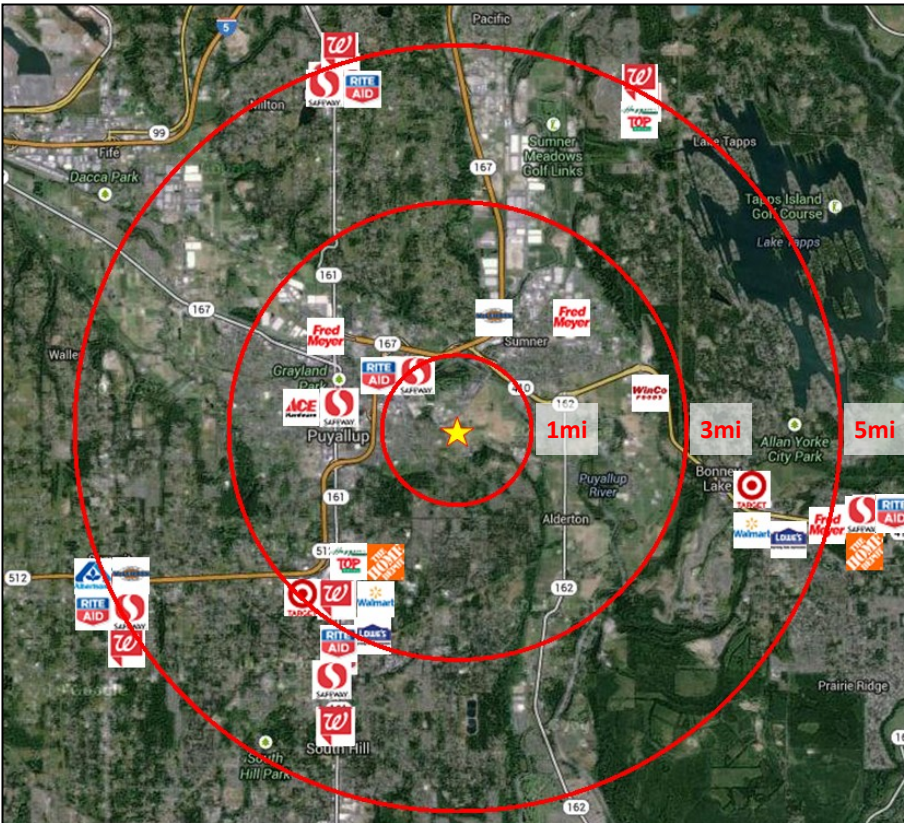
pmfinvestments.com 15015 Main Street, Suite 203, Bellevue, WA 98007

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# PIONEER CROSSING SHOPPING CENTER

## Competition/Demos



### Demographics

### 1-Mile\*

### 3-Mile

### 5-Mile

Population

7,930\*

60,096

153,029

Households

3,093\*

24,171

58,651

Household Income

\$91,114\*

\$86,481

\$92,046

\*Does not include new construction homes



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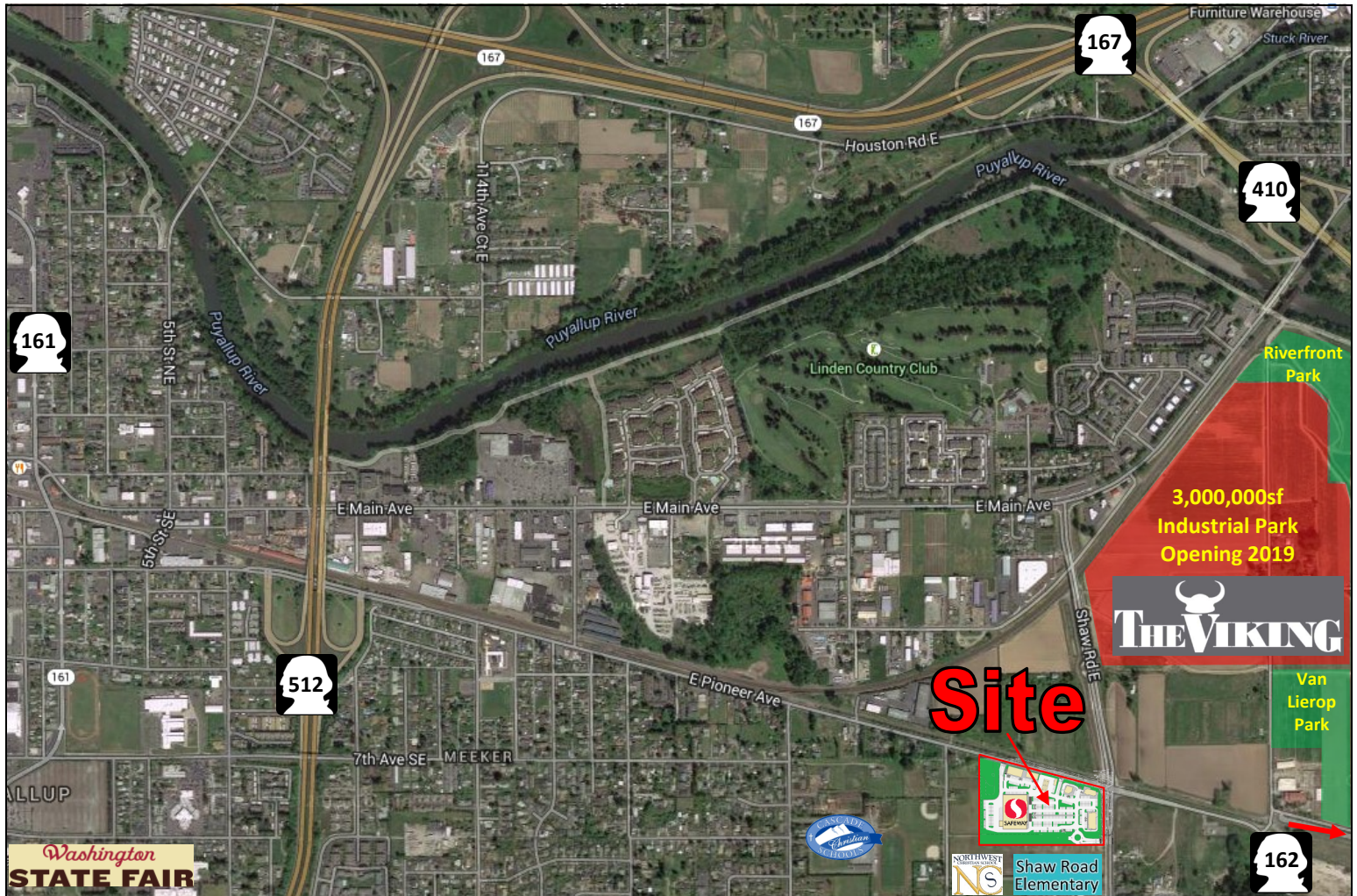
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## Travel Times



### 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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