

FOR SALE / LEASE

3701 Center Street
Tacoma, WA 98409



CENTER STREET - OFFICE SPACE

Ray Velkers

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

CENTER STREET - OFFICE SPACE is a move-in ready 1,500 SF office space located in the busy central Tacoma retail core just off of HWY 16. The space includes five built-out office spaces, reception area, kitchenette, and two bathrooms. The 6,360 SF lot provides great parking (15 stalls) and 120' of frontage on Center Street - 18,000 CPD, making this an ideal office space for a dentist, attorney, insurance agent, financial advisor, real estate, etc.

3701 CENTER STREET:

FOR SALE 1,500 SF SALE PRICE: \$295,000

OR

FOR LEASE 1,500 SF \$13.50 PSF PLUS \$3.03 NNN



Population



Average HH Income



Daytime Population

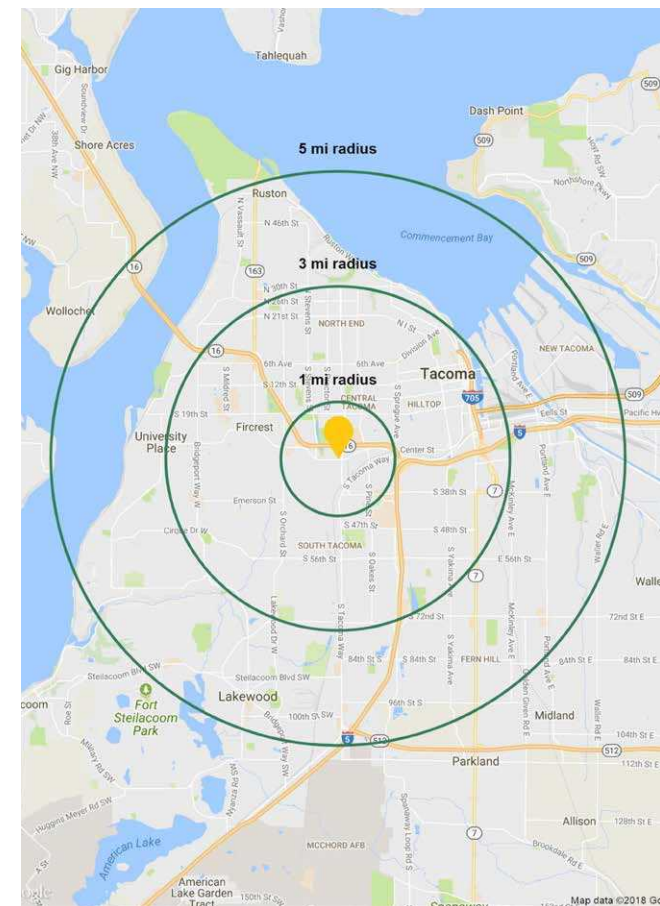
Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	9,403	\$56,705	20,431
Mile 3	146,542	\$75,240	151,173
Mile 5	282,655	\$78,549	238,353

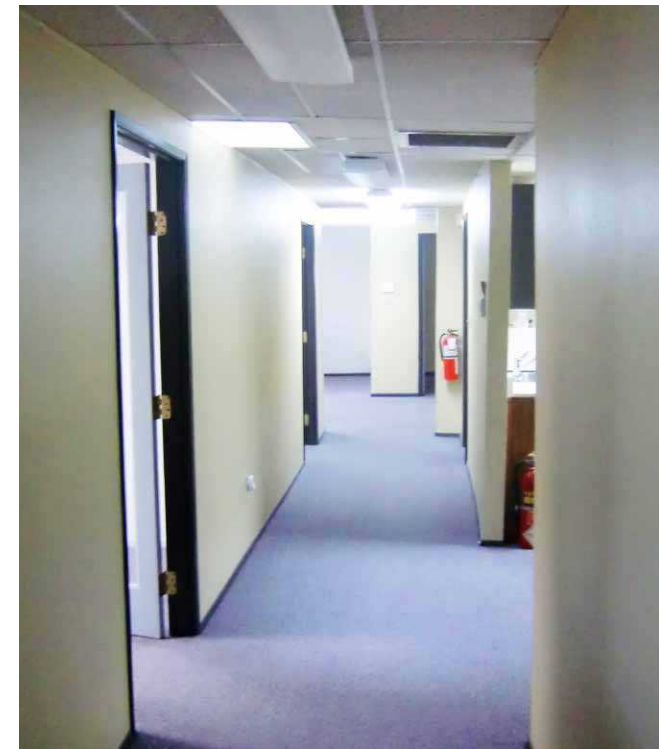
NEARBY RETAIL



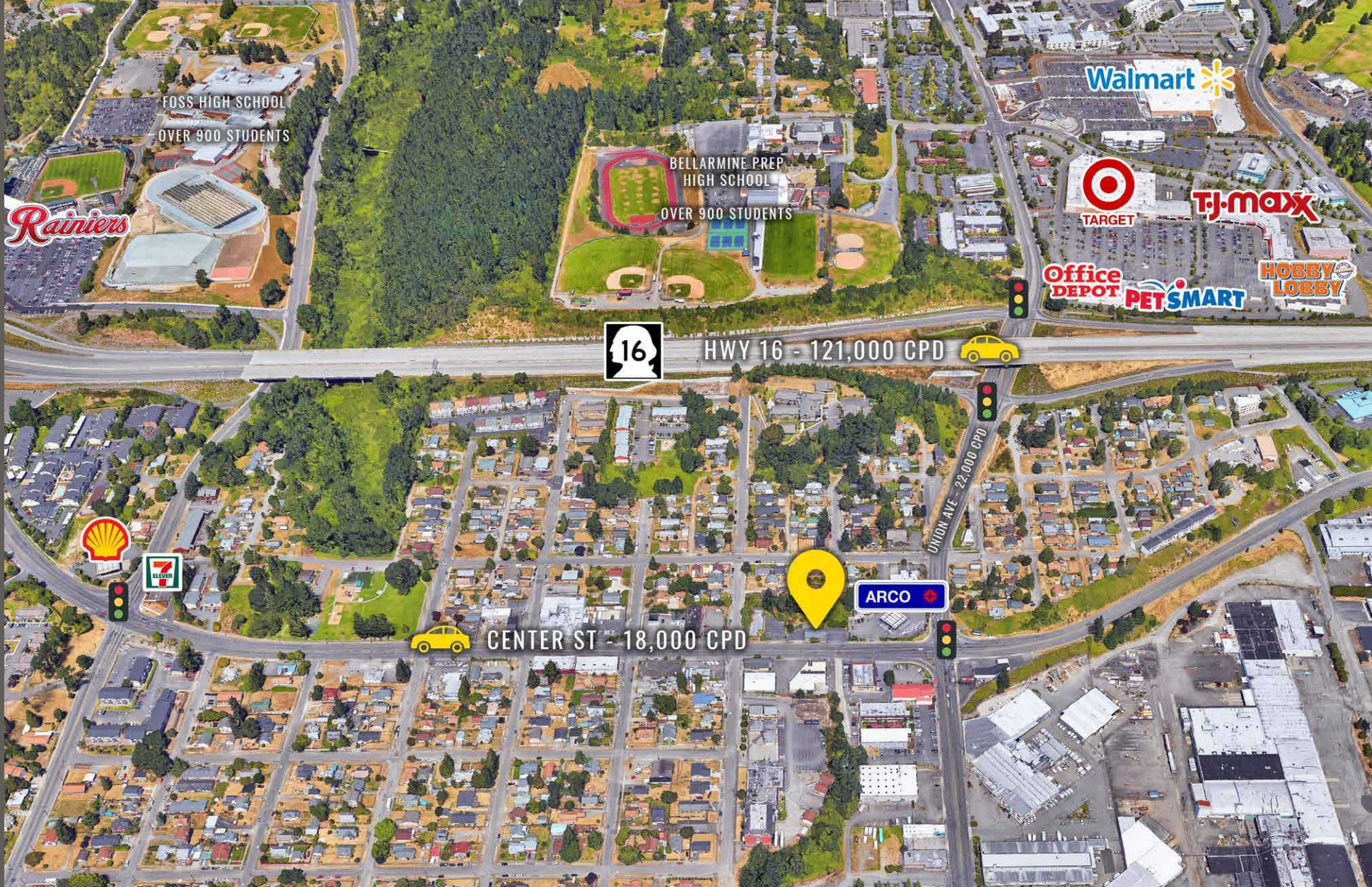
TARGET



PHOTOS



LOCATION DETAILS



Located directly off of
HWY 16 - Union Ave Exit



Located in the Central
Tacoma Retail Core

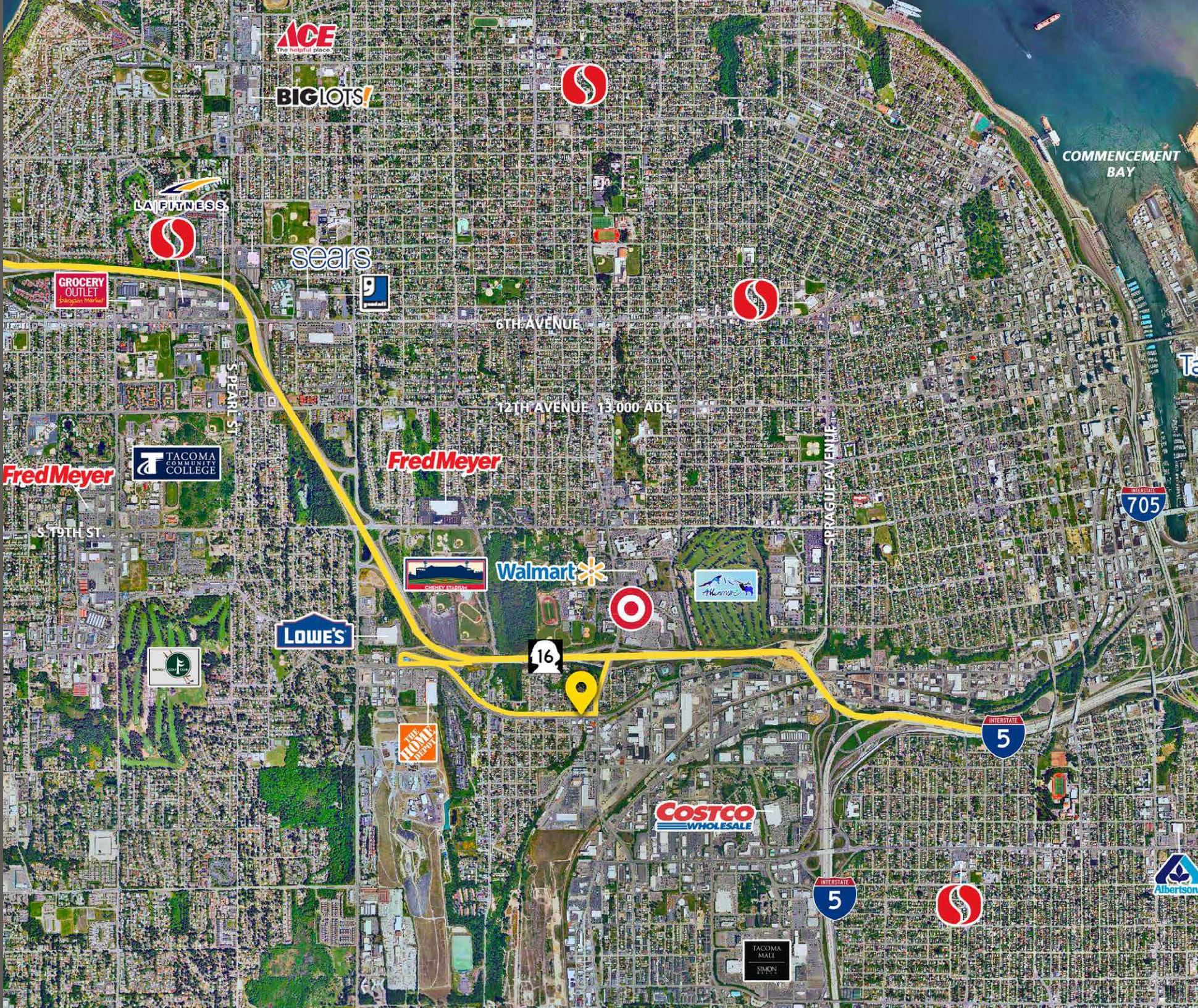


18,000 CPD
Center Street



22,000 CPD
S Union Ave

LOCATION AERIAL



TACOMA | KIRKLAND | SEATTLE | PORTLAND



RETAIL FOCUSED. RESULTS DRIVEN.

RAY VELKERS

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