

# PROCTOR STATION

## FOR LEASE

Proctor Station | 2710-2724 N Proctor Street, Tacoma, WA

SPACES READY FOR DELIVERY!



### CONTACT

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## SUMMARY

Proctor Station presents a unique opportunity of a mixed-use property in the heart of the highly sought after Proctor District of Tacoma. The district boasts unusually high household incomes (\$93,582 in a 1 mile radius) in a dense community that Wikipedia describes as “small town urban village character”. Historically, retail vacancies have been rare, and if space becomes available, it is typically filled quickly. The area boasts a strong tenant mix including; Metropolitan market, newly renovated Safeway, Top Pot Doughnuts, Pomodoro, Europa Bistro, East West Cafe, Rosewood Cafe and Knapp’s Restaurant Lounge.

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## FLOOR PLANS



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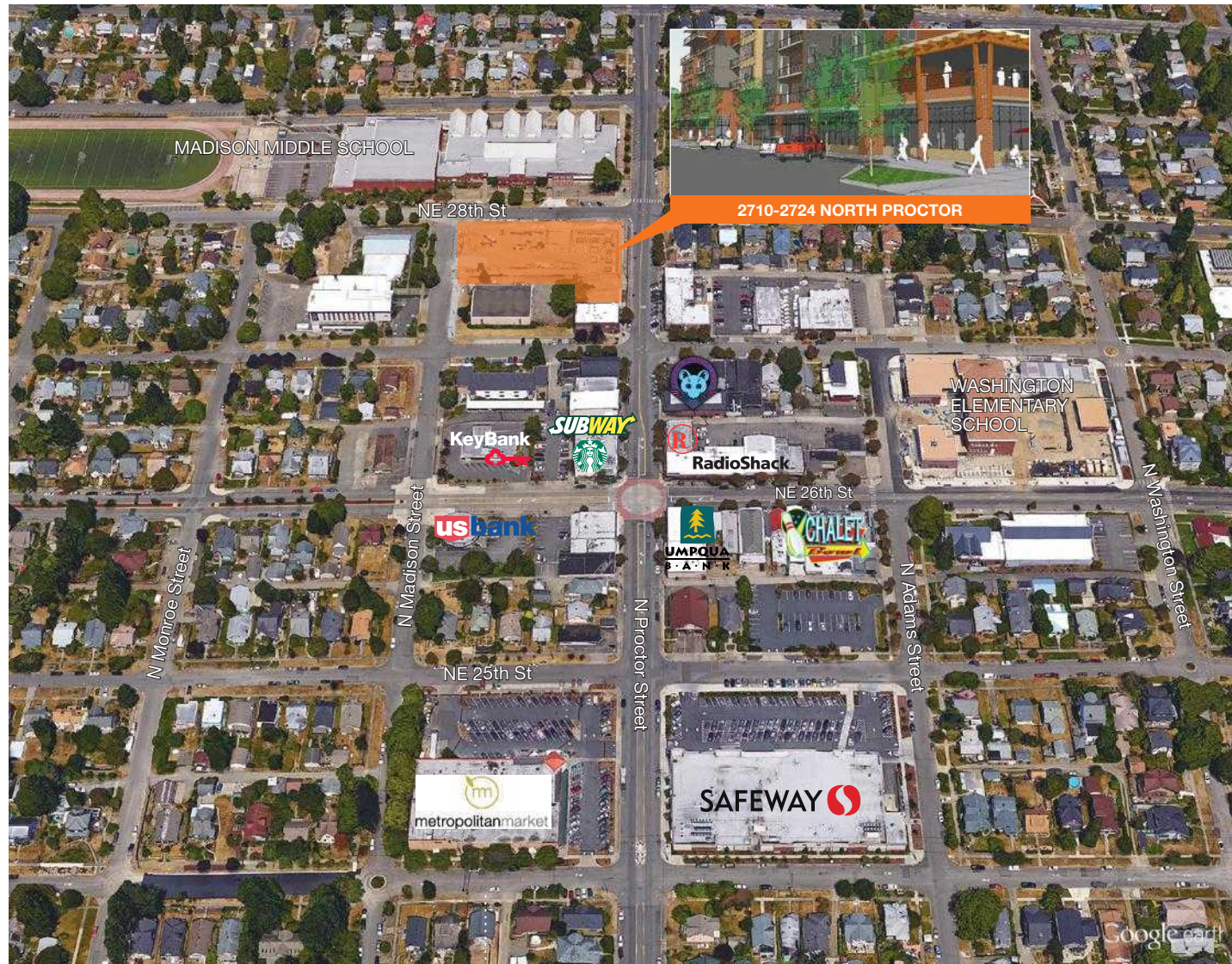




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## LOCATION



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## PROPERTY OVERVIEW



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## PROPERTY OVERVIEW

PROPERTY	Proctor Station	PARCEL	418000-014-1
TYPE	Mixed use - multifamily & retail	JURISDICTION	Tacoma
ADDRESS	2710-2724 North Proctor Street	ZONING	NCX
PARKING	Street parking for retail	SF AVAILABLE	1,666 SF
		RATES	\$26.50 - \$28.50 NNN

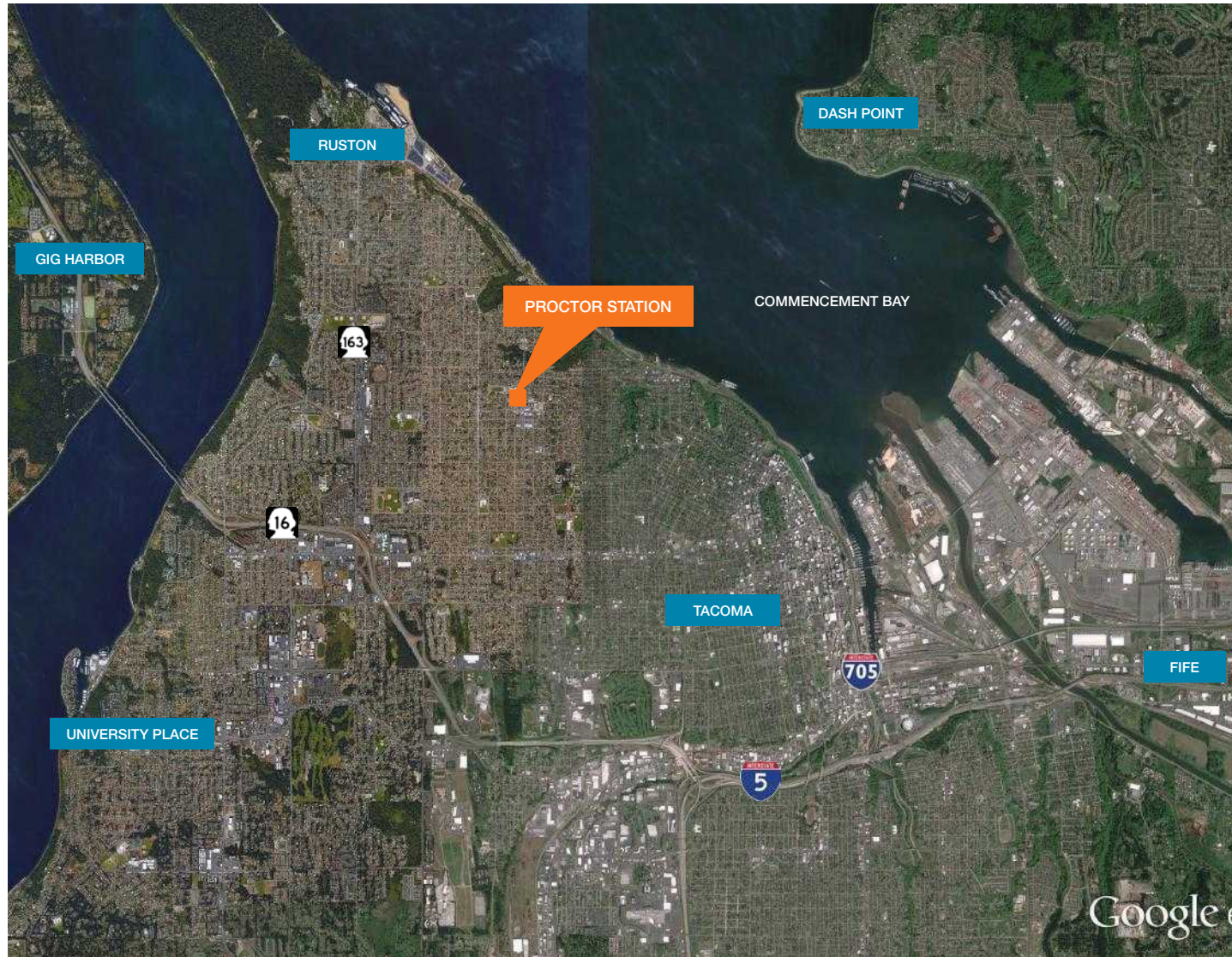




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## AERIAL



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## DEMOGRAPHICS

2710 N Proctor St Tacoma, WA		1 Mile	3 Miles	5 Miles
POPULATION	2015 Estimated Population	15,773	91,986	188,582
	2020 Projected Population	16,460	96,587	198,271
	2010 Census Population	15,326	86,818	178,565
	2000 Census Population	16,094	88,015	174,965
	Projected Annual Growth 2015 to 2020	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2015	-0.1%	0.3%	0.5%
	2015 Median Age	38.1	38.7	37.7
HOUSEHOLDS	2015 Estimated Households	6,295	41,392	79,890
	2020 Projected Households	6,559	43,299	83,651
	2010 Census Households	6,079	38,399	74,500
	2000 Census Households	6,202	37,947	71,920
	Projected Annual Growth 2015 to 2020	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2015	0.1%	0.6%	0.7%
RACE AND ETHNICITY	2015 Estimated White	86.8%	74.5%	69.8%
	2015 Estimated Black or African American	2.2%	10.2%	10.7%
	2015 Estimated Asian or Pacific Islander	3.6%	5.2%	7.3%
	2015 Estimated American Indian or Native Alaskan	0.5%	1.0%	1.2%
	2015 Estimated Other Races	6.9%	9.1%	11.0%
	2015 Estimated Hispanic	5.1%	6.8%	8.9%
INCOME	2015 Estimated Average Household Income	\$93,582	\$67,230	\$70,458
	2015 Estimated Median Household Income	\$74,828	\$54,126	\$56,301
	2015 Estimated Per Capita Income	\$37,647	\$30,753	\$30,252
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	1.7%	4.2%	4.7%
	2015 Estimated Some High School (Grade Level 9 to 11)	6.1%	8.9%	9.5%
	2015 Estimated High School Graduate	13.6%	19.6%	20.6%
	2015 Estimated Some College	15.4%	20.0%	20.6%
	2015 Estimated Associates Degree Only	6.2%	7.9%	8.0%
	2015 Estimated Bachelors Degree Only	23.5%	16.7%	16.4%
	2015 Estimated Graduate Degree	33.6%	22.7%	20.1%
BUSINESS	2015 Estimated Total Businesses	613	5,942	11,253
	2015 Estimated Total Employees	3,090	65,756	127,173
	2015 Estimated Employee Population per Business	5.0	11.1	11.3
	2015 Estimated Residential Population per Business	25.7	15.5	16.8

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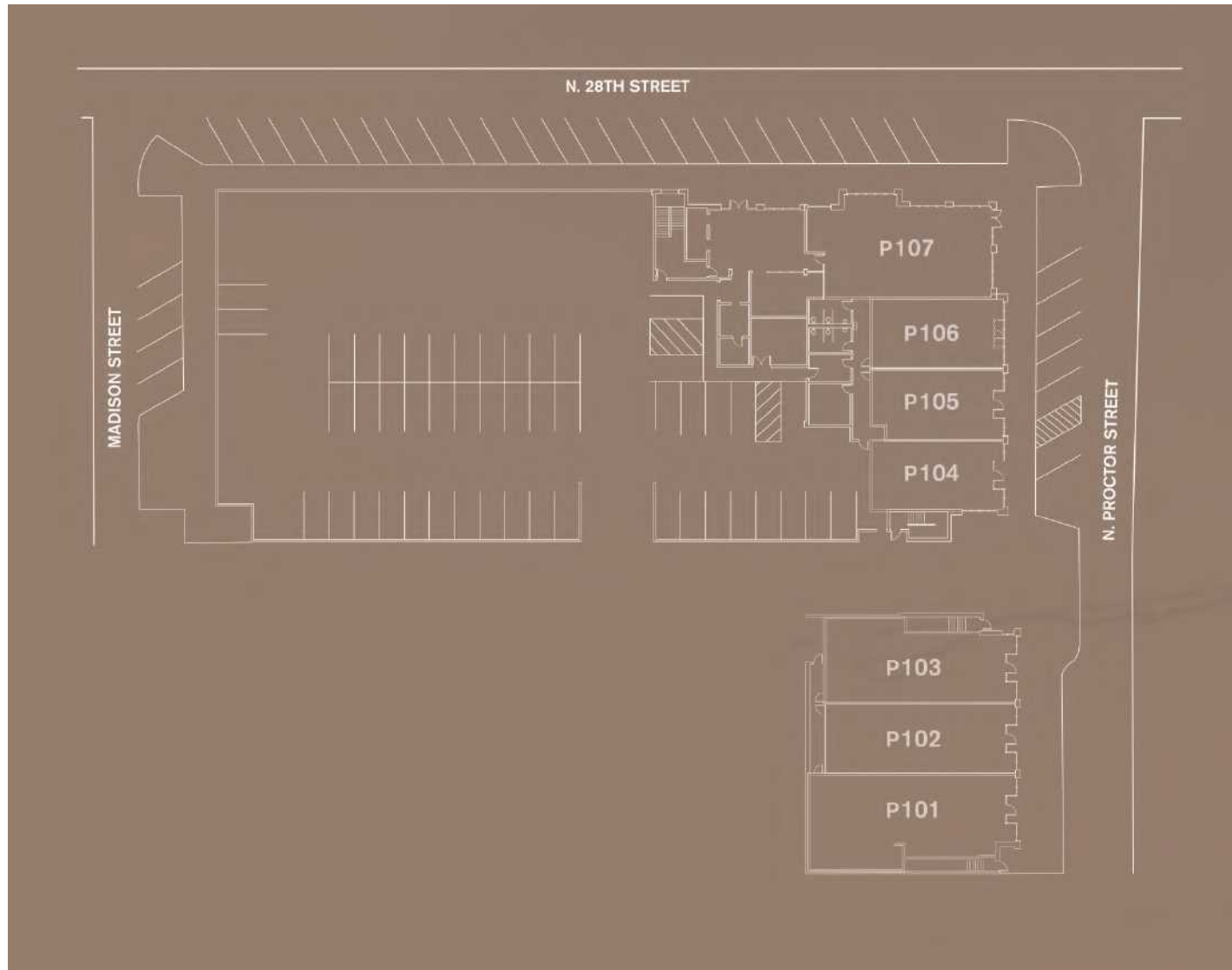
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## SITE PLAN



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