

GROCERY OUTLET
OPENING Q2 2027

ROSS
DRESS FOR LESS
OPENING MARCH 2027

AT LEASE

MILITARY RD S

PACIFIC AVE S

149TH ST S

C ST S



FOR LEASE

SPANAWAY CENTER

14918 PACIFIC AVE S, SPANAWAY, WA 98444

→ [CLICK FOR MAP](#)

800-9,800 SF

LEASEABLE SPACE AVAILABLE

SITE PLAN



AVAILABLE FOR LEASE

TENANT LIST

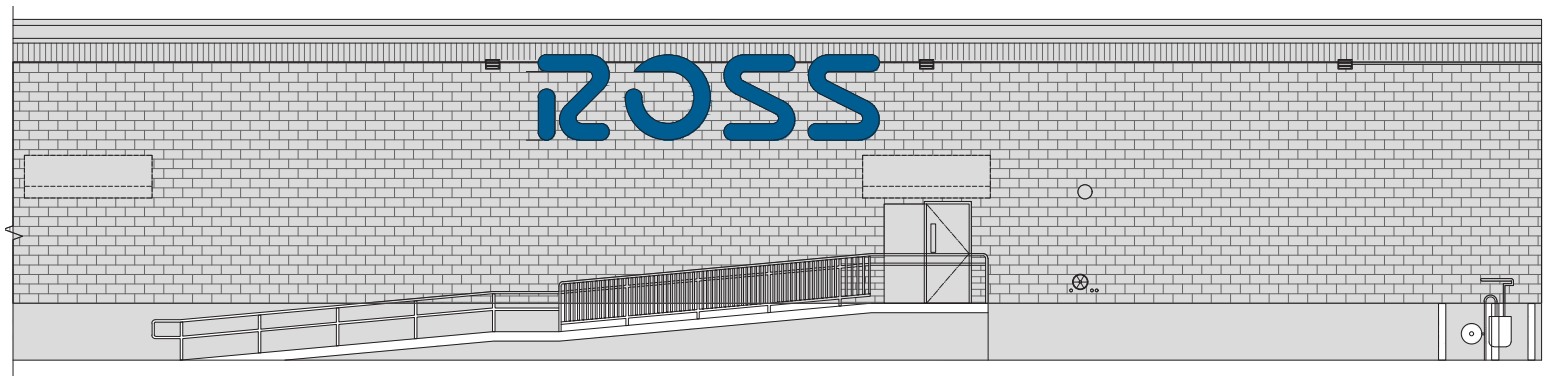
Suite #	Tenant	SF
14902	AVAILABLE	2,400
14904	AVAILABLE	2,000
14906	Stack Burger	2,000
14908	H&L Salon	1,269
14910A	RZ Massage Salon & Spa	1,505
14910	Smoke & Grocery	1,920
14912	Metro by T-Mobile	1,600
14914	AVAILABLE	2,400
14916	PENDING	9,800
14918	Ross (Opening March 2027)	27,359
14918	Grocery Outlet (Opening Q2 2027)	17,165
14926	O'Reilly Auto Parts	27,602
15012	Kolby's Donut House	1,200
15014	AVAILABLE	800
15018A	Little Caesars Pizza	1,200
15020	AT LEASE	
15022	AT LEASE	
15024	AT LEASE	
Paradox Coffee Stand		

RENDERINGS

Front Elevation



Rear Elevation



PROPERTY SUMMARY

Spanaway, WA, is a suburban community in Pierce County known for its affordability, diverse population, and access to outdoor recreational opportunities such as Spanaway Lake and proximity to Mount Rainier.

Located near Joint Base Lewis-McChord, the fourth-largest employer in Washington State

Strong retail demand driven by military personnel, civilian workforce, and expanding residential population

Growing population supporting increased need for retail and service-based businesses

Ongoing infrastructure improvements including road expansions, utility upgrades, and commercial development

Infrastructure investment enhancing long-term property value and desirability

Established neighborhood commercial hub serving Spanaway and surrounding communities

Diverse mix of retail and service-oriented tenants

Convenient destination for shopping, dining, and everyday consumer needs

Retail offerings including apparel, electronics, home goods, and daily essentials

Service-oriented businesses such as restaurants, cafés, banks, salons, and professional services

Strong visibility and accessibility attracting customers from the immediate trade area and beyond

One-stop convenience center supporting dining, financial, and personal care needs



89,002 SF

BUILDING SIZE

7.62 AC

LAND AREA

YEAR BUILT	1974
PARCEL NO.	0319212049; 0319212050
COUNTY	Pierce
PARKING STALLS	370
PARKING RATIO	4.16/1,000
ACCESS	8 access points
ZONING	Town Center (TCTR)
SIGNAGE	Pylon signs & building signage
LEASE RATE	Call for quote



LOCATION HIGHLIGHTS

SPRINKER RECREATION CENTER

- Premier recreational hub serving Pierce County
- Wide variety of family-oriented indoor and outdoor activities
- NHL regulation ice rink
- Four indoor and six outdoor tennis courts
- Five racquetball courts
- One of Western Washington’s largest outdoor skate parks
- Eight softball diamonds
- Outdoor basketball courts
- SPIRE ROCK climbing feature for mountain climbers
- Extensive classes, programs, and community events
- Multiple meeting rooms for conferences, gatherings, and special events
- Scenic walking trails for outdoor recreation and relaxation

LAKE SPANAWAY GOLF COURSE

- 18-hole championship golf course located in central Pierce County
- Designed by legendary golf architect A.V. Macan (designer of Fircrest, Broadmoor, Inglewood, and Royal Colwood)
- Opened in 1967; carved through native fir forest
- Challenging yet fair layout for golfers of all skill levels
- Adjacent to Spanaway Lake
- Owned by Pierce County and professionally managed by KemperSports
- Part of the Pierce County golf family, including Chambers Bay
- Nationally recognized and consistently ranked among the top courses in the Pacific Northwest
- 1999: Rated one of the driest courses in the region (Seattle PI)
- 2002: 15th hole selected among top 18 holes in Puget Sound (Seattle Times)
- 2003: Named one of the “Best Bang for the Buck” courses in the area (Seattle Times)

SPANAWAY CENTER



JOINT BASE LEWIS-MCCHORD
MCCHORD FIELD



512



7



14,002+ VEHICLES
Average Daily Traffic



38,203+ VEHICLES
Average Daily Traffic

**SUBJECT
PROPERTY**



SPRINKER
RECREATION CENTER

LAKE SPANAWAY
GOLF COURSE



34,870+ VEHICLES
Average Daily Traffic



AVAILABLE FOR LEASE

KIDDER MATHEWS

DEMOGRAPHICS

Spanaway, WA is a vibrant suburban community nestled in Pierce County. It offers a diverse mix of residential areas, commercial establishments, and natural landscapes. Spanaway is known for its family-friendly atmosphere, and access to outdoor recreational activities, including Spanaway Lake and the stunning Mount Rainier National Park.

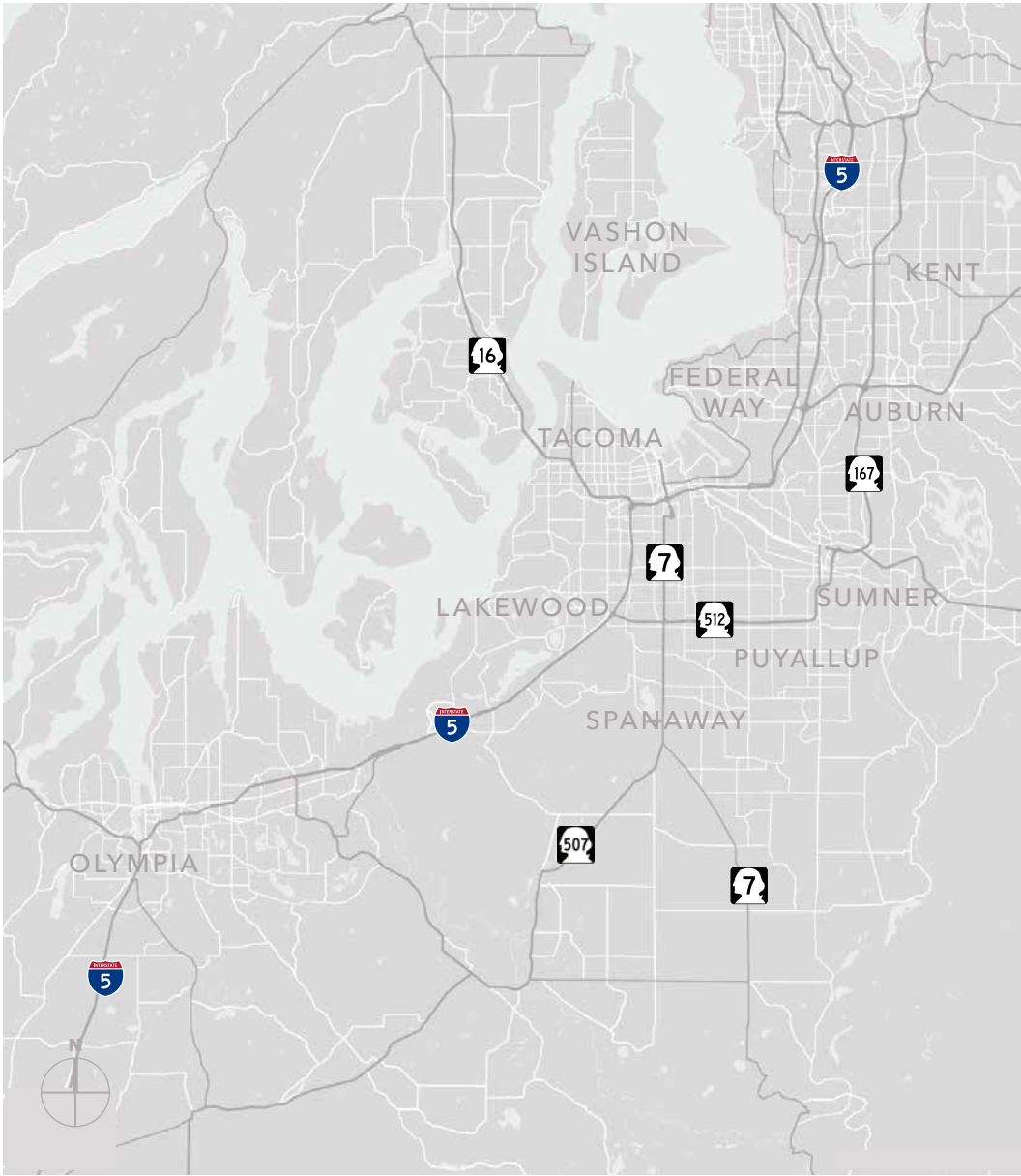
POPULATION

	5 Minutes	10 Minutes	15 Minutes
SPANAWAY	26,112	70,845	142,498
LACEY	26,279	91,268	154,610
PUYALLUP	20,665	65,286	144,533
AUBURN	24,208	95,235	260,402

AVERAGE HH INCOME

	5 Minutes	10 Minutes	15 Minutes
SPANAWAY	\$104,047	\$115,562	\$110,403
LACEY	\$96,604	\$109,671	\$113,630
PUYALLUP	\$106,669	\$125,610	\$127,185
AUBURN	\$96,035	\$111,306	\$125,627

Data Source: REGIS ©2024, Sites USA



SPANAWAY CENTER

310

5

9

6

PARKLAND

512

355

RESIDENTIAL GROWTH

Number of current and future lots

7

42

9

15

SUBJECT
PROPERTY

455

79

126

7

67

44

SPANAWAY

36

30

101

FREDERICKSON

51

704

25

51

90

121

50

25

23

33

91

507

7



AVAILABLE FOR LEASE

KIDDER MATHEWS

PUGET SOUND OVERVIEW

Puget Sound (Pierce and King County) is home to over 40% of Washington State’s population

National center for manufacturing, technology, services, international trade, and tourism

Home to globally recognized companies including Microsoft, Starbucks, Amazon, T-Mobile, Nordstrom, and Costco

Region projected to generate approximately 1.2 million new jobs by 2040

Diverse economic base contributing to long-term resilience and stability

Accounts for over 20% of the nation’s software publishing employment

Strong and growing healthcare sector

Major biotechnology research presence anchored by University of Washington and Fred Hutchinson Cancer Research Center

National leader in aerospace and advanced computing

World-class arts and cultural scene

Home to major professional sports franchises

Renowned culinary destination featuring nationally acclaimed chefs

Attractive business environment supported by strong employment growth and workforce retention

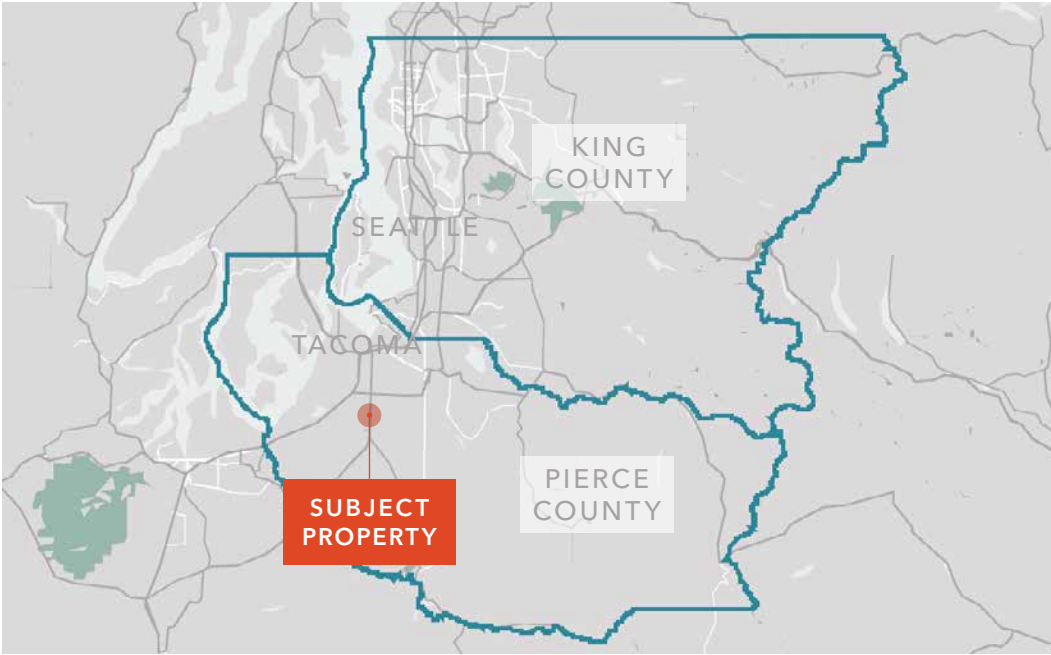
PIERCE COUNTY
STATS

939K
POPULATION

30%
25+ WITH BACHELOR’S DEGREES

LARGEST EMPLOYERS IN PUGET SOUND

	THE BOEING CO	56,000
	AMAZON	55,000
	JOINT BASE LEWIS-MCCHORD	54,000
	MICROSOFT	54,000
	UNIVERSITY OF WASHINGTON	29,000



LOCATION



SPRINKER
RECREATION CENTER

ROSS
DRESS FOR LESS

metroPCS

MIDAS

KFC

38,203+ VEHICLES
Average Daily Traffic

SPANAWAY

GROCERY
OUTLET
bargain Market

O'Reilly

Little Caesars

McDonald's

POPEYES
LOUISIANA KITCHEN

MultiCare

WELLS
FARGO

Jack
in the box

Arby's

Firestone

THE HOME
DEPOT

LAKE SPANAWAY
GOLF COURSE

CHIPOTLE
MEXICAN GRILL

76

PIZZA
PAPA JOHN'S

U-HAUL

Walgreens

Albertsons





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