

MERIDIAN PLAZA

FOR SALE: \$1,390,000

4121 SOUTH MERIDIAN | PUYALLUP, WA 98373



100% LEASED SUBURBAN OFFICE/RETAIL LOCATED IN THE SOUTH HILL AREA OF PUYALLUP



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PROPERTY OVERVIEW

OFFERING SUMMARY

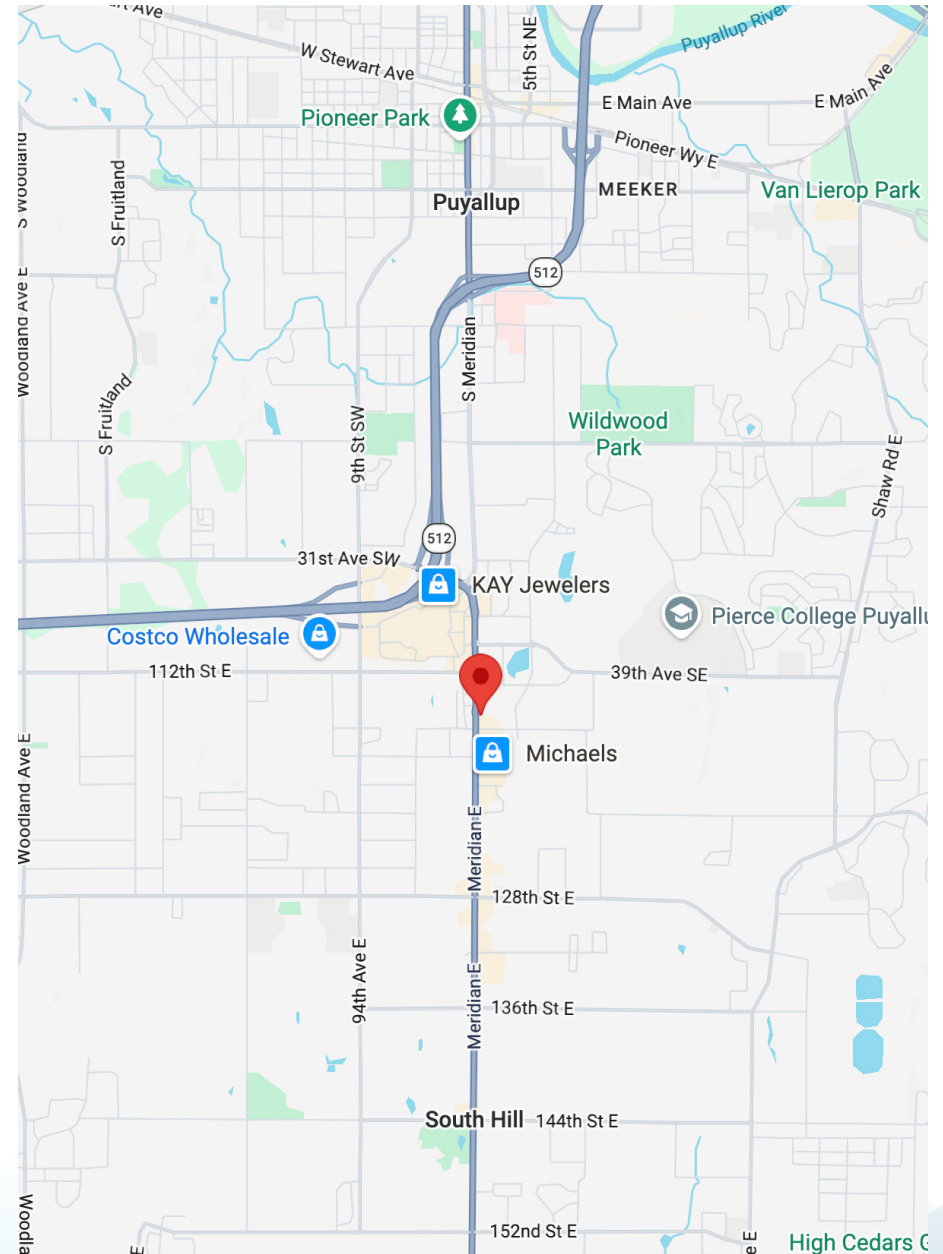
NWC-KV, LLC is pleased to present Meridian Plaza, located on the South Hill of Puyallup, WA. This suburban office/retail building consists of six retail/office tenant suites that are fully leased on a NNN basis. This property offers an excellent opportunity for an investor or owner/user. The site features 21 parking stalls, fresh paint, updated landscaping, and a metal roof.

Tax Parcel:	0419106008
Gross Land Area:	20,909 SF
Total Rentable:	6,180 SF
Construction:	Stand-alone, metal roof
Year Built:	1982/2018
Zoning:	City of Puyallup, Mix-Use

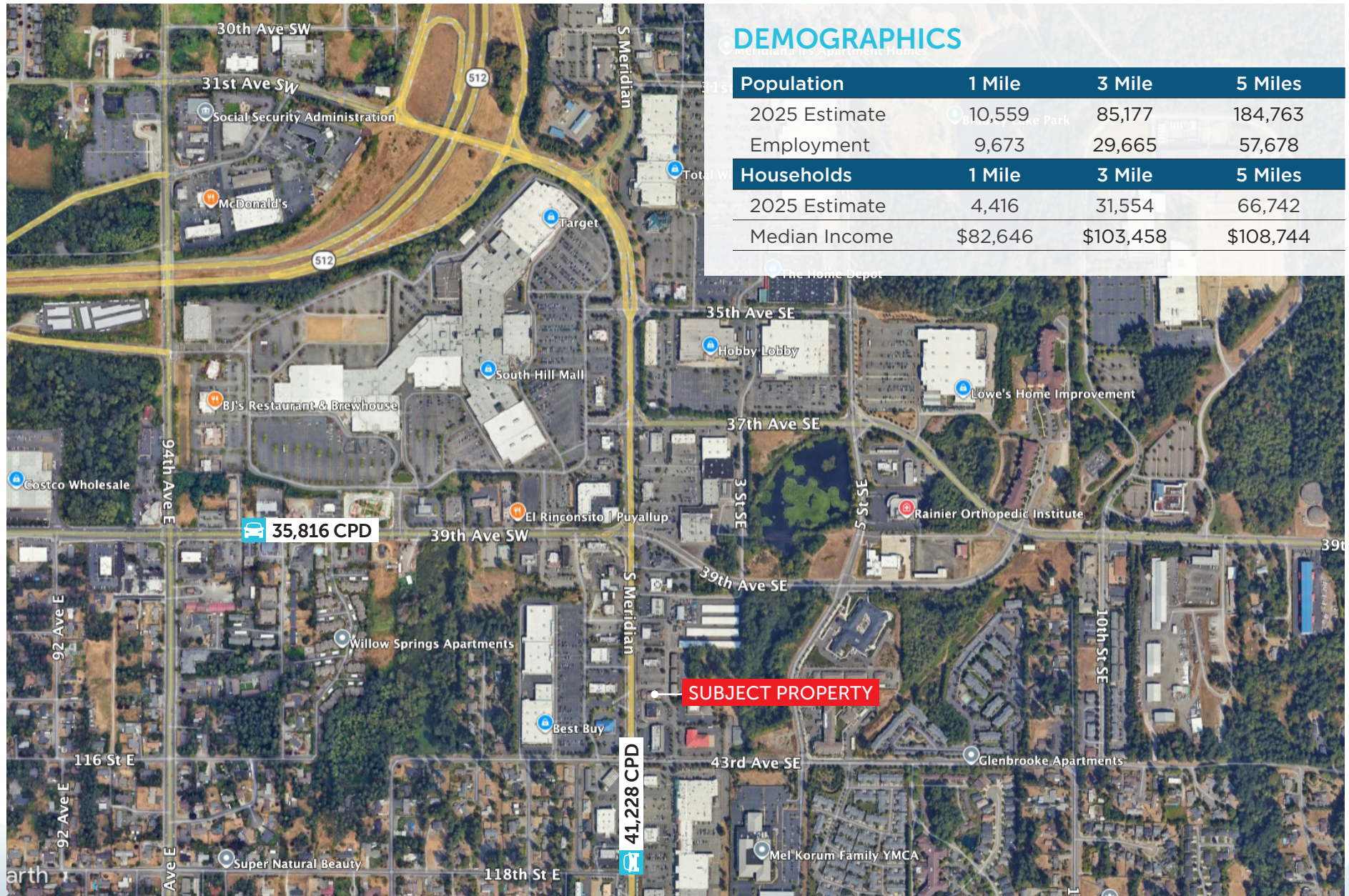
Parking:	21 stalls
Type:	Suburban retail/office
Sale Price:	\$1,390,000
NOI:	\$80,213.28
Cap Rate:	6.0%
Tenant(s):	Fully leased to stable long-term tenants



AERIAL & LOCATION MAP



NEARBY AMENITIES



INCOME ANALYSIS

Suite	Tenant	Lease Expiration	Building SF	Rent SF / Yr	Rent SF / Mo	Base Rent / Mo	NNN Rent / Mo	NNN SF / Yr	Base Rent / Yr	NNN Rent / Yr	Total Revenue
1-A	Famers Insurance Agency	8/31/2031	1,207	14.52	\$1.21	\$1,421.00	\$1,020.92	\$10.15	\$17,568.00	\$12,251.05	\$29,819.05
1-B	Awards Unlimited	1/31/2027	887	21.60	\$1.80	\$1,498.07	\$750.25	\$10.15	\$17,976.00	\$9,003.00	\$26,979.00
1-C	Acupuncture	12/31/2026	787	20.43	\$1.70	\$1,340.08	\$665.67	\$10.15	\$16,080.96	\$7,988.05	\$24,069.01
1-D	Body Sculptress	5/31/2028	1,507	18.68	\$1.56	\$2,511.00	\$1,274.67	\$10.15	\$30,132.00	\$16,036	\$46,171.00
2-A	Scalp Therapy	12/31/2027	587	22.02	\$1.84	\$819.00	\$496.50	\$10.15	\$ 9,828.01	\$5,958.00	\$15,786.01
2-B	Electrical Engineer	5/31/2027	787	16.65	\$1.39	\$994.00	\$665.67	\$10.15	\$11,928.00	\$7,988.04	\$19,916.04
Operating Expense Reimbursements						\$0			\$0		\$0
Totals			5,762		\$1.58	\$8,583.15	\$4,873.68		\$64,541.09	\$59,224.14	\$162,740.11
Estimated Operating Expenses - 2025 Actual								OPE / S.F.	Total OPE		
CAM								\$1.06	\$40,000.00		
Property Management								\$1.01	\$13,019.16		
Real Estate Taxes								\$1.51	\$18,489.11		
Property Insurance								\$0.32	\$5,299.92		
Total Expense								\$3.89	\$76,808.19		
Net Operating Income									\$85,931.92		
Vacancy									5.00%	\$(4,300.00)	
Reserves									2.00%	\$(1,718.64)	
Net Operating Income										\$80,213.28	
Capitalization Rate										6.0%	
Estimated Building Value										\$1,336,888.00	
Price / SF										\$216.32	