

OFFICE FOR LEASE

RIVERSIDE CHIROPRACTIC BUILDING

603 HUNT AVENUE, SUMNER, WA 98390



OFFICE FOR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RICK BROWN

Commercial Broker

O: (253) 617-9460

C: (253) 617-9460

rickbrown@kw.com

Lic: 27026, WA

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603 HUNT AVENUE



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EXECUTIVE SUMMARY

603 HUNT AVENUE



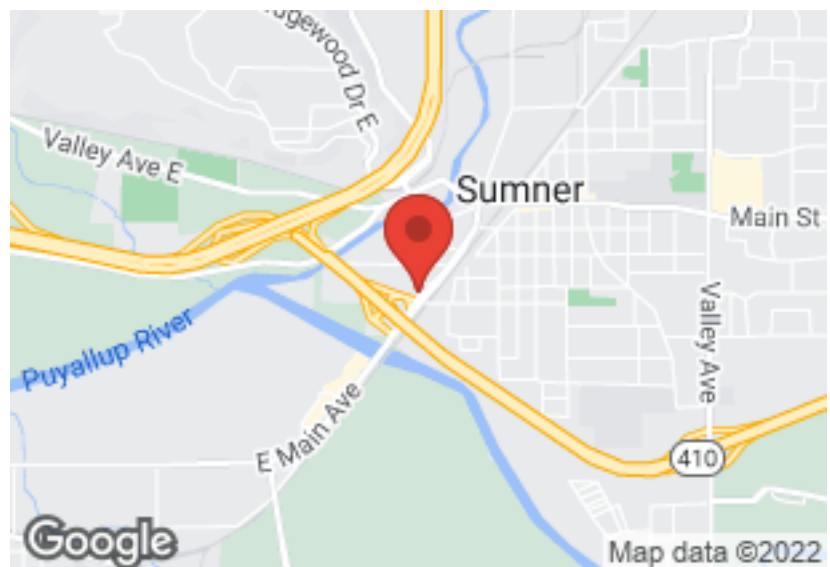
OFFERING SUMMARY

LEASE RATE:	\$20 PSF +NNN
AVAILABLE SF:	900
LEASE TERM:	3-5 years
BUILDING SF:	4,100
YEAR BUILT:	1997
RENOVATED:	2000
BUILDING CLASS:	B
FLOORS:	2
HVAC:	Heat Pump
PARKING:	Surface
ZONING:	CG - General Commercial

PROPERTY OVERVIEW

Office space available in the Riverside Chiropractic Building. This beautifully maintained building is part of a professional business park in Sumner, with easy access to Hwy 410, 512, & 167.

Suite B is a 900 SF office space with a formal reception area, complete with partitioned reception desk, 3 private offices, and a bathroom.



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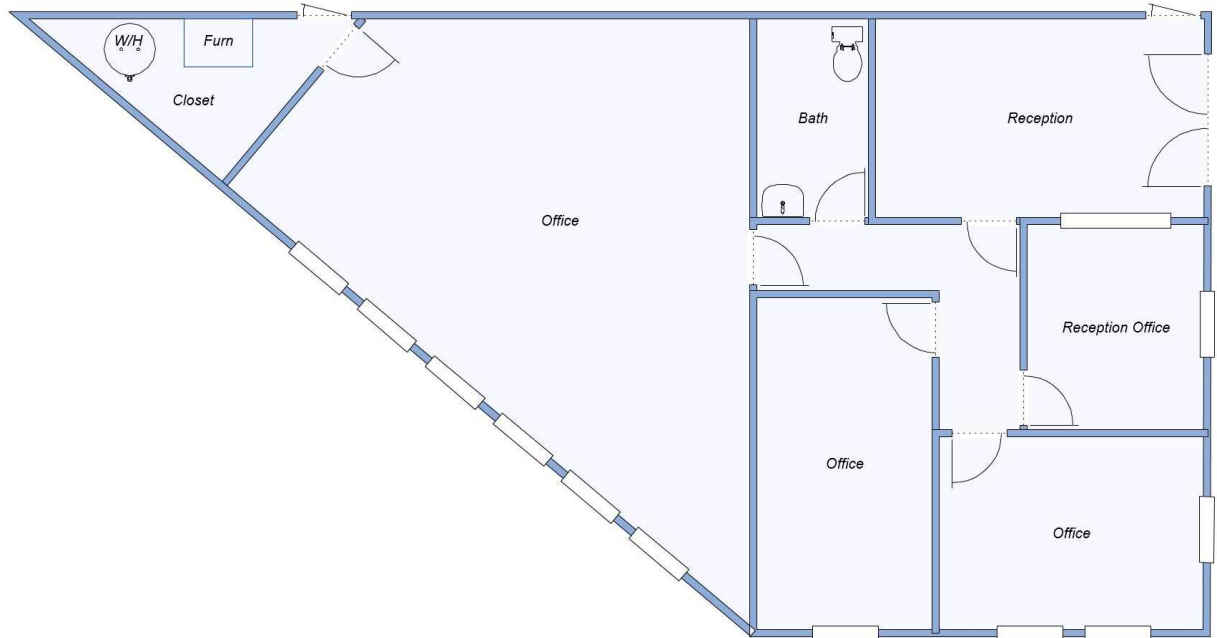
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AVAILABLE SPACES

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FOR LEASE



Available Spaces

Suite	Size	Rate	Term	Type	Available
B	900	\$20.00 /sf/mo	3-5 years	Triple Net	1/01/2023

Suite Description

Suite B is a 900 SF office space with a formal reception area, complete with partitioned reception desk, 3 private offices, and a bathroom.

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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name:	Riverside Chiropractic Building
Street Address:	603 Hunt Avenue
City, State, Zip	Sumner, WA 98390
County:	Pierce
Market:	Puyallup / Sumner
Sub-market:	Sumner
Cross Streets:	Harrison St

LOCATION OVERVIEW

Excellent location in downtown Sumner, with easy access to freeways. Walking distance to Sound Transit, area restaurants and downtown shopping.

PROPERTY HIGHLIGHTS

- Easy access to Hwy 410, 512, & 167
- 3 private offices
- Formal reception w/ partitioned reception desk
- Private bathroom
- Lots of natural light

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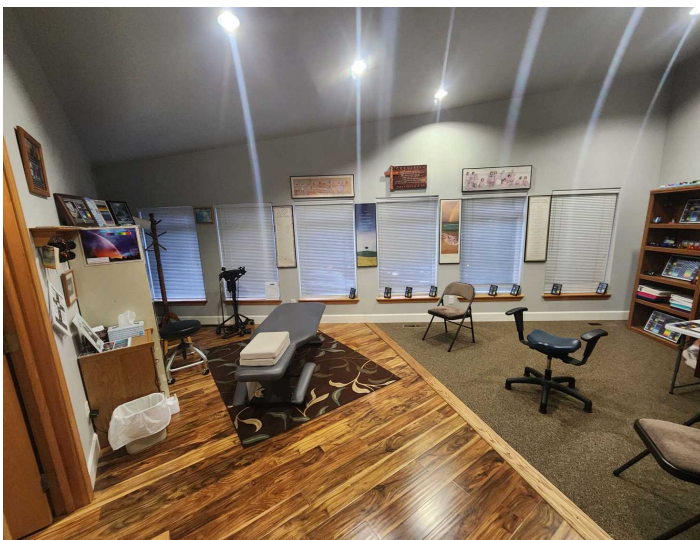
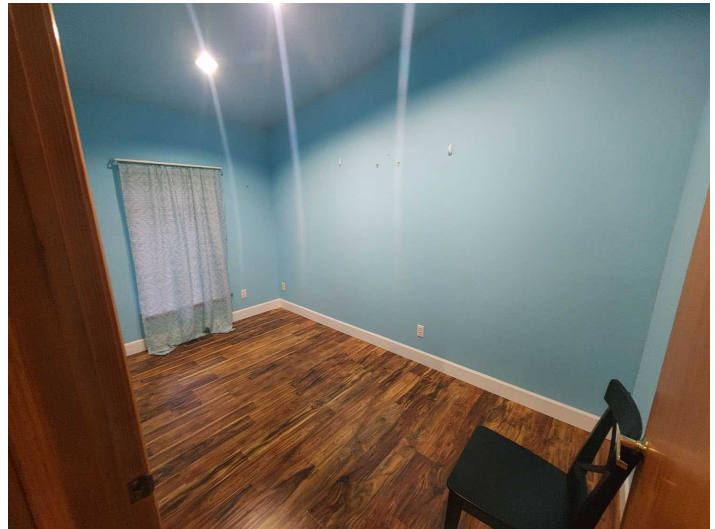


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PROPERTY PHOTOS

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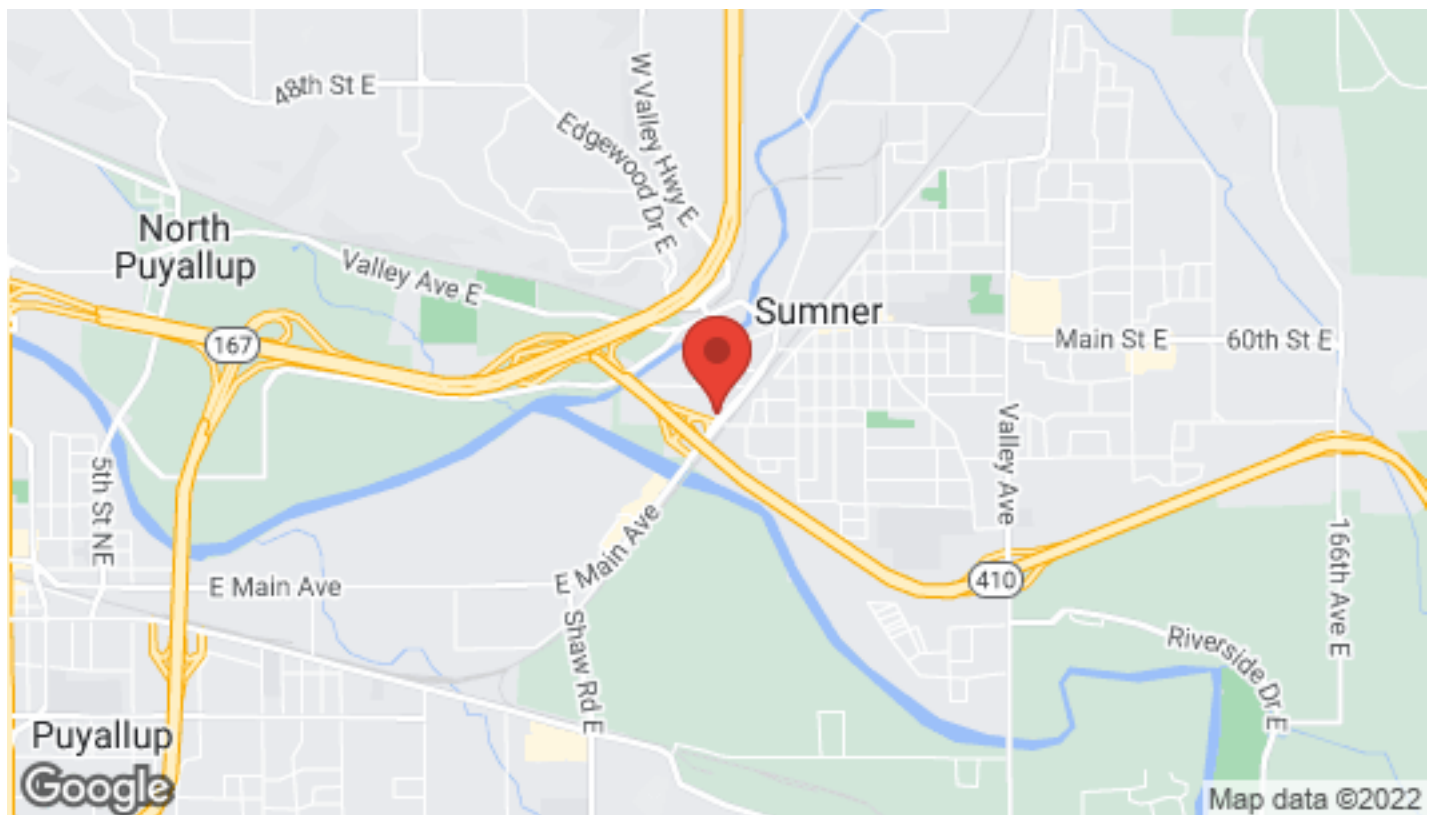
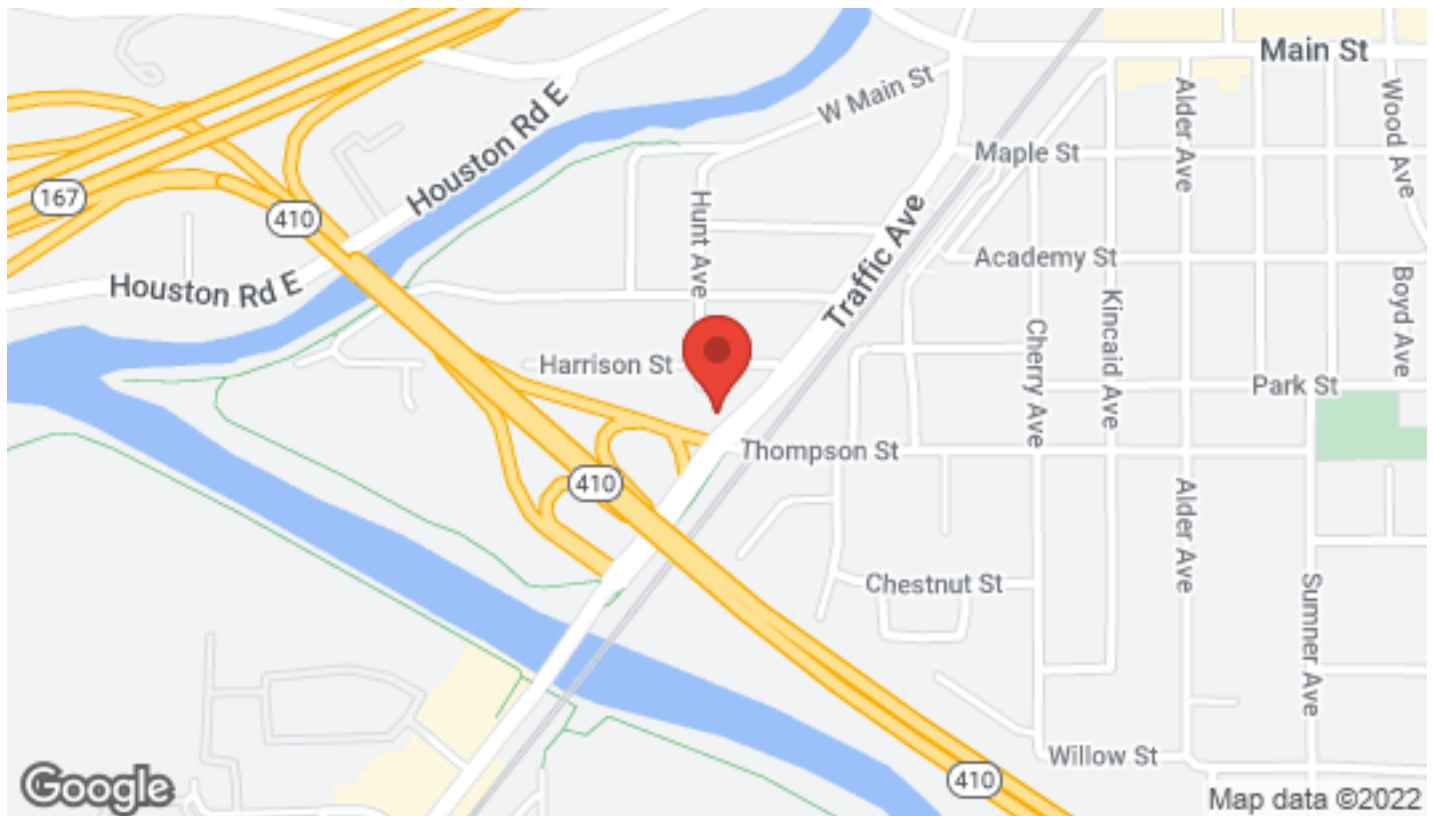
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LOCATION MAPS

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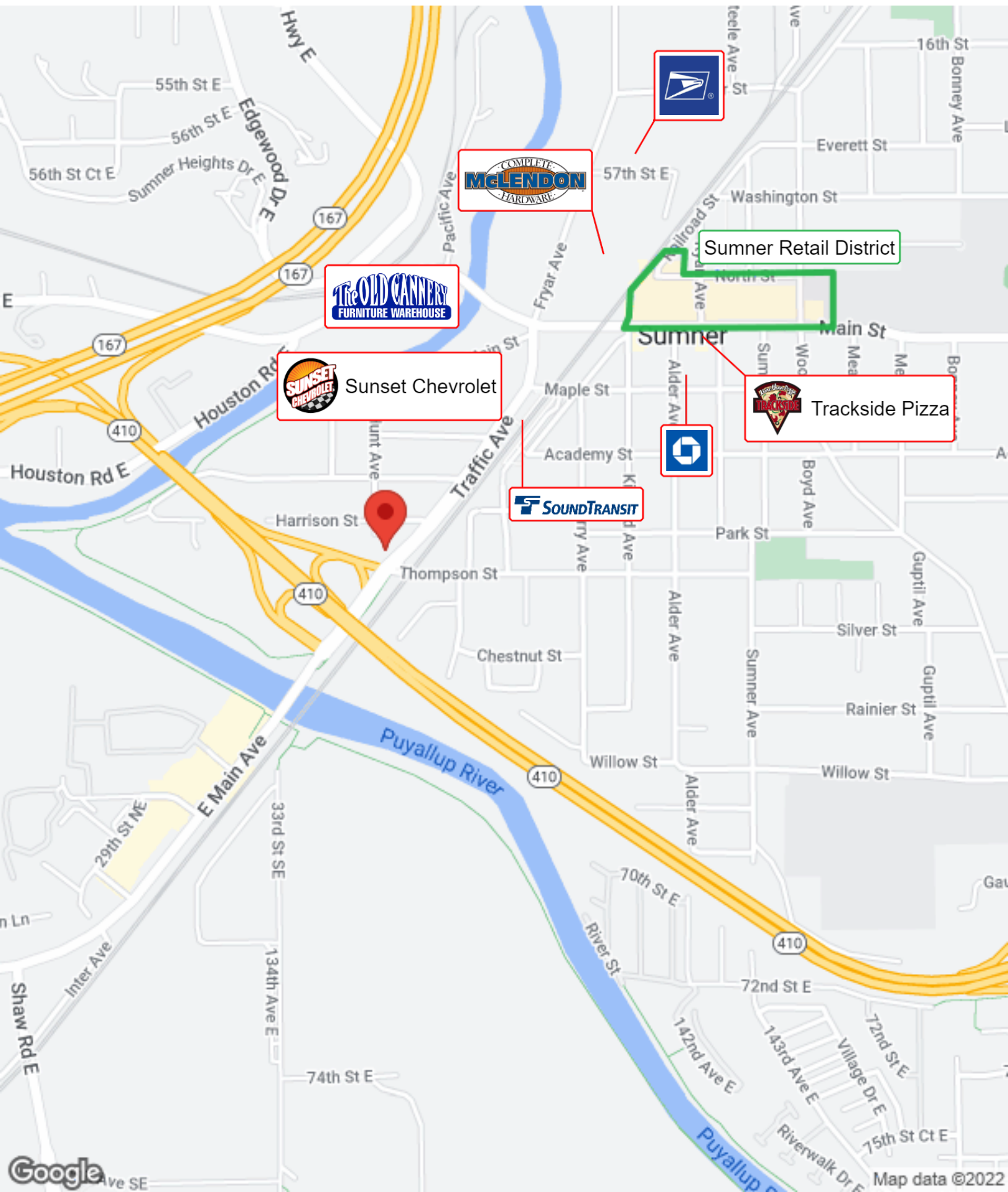
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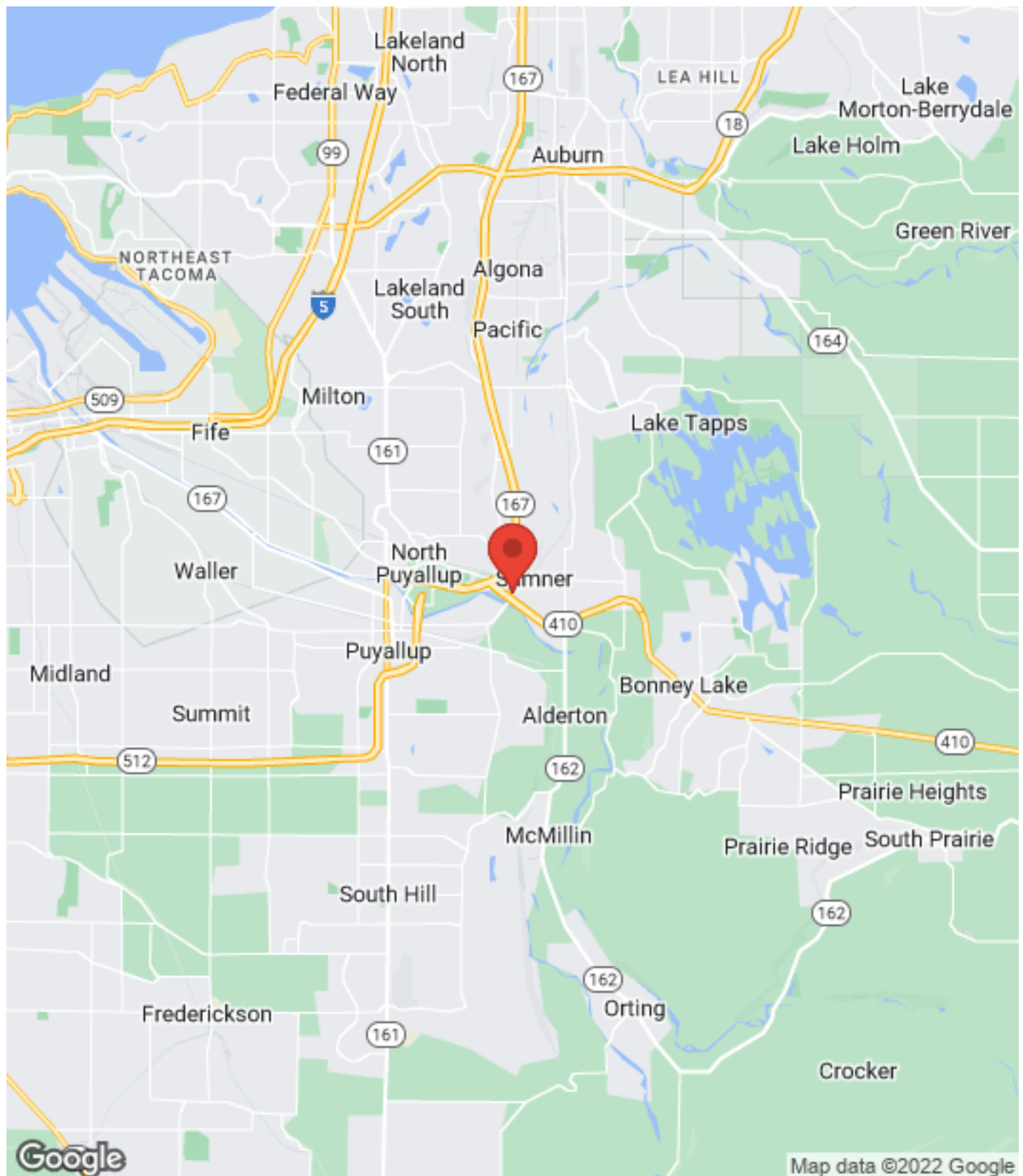
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REGIONAL MAP

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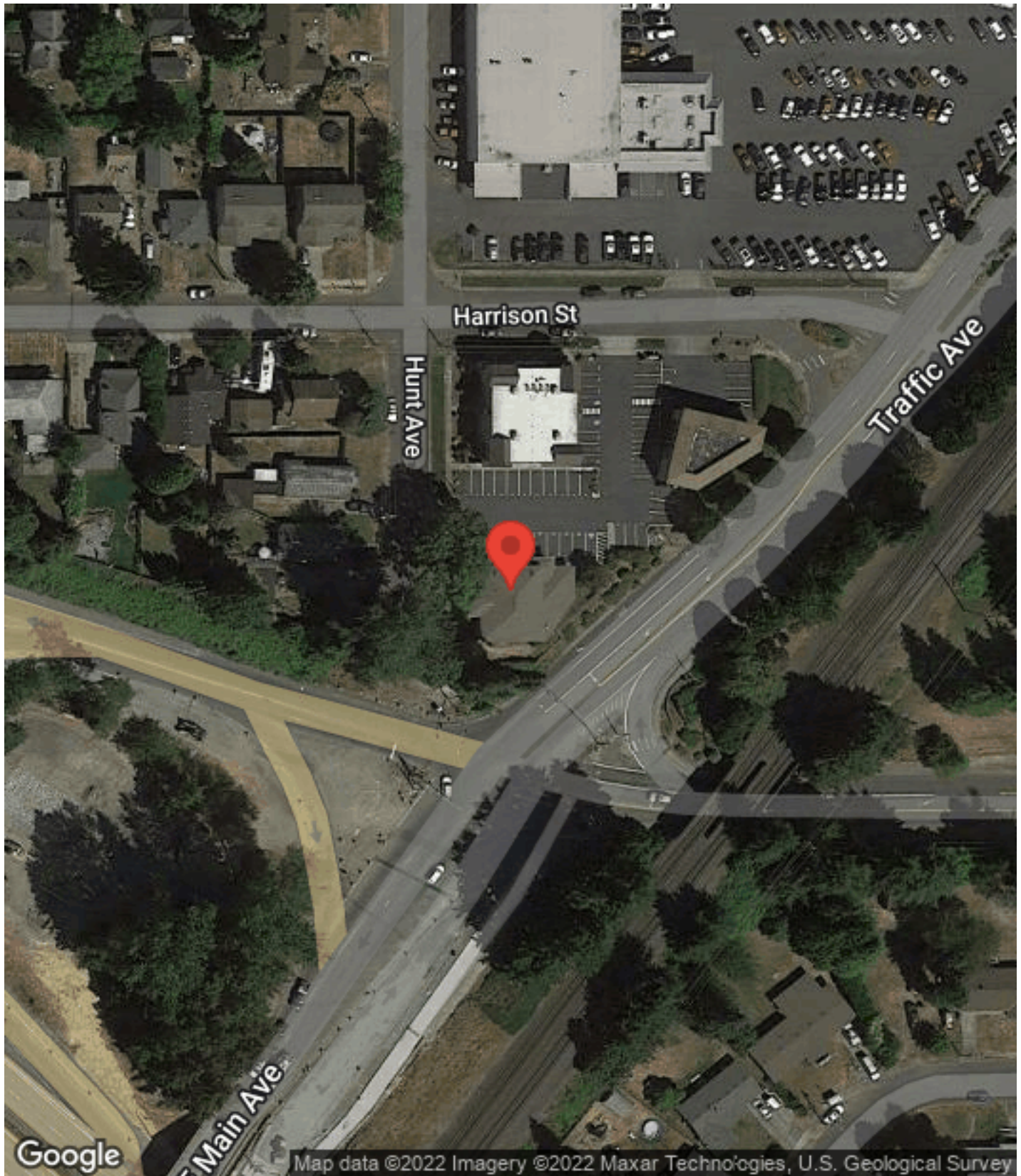


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AERIAL MAP

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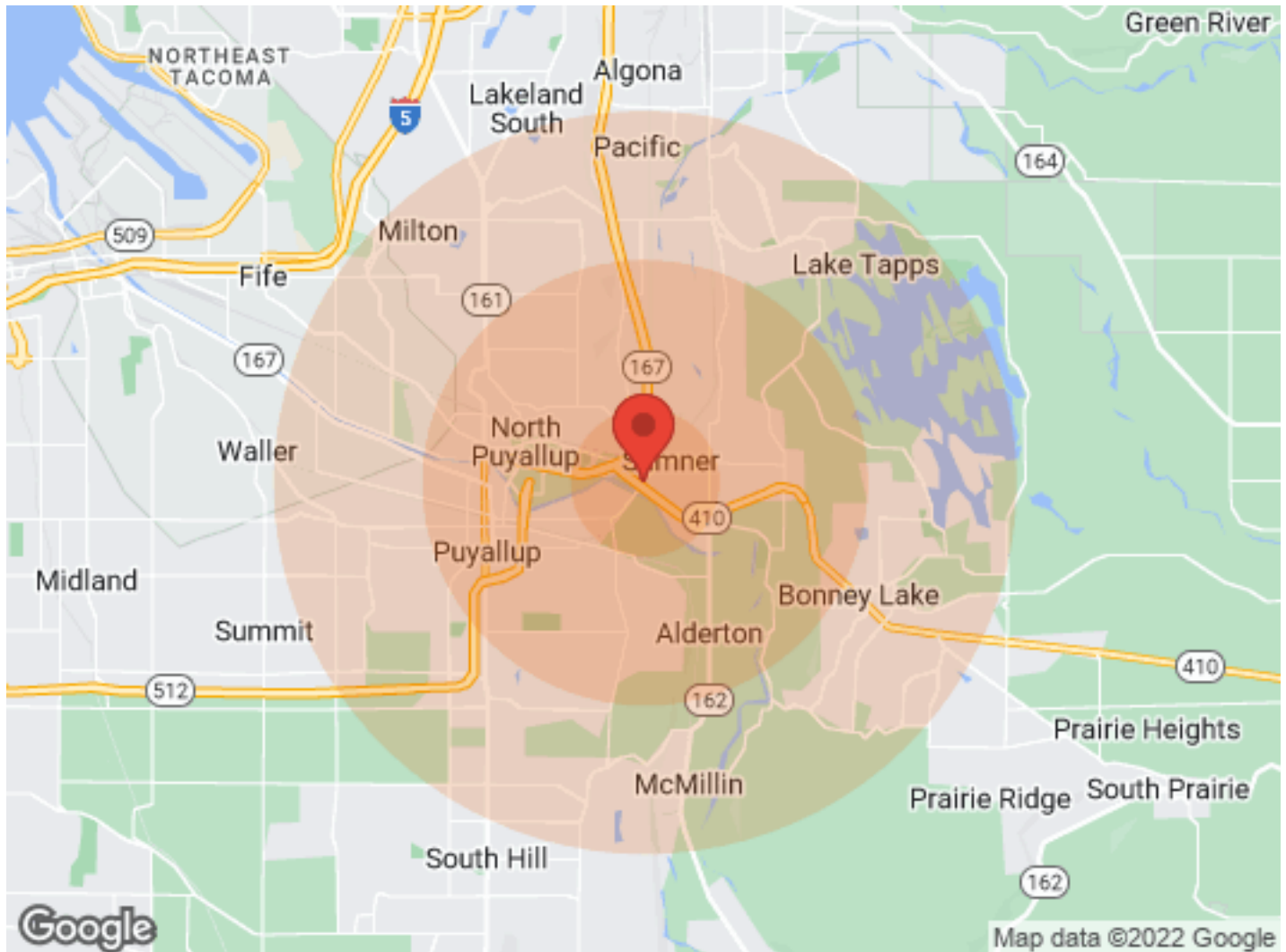


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,299	21,880	69,427
Female	3,497	23,293	72,782
Total Population	6,796	45,173	142,209

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,246	8,518	27,805
Ages 15-24	839	6,024	19,807
Ages 55-64	854	5,809	18,261
Ages 65+	1,189	7,713	22,909

Race	1 Mile	3 Miles	5 Miles
White	6,172	40,953	124,591
Black	51	329	1,854
Am In/AK Nat	18	128	466
Hawaiian	27	75	414
Hispanic	472	3,235	9,643
Multi-Racial	896	5,894	20,040

Income	1 Mile	3 Miles	5 Miles
Median	\$60,895	\$59,244	\$69,881
< \$15,000	146	1,456	3,449
\$15,000-\$24,999	139	1,240	3,988
\$25,000-\$34,999	256	1,732	4,513
\$35,000-\$49,999	676	3,043	7,919
\$50,000-\$74,999	699	3,263	10,664
\$75,000-\$99,999	490	2,559	8,675
\$10,000-\$149,999	423	3,165	10,315
\$150,000-\$199,999	32	1,025	3,498
> \$200,000	31	411	1,745

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,344	20,141	59,356
Occupied	2,937	18,602	55,567
Owner Occupied	1,438	11,502	37,296
Renter Occupied	1,499	7,100	18,271
Vacant	407	1,539	3,789

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