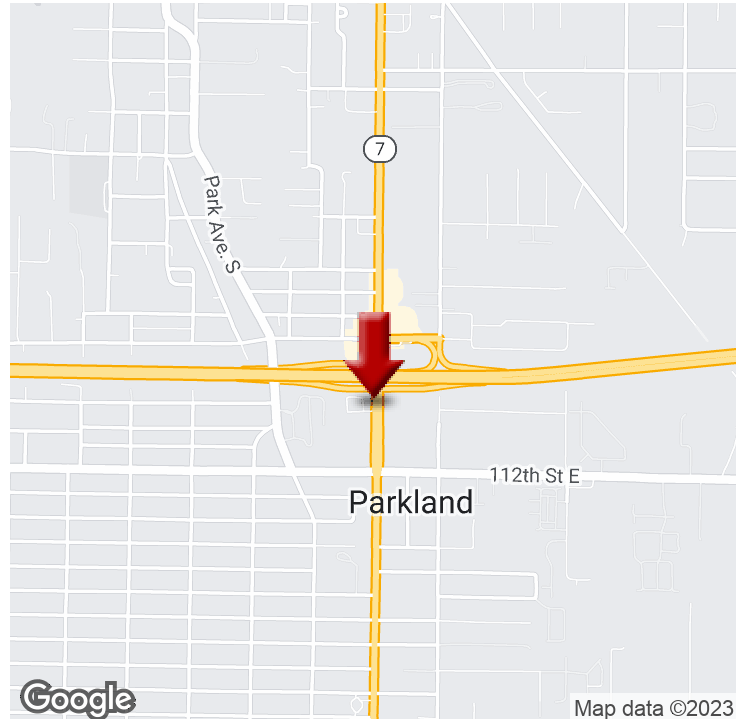


## OFFICE FOR SALE

# MIXED USE OFFICE/RETAIL PACIFIC AVENUE-TACOMA

11006 Pacific Ave S, Tacoma, WA 98444



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,100,000
<b>NUMBER OF UNITS:</b>	8
<b>CAP RATE:</b>	5.66%
<b>NOI:</b>	\$118,877
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	111,514 SF
<b>BUILDING SIZE:</b>	11,103 SF
<b>RENOVATED:</b>	1975
<b>ZONING:</b>	CMUD
<b>MARKET:</b>	Seattle
<b>SUBMARKET:</b>	Tacoma
<b>PRICE / SF:</b>	\$189.14

### PROPERTY OVERVIEW

50- Yard line location, situated just south of SR 512 and north of 112th st on Pacific Ave. Next door to McDonald's and QFC shopping center, high traffic counts of +/- 126,000 CPD (Pacific Ave & HWY 512 intersection). Good income, with great income potential, by re-tenanting and/or tightening up lease agreements. 2 parcels include 3 buildings and PLENTY of parking. Pacific Pride is one tenant on it's own parcel and the remaining tenants are on the back parcel, tenants are all long term tenants and have a strong desire to stay. Other opportunities include a redevelopment play with the CMUD (Pierce County) zoning. Great signage and visibility from both HWY 512 and Pacific Ave.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
7525 28th Street West  
University Place, WA 98466

**MICHAEL ARMANIOUS, CCIM**  
Broker  
O: 253.460.8640  
C: 253.988.6115  
marmanious@kw.com  
WA #18346

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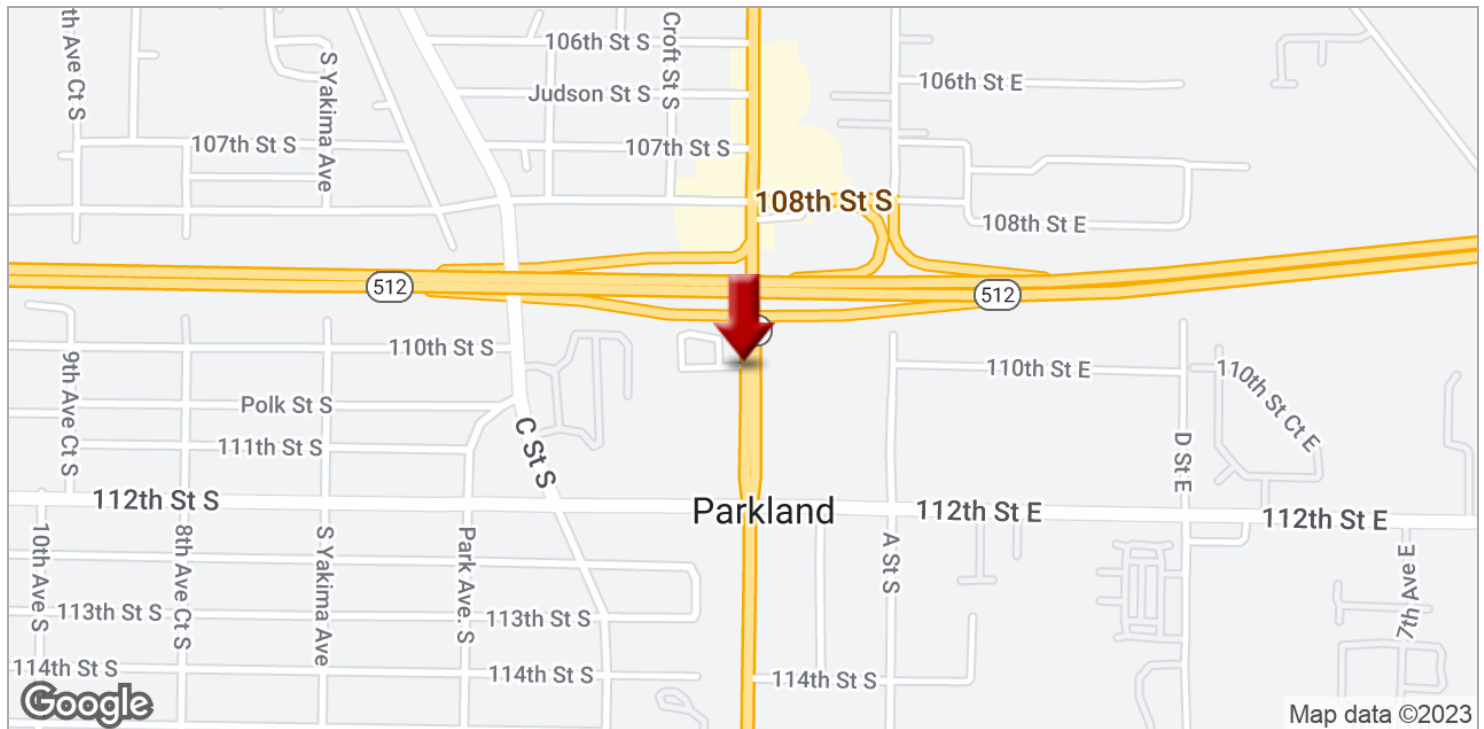
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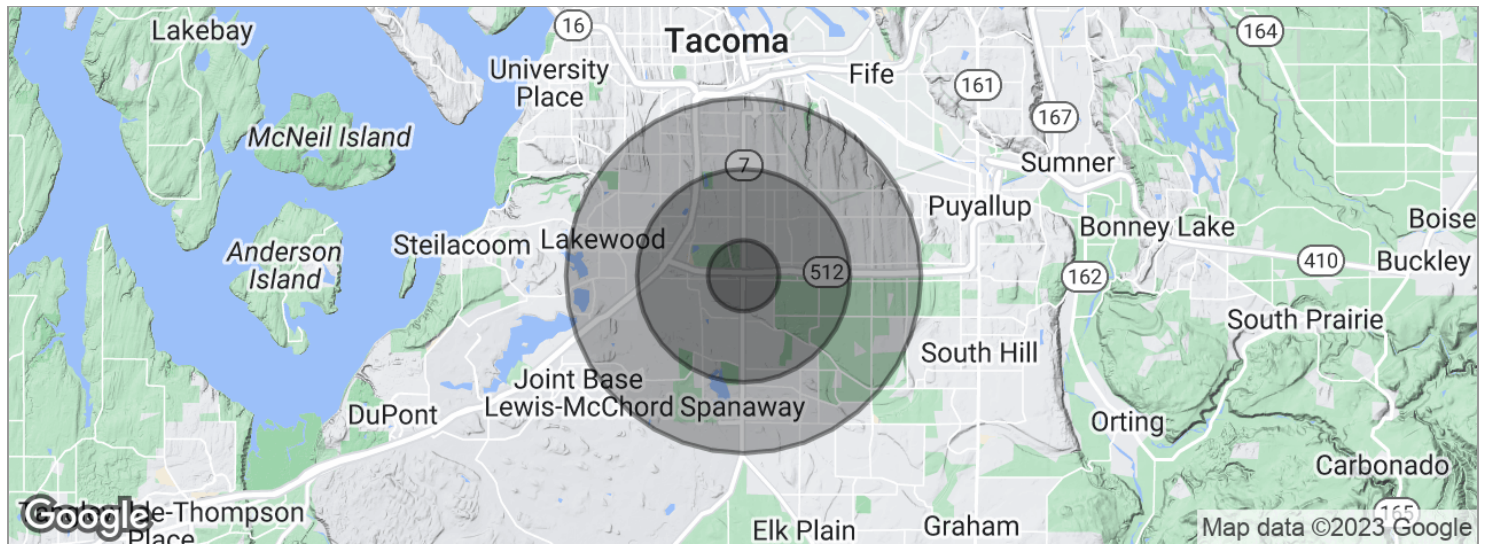
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,288	109,022	241,612
Median age	30.4	32.4	32.9
Median age (male)	28.7	31.1	31.8
Median age (Female)	32.9	34.2	34.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,197	40,226	90,047
# of persons per HH	2.7	2.7	2.7
Average HH income	\$50,325	\$51,165	\$53,944
Average house value	\$193,878	\$224,009	\$219,756

\* Demographic data derived from 2020 ACS - US Census

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