

CANYON CROSSING

5602-5622 - 176TH STREET E | PUYALLUP, WA 98375

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Property Details

Owned GLA

120,398 SF

Availability

3 Suites | 4,601 SF

Overview

- Situated at the intersection of 176th Street East and Canyon Road East, this center benefits from high visibility and accessibility, serving the growing Frederickson community and surrounding areas.?
- Home to Safeway, a leading grocery retailer, ensuring consistent foot traffic and a strong customer base.
- Approximately 2 miles away from Bradley Park. This 59-acre park offers a 12-acre lake, walking trails, and picnic areas, providing recreational opportunities for visitors.

Tenant Mix

SAFEWAY

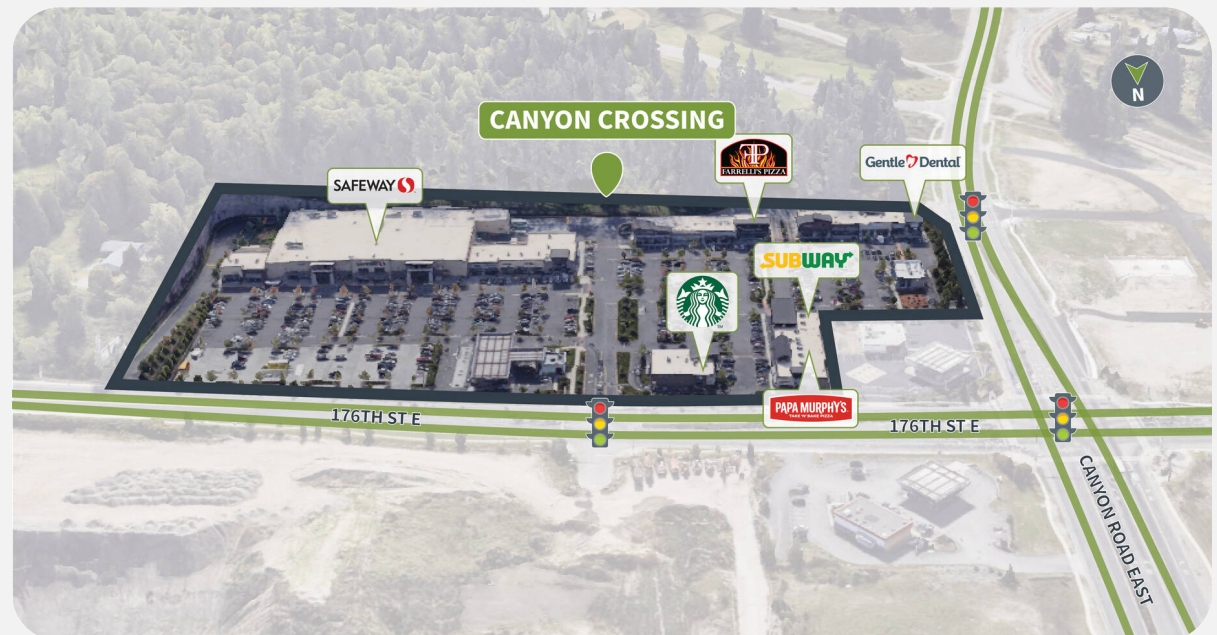


SUBWAY

H&R BLOCK

Great Clips

xfinity



CANYON CROSSING

5602-5622 - 176TH STREET E | PUYALLUP, WA 98375

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	2,500	1,930	846	\$96,661	\$91,341
3 MILES	87,495	52,604	28,166	\$118,451	\$104,438
5 MILES	195,092	130,329	66,207	\$115,078	\$99,258



Market Aerial

**Market Aerial
Coming Soon**

CANYON CROSSING

5602-5622 - 176TH STREET E | PUYALLUP, WA 98375

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Site Plan



Suite	Tenant	GLA (SF)
I101	AVAILABLE	1,750
D104	AVAILABLE	1,437
F107	AVAILABLE	1,414
A101	SAFEWAY	58,902
C103-8	FARRELL'S PIZZA	5,996
C101	MULTICARE HEALTH	5,748
D106/8	GENTLE DENTAL	4,386
E101	TACO TIME	3,640
G102	MASSAGE ME	3,553
B106	XFINITY	3,530
D102	Kidstrong	2,559
B104	PET PROS	2,492
I102	LA MICHOACANA PREMIUM	2,193
B103	POSTAL PROS	2,120
B107	PHO & TOFU	2,002
F104	AYOTHAYA THAI	1,800
D101	SUSHI & WOK	1,800
G101	STARBUCKS	1,750
B101	LOVELY NAILS & SPA	1,635
F108	AMERICAN WORKFORCE GROUP	1,442
F101	SUBWAY	1,437
D105	CANYON CROSSING CHIROPRACTIC	1,412
F106	LEGENDARY DOUGHNUTS	1,405
F103	APPLE TERIYAKI	1,388
F102	H&R BLOCK	1,356
F105	PAPA MURPHY'S	1,218
B102	GREAT CLIPS	1,115
H101	SAFEWAY	918

CANYON CROSSING

5602-5622 - 176TH STREET E | PUYALLUP, WA 98375

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Get in Touch with Us

Leasing

Betsy Shriver

206-800-8243

bshriver@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team

206-203-3408

specialtyleasing@performproperties.com

Property Management

Eric Nickelson

858-255-4922

Enickelson@performproperties.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

Learn more about Canyon Crossing at shopcore.com/property/canyon-crossing