

# CANYON ROAD SHOPPING CENTER

FOR SALE OR LEASE

11515 CANYON RD E | PUYALLUP, WA 98373

## GREAT LOCATION AT BUSY INTERSECTION



## SALE & LEASE INFORMATION

Building Size

8,750 SF

Lease Rate

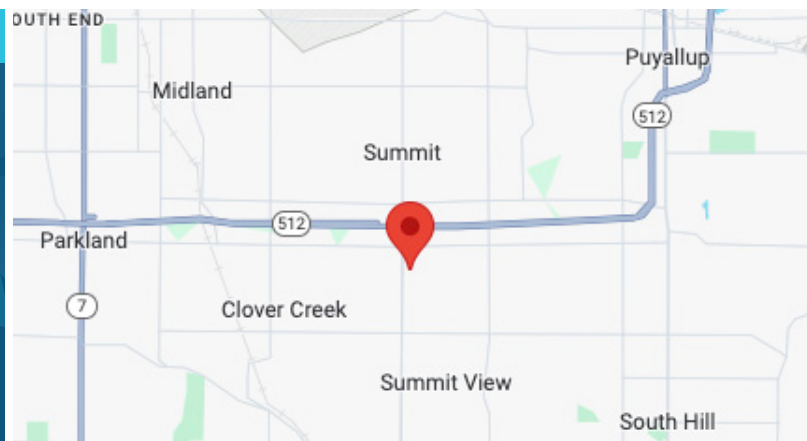
\$17/SF/YR, NNN

Sale Price

\$2,650,000

## PROPERTY HIGHLIGHTS

- Currently an office buildout
- Direct access to Hwy-512
- Ample parking
- Stand alone building in a Safeway anchored shopping center
- Located next door to Walgreens and nearby McLendon's Hardware



**DEBBIE GALLINATTI**  
253.779.2430  
dgallinatti@neilwalter.com

**BRUCE VALENTINE**  
253.779.2400  
bvalentine@neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

# CANYON ROAD SHOPPING CENTER

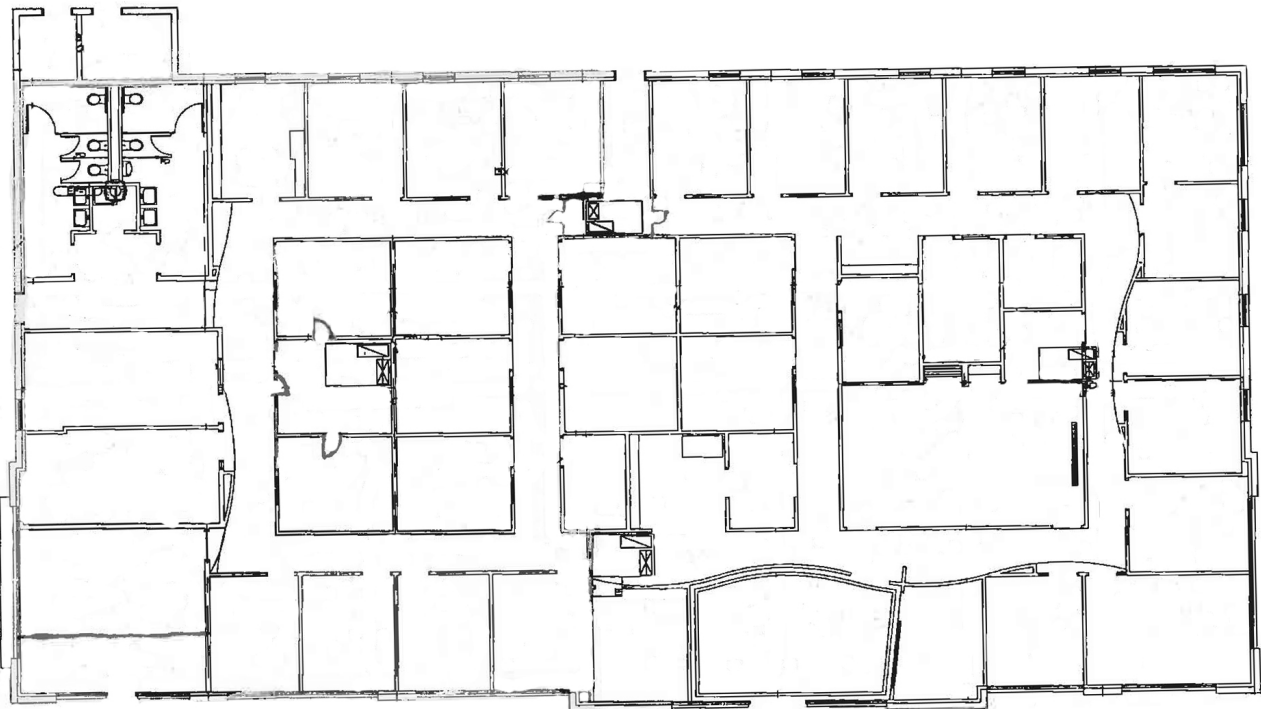
11515 CANYON RD E | PUYALLUP, WA 98373



Building Size  
8,750 SF

Lease Rate  
\$17/SF/YR, NNN

Sale Price  
\$2,650,000



**DEBBIE GALLINATTI**  
253.779.2430  
dgallinatti@neilwalter.com

**BRUCE VALENTINE**  
253.779.2400  
bvalentine@neilwalter.com

1940 East D St, #100  
Tacoma, WA 98421  
253.779.8400  
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.



# CANYON ROAD SHOPPING CENTER



11515 CANYON RD E | PUYALLUP, WA 98373

NEIL WALTER  
COMPANY



**DEBBIE GALLINATTI**  
253.779.2430  
dgallinatti@neilwalter.com

**BRUCE VALENTINE**  
253.779.2400  
bvalentine@neilwalter.com

1940 East D St, #100  
Tacoma, WA 98421  
253.779.8400  
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.