CANYON CROSSING

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

Perform Properties

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









For more information, contact: David Marks | 206-800-8243 | DMarks@performproperties.com

Updated November 2026

CANYON CROSSING

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

Perform Properties

Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	2,513	1,929	850	$114,379	$97,625
3-MILE RADIUS	87,223	52,266	28,078	$137,842	$123,749
5-MILE RADIUS	199,824	131,775	67,824	$133,464	$118,039



For more information, contact: David Marks | 206-800-8243 | DMarks@performproperties.com

Updated November 2026

CANYON CROSSING

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

Perform Properties

Market Aerial



For more information, contact: David Marks | 206-800-8243 | DMarks@performproperties.com

Updated November 2026

CANYON CROSSING

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

Perform Properties

Site Plan



Suite	Tenant	GLA (SF)
I101	AVAILABLE	1,750
D104	AVAILABLE	1,437
F107	AVAILABLE	1,414
A101	SAFEWAY	58,902
C103-8	FARRELLI'S PIZZA	5,996
C101	MULTICARE HEALTH	5,748
D106/8	GENTLE DENTAL	4,386
E101	TACO TIME	3,640
G102	BOEING EMPLOYEES CU	3,553
B106	XFINITY	3,538
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

For more information, contact: David Marks | 206-800-8243 | DMarks@performproperties.com

Updated November 2026

CANYON CROSSING

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

Perform Properties

Get in Touch with Us

Leasing

David Marks
206-800-8243
DMarks@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team
206-203-3408
specialtyleasing@performproperties.com

Property Management

Sean Moore
206-300-7655
SMoore@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.