



936
PACIFIC
AVENUE

Conceptual Rendering

FOR SALE OR LEASE

PACIFIC AVENUE RETAIL / OFFICE

6,800 SF ON GROUND FLOOR | \$1,575,000 | \$20 PSF/YR NNN

JOHN BAUDER
PRINCIPAL
D 253.238.0043
jbauder@lee-associates.com

KYLE PROSSER
PRINCIPAL
D 253.444.3025
kprosser@lee-associates.com

HARRISON LAIRD
PRINCIPAL
D 253.238.0044
hlaird@lee-associates.com



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PURCHASE OR LEASE OPPORTUNITY

Located in Downtown Tacoma's core, this property is an ideal choice for **potential owners** or those seeking a **leasing opportunity**. Overlooking Pacific Avenue, it's close to notable spots like The Astor apartments and restaurants such as The Matador and Wooden City.

Only a block from the Link Light Rail Commerce Street Station and with direct access to I-705, this building offers convenient connectivity and ample parking options, serving drivers, pedestrians, and transit users.

Benefiting from increased foot traffic during events like the Tacoma Daffodil Parade, First Night Tacoma, and the TCMA St. Paddy's Day Marathon, this location ensures **consistent visibility and customer engagement**.

HIGHLIGHTS

- **FOR LEASE \$20 PSF + \$3.50 NNN**
- **FOR SALE \$1,575,000**

- **Building:** 6,800 SF
- **Land:** 7,500 SF
- **Parcel:** 2009040026
- **Zoning:** DCC (Downtown Commercial Core)

- Ground floor with Pacific Avenue frontage
- Off street surface parking north of building

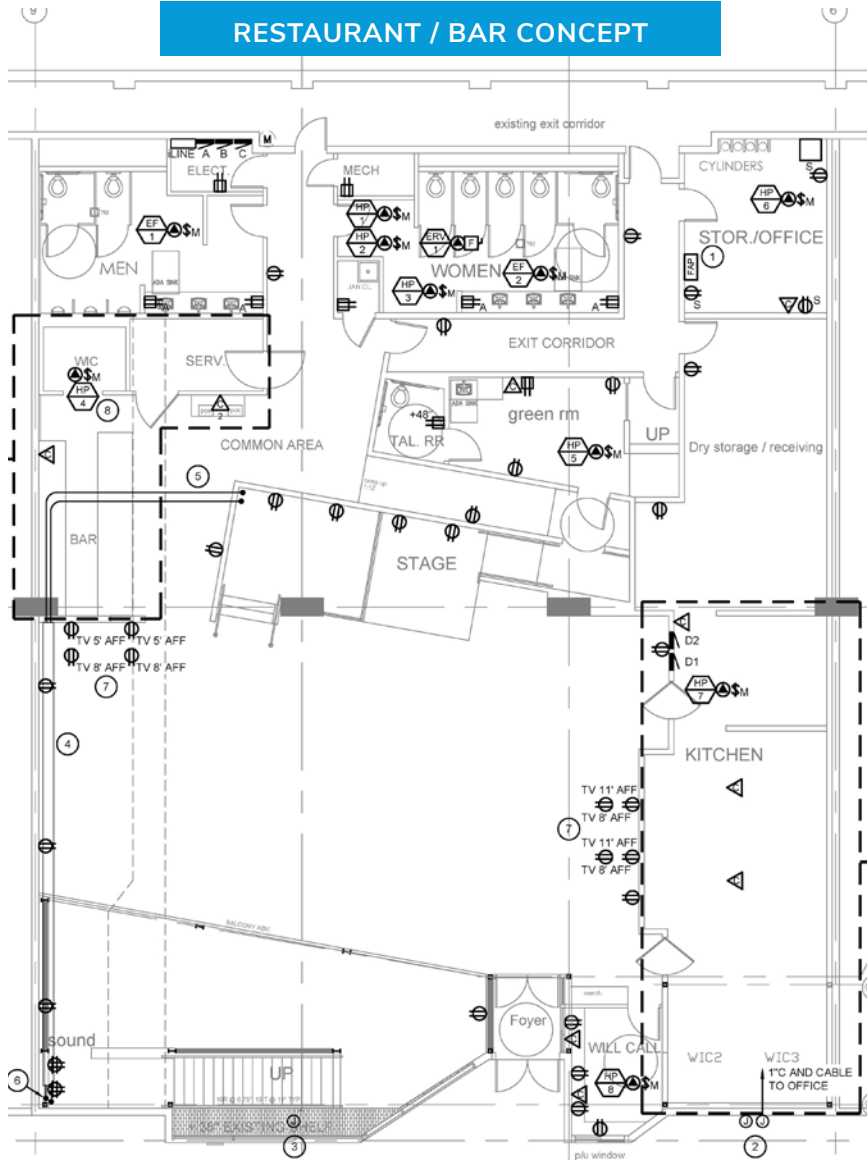
- Recent Upgrades:
 - Open clear span with 22'-24' ceiling height
 - New restrooms, 2" water line, and sewer line
 - Fully sprinklered for high occupancy



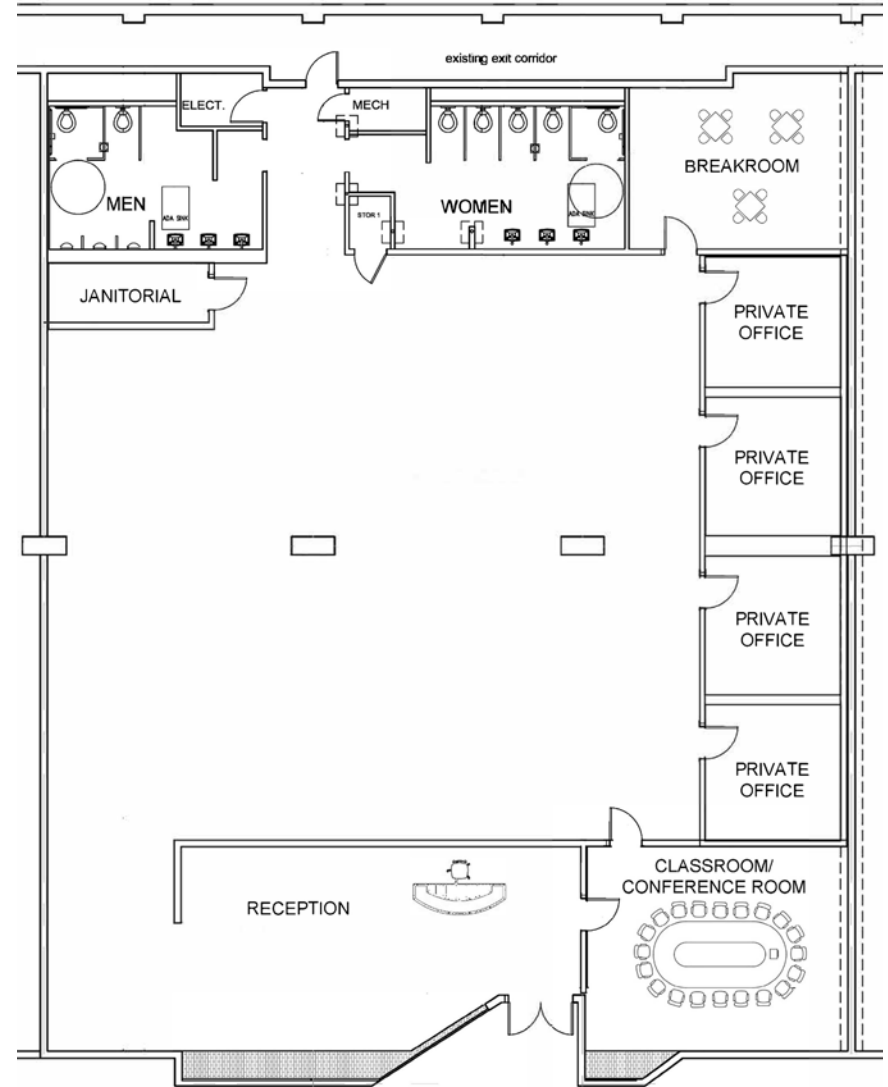
936 Pacific, Tacoma, WA

FLOOR PLAN CONCEPTS

RESTAURANT / BAR CONCEPT



OPEN OFFICE CONCEPT



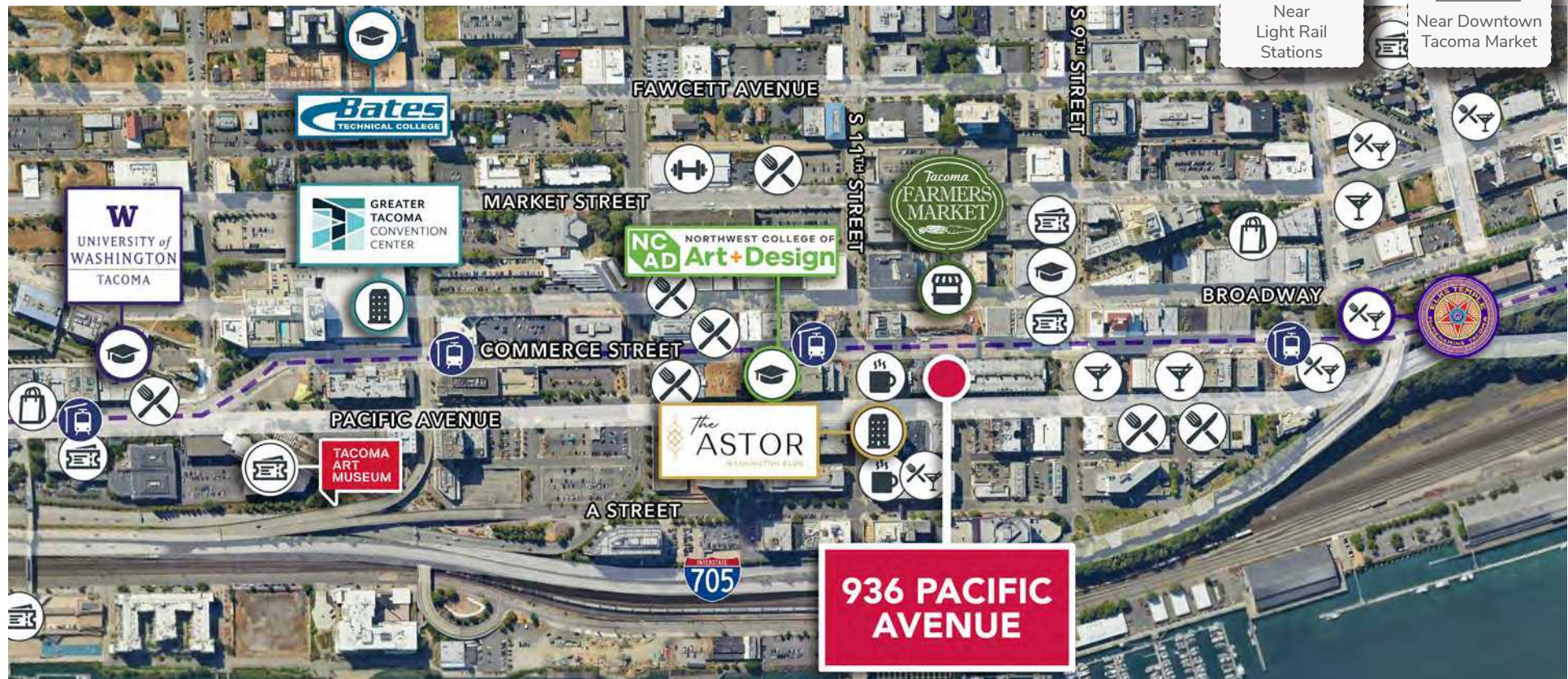
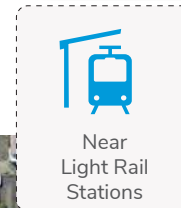
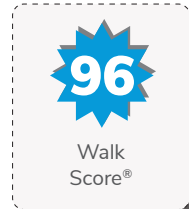
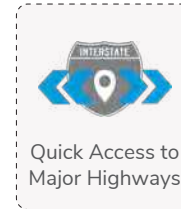
PRIME LOCATION IN DOWNTOWN TACOMA

3-BLOCK RADIUS

- Downtown / Financial District / CBD
- Theaters: Pantages, Rialto and Theater on the Square
- Broadway Farmers' Market (May-September)
- Retail, Dining & Nightlife
- I-705 On/Off Access (Connection to I-5 within 0.6 mile)

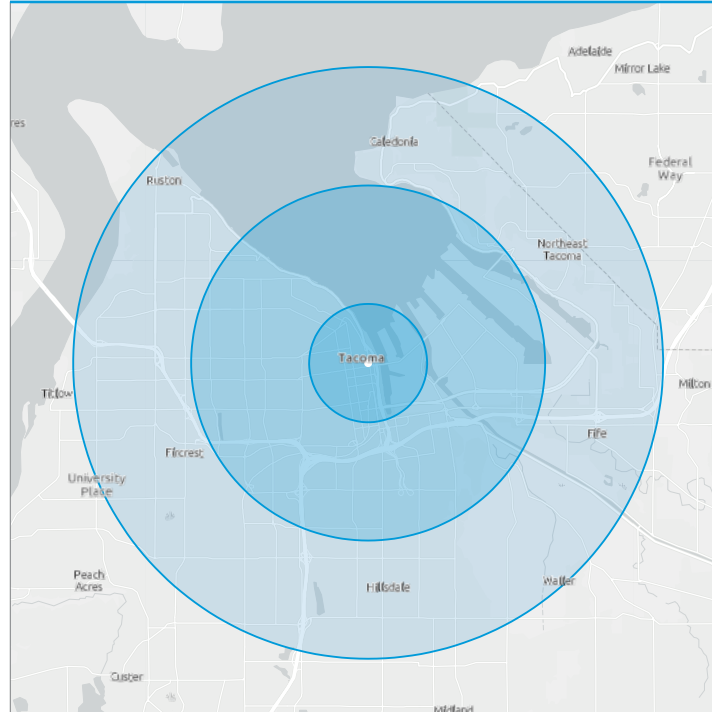
OTHER NEARBY FAVORITES

- University of Washington Tacoma
- Tacoma Art Museum
- Museum of Glass
- Wright Park
- Stadium District
- Opera Alley
- Antique Row
- McMenamins Elks Temple
- Northwest Ballet
- Foss Harbor Marina
- The Grand Cinema
- Puget Sound Pizza
- Red Star Taco Bar
- The Matador
- Wooden City



DEMOGRAPHICS

SOURCE: ESRI FORECASTS FOR 2023



| 2023 ESTIMATES | 1-MILE | 3-MILES | 5-MILES |
|-------------------------|----------|-----------|-----------|
| POPULATION | 18,445 | 92,014 | 267,129 |
| HOUSEHOLDS | 9,483 | 38,907 | 106,500 |
| AVERAGE HH SIZE | 1.66 | 2.23 | 2.44 |
| MEDIAN AGE | 37.1 | 37.0 | 37.8 |
| OWNER OCCUPIED HOUSING | 1,924 | 19,418 | 59,220 |
| RENTER OCCUPIED HOUSING | 7,559 | 19,489 | 47,280 |
| AVERAGE HH INCOME | \$82,915 | \$103,250 | \$108,415 |
| MEDIAN HH INCOME | \$57,986 | \$76,405 | \$80,602 |



For more information, please contact one of the following individuals:

JOHN BAUDER

PRINCIPAL

D 253.238.0043

jbauder@lee-associates.com

KYLE PROSSER

PRINCIPAL

D 253.444.3025

kprosser@lee-associates.com

HARRISON LAIRD

PRINCIPAL

D 253.238.0044

hlaird@lee-associates.com



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

950 Pacific Avenue, Suite 200 | Tacoma, WA 98402 | 253.383.8382 | lee-nw.com



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