

COMMERCIAL PROPERTY

1113 N Meridian, Puyallup, WA 98371 / MLS. 2147722



FOR SALE



PRESENTED BY:

Shannon McIntyre
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY



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PROPERTY FEATURES

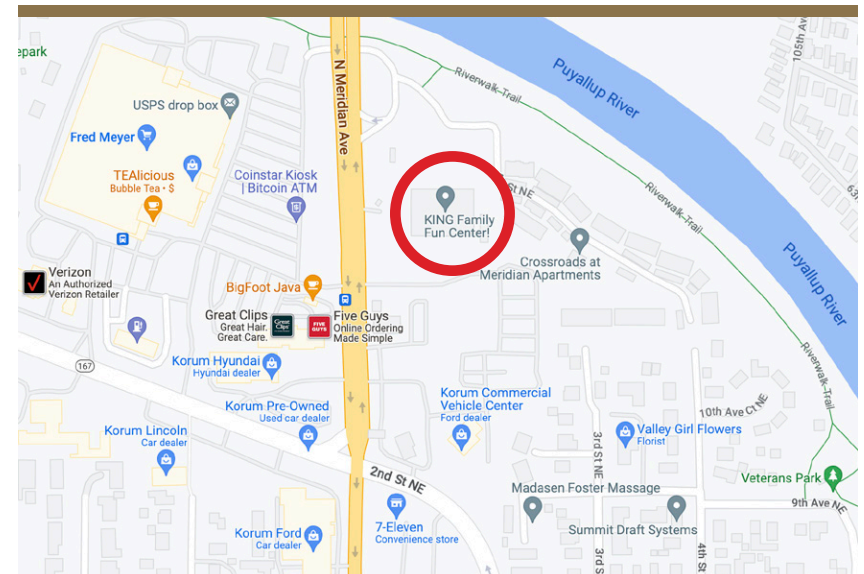
Skate Tiffany's, also known as King Family Fun Center, is a cherished roller rink in Puyallup, Washington, with a rich history spanning over 50 years. Owned by Dennis and Melinda King, it has been a hub for entertainment and live music performances, hosting renowned bands like HEART in the 1970s and 1980s.

Over the years, Tiffany's has been a beloved destination for people of all ages, hosting numerous events and gatherings that have created lasting memories and brought communities together. In 2007, Dennis & Melinda King agreed to buy the business and real estate while continuing to nurture the roller rink's legacy with additions like an 18-hole miniature golf course, a restaurant, and an arcade.

In 2020, tragedy struck when a devastating fire caused significant damage to the iconic establishment, leaving its future uncertain. Despite this setback, the spirit of Skate Tiffany's lives on in the hearts of those who have cherished moments within its walls. The Puyallup community rallied around the King family, offering support and solidarity during the possibility of rebuilding.

As they face the challenges ahead, the King family has decided to move on from the roller rink, with KING Mini Golf Park continuing to thrive. The building and real estate of the roller rink are now for sale, looking to pass it into new hands.

Skate Tiffany's remains a symbol of unity, fun, and the indomitable spirit of the Puyallup community and the enduring legacy of the King family. With their dedication and community support, the King family looks forward to serving the community in other capacities for generations to come.



PRICE: \$3 Million

BUILDING SF.: 24,708

FLOORS: 1

LOT SIZE: 24,708

PARCEL #: 0420223107

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LOCATION & HIGHLIGHTS



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LOCATION INFORMATION

BUILDING NAME: Skate Tiffany's, also known as King Family Fun Center

STREET ADDRESS: 1113 N Meridian

CITY, STATE ZIP: Puyallup, Washington 98371

COUNTY: Pierce

MARKET: Puyallup

SUB-MARKET: Downtown Puyallup

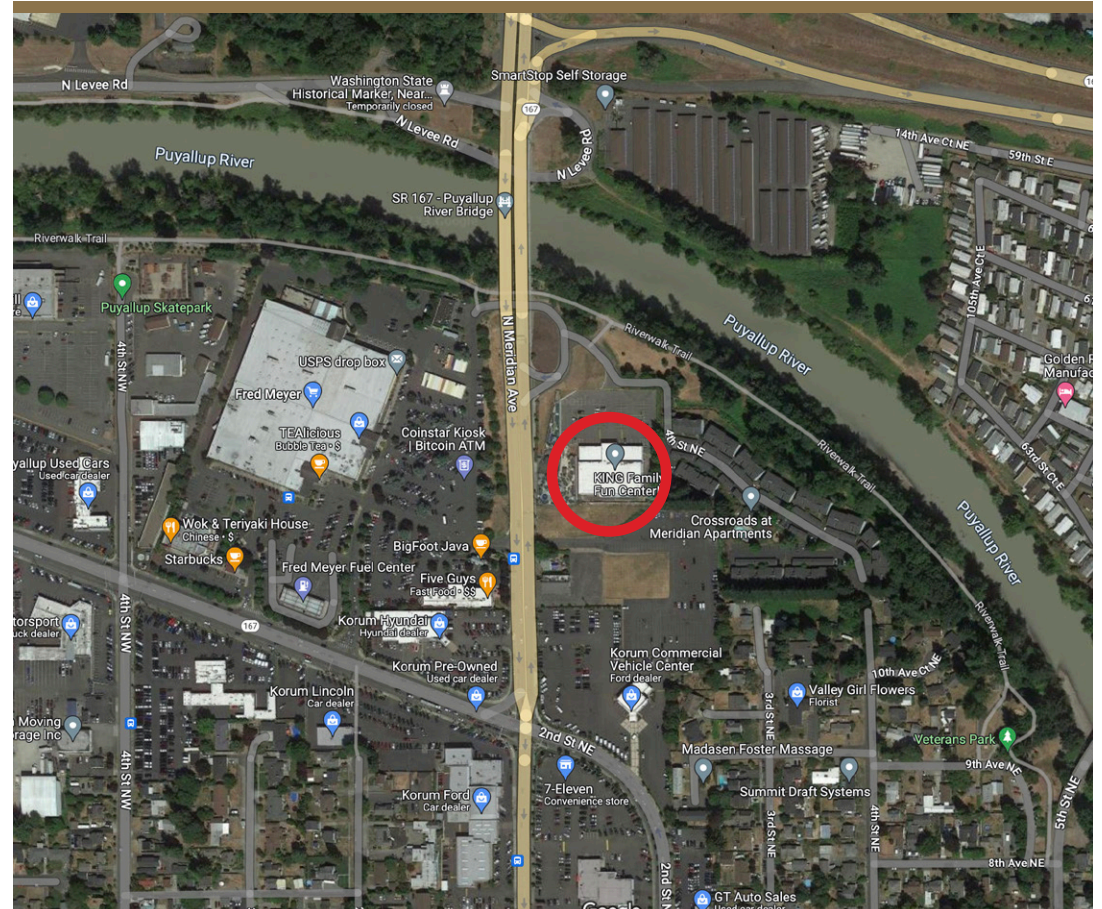
Governing Jurisdiction: City of Puyallup

LOCATION OVERVIEW

Close proximity to shopping, restaurants, schools, parks, Sounder Train north to Seattle or south to Tacoma/Lakewood and Highways 167 and I-5.

LOCATION HIGHLIGHTS

- Less than a mile to Highway 167 access and 10 minutes from I-5
- Close to both residential and commercial areas, many people live and work in the area.
- Commercial opportunity
- Adjacent family entertainment business (pictured)
- 1,600 sf. on-site storage unit
- Ample parking



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PROPERTY PHOTOS



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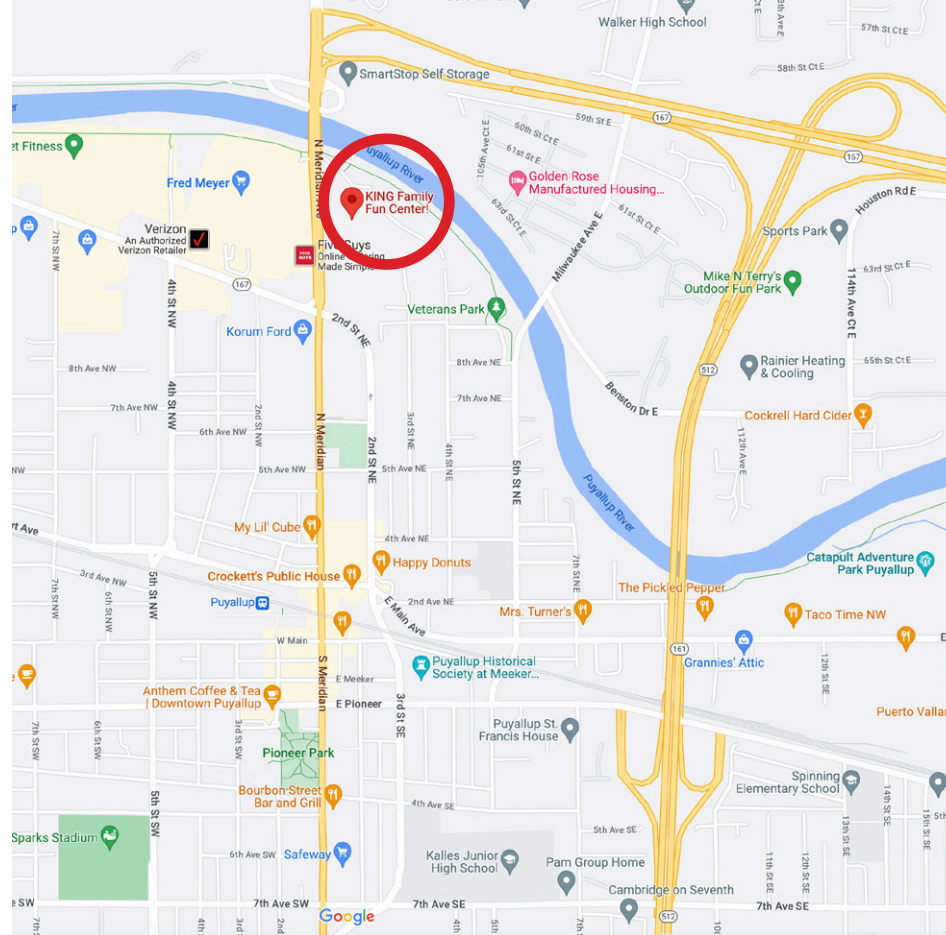
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PROXIMITY MAPS

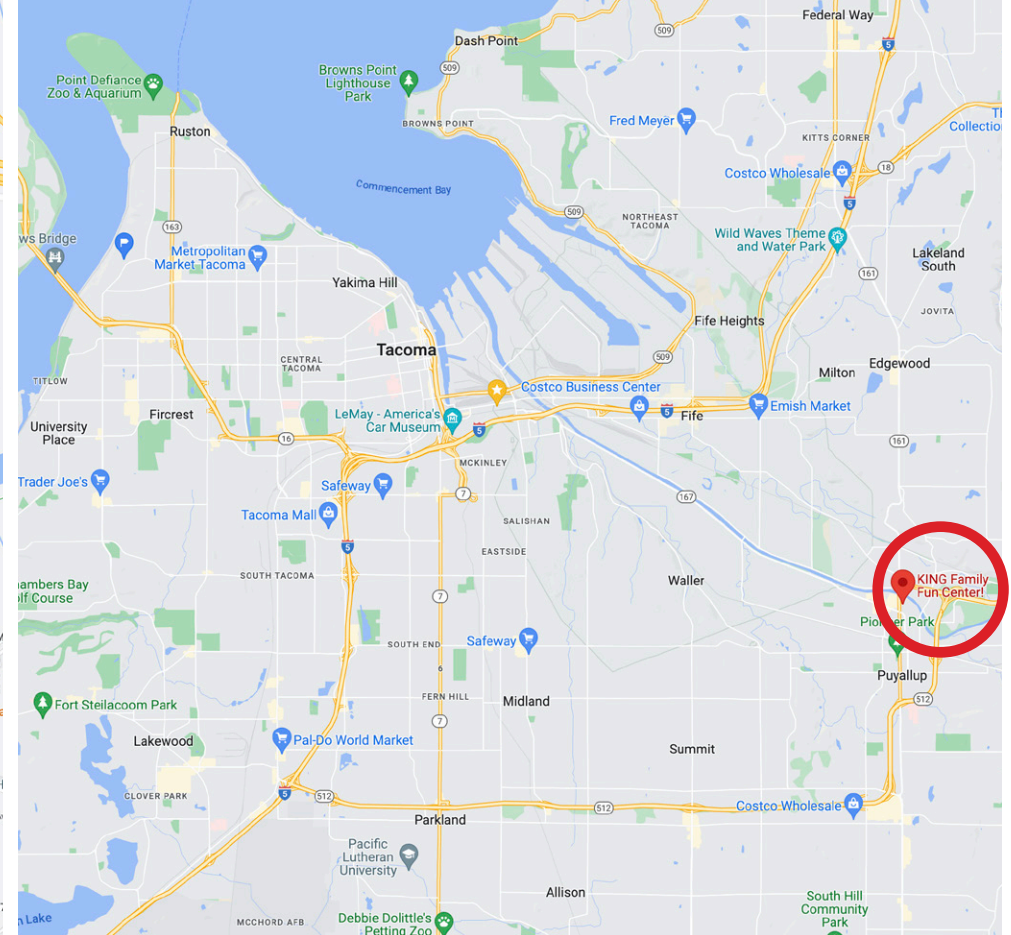


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LOCAL MAP SHOWING CLOSE ACCESS TO FOOD AND HWY 167 ACCESS



PIERCE COUNTY AREA SHOWING TACOMA



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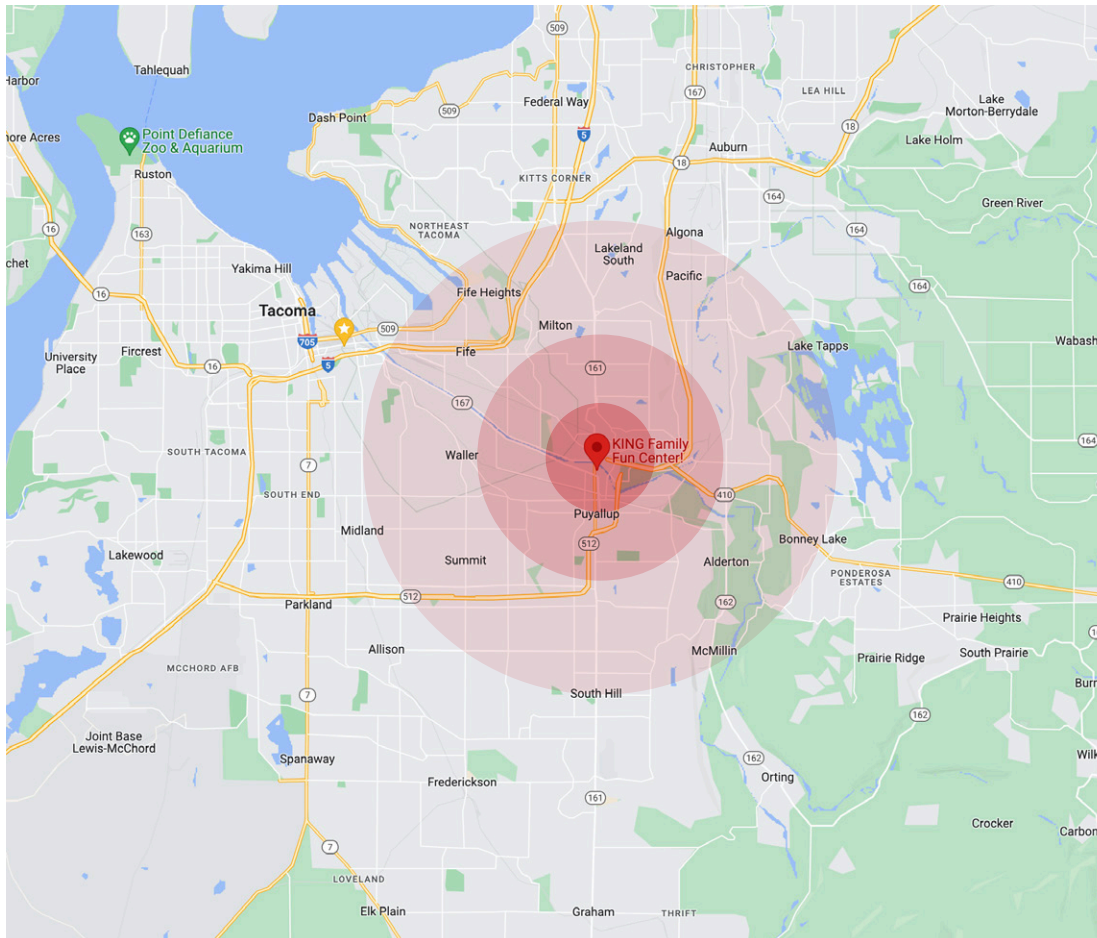
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DEMOGRAPHICS



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PIERCE COUNTY AREA SHOWING TACOMA



POPULATION	1 MILE	3 MILES	5 MILES
Male	3,891	27,636	70,534
Female	4,383	28,943	74,736
Total Population	8,274	56,579	145,270

AGE	1 MILE	3 MILES	5 MILES
Ages 0-14	1,391	10,504	28,269
Ages 15-24	940	7,400	19,758
Ages 55-64	1,044	7,362	18,158
Ages 65+	1,736	9,558	23,961

RACE	1 MILE	3 MILES	5 MILES
White	7,598	50,272	123,263
Black	48	615	2,838
Am In/AK Nat	37	233	686
Hawaiian	7	149	730
Hispanic	539	4,085	11,426
Multi-Racial	1,110	8,280	23,804

INCOME	1 MILE	3 MILES	5 MILES
Median	\$40,089	\$58,971	\$61,228
< \$15,000	585	1,841	4,076
\$15,000-\$24,999	366	1,669	4,560
\$25,000-\$34,999	529	2,325	5,263
\$35,000-\$49,999	812	3,849	8,845
\$50,000-\$74,999	514	4,581	11,589
\$75,000-\$99,999	423	3,098	8,626
\$100,000-\$149,999	327	3,744	9,464
\$150,000-\$199,999	114	1,195	2,874
> \$200,000	N/A	485	1,399

HOUSING	1 MILE	3 MILES	5 MILES
Total Units	4,393	25,427	61,832
Occupied	4,008	23,640	57,907
Owner Occupied	1,961	14,457	36,371
Renter Occupied	2,047	9,183	21,536
Vacant	385	1,787	3,925

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