

# 7,981 SF RETAIL & OFFICE



## FOR SUBLEASE



## 3802 South Cedar, Suite B (sublease)

Tacoma, Washington 98409

### Property Highlights

- Suite B: 7,981 SF retail & office sublease
- Up to 19,203 SF available (includes vacant 11,222 SF retail/whse/yard)
- Sublease term available through December 31, 2027
- High Visibility at intersection of South 38th & South Cedar St.
- Tenant signage on building and pylon
- Urban center
- Mixed Use (UCX STGPD)
- Suite B - Sublease Rate (Year 1): \$13.52 SF, NNN



<https://www.nai-psp.com>

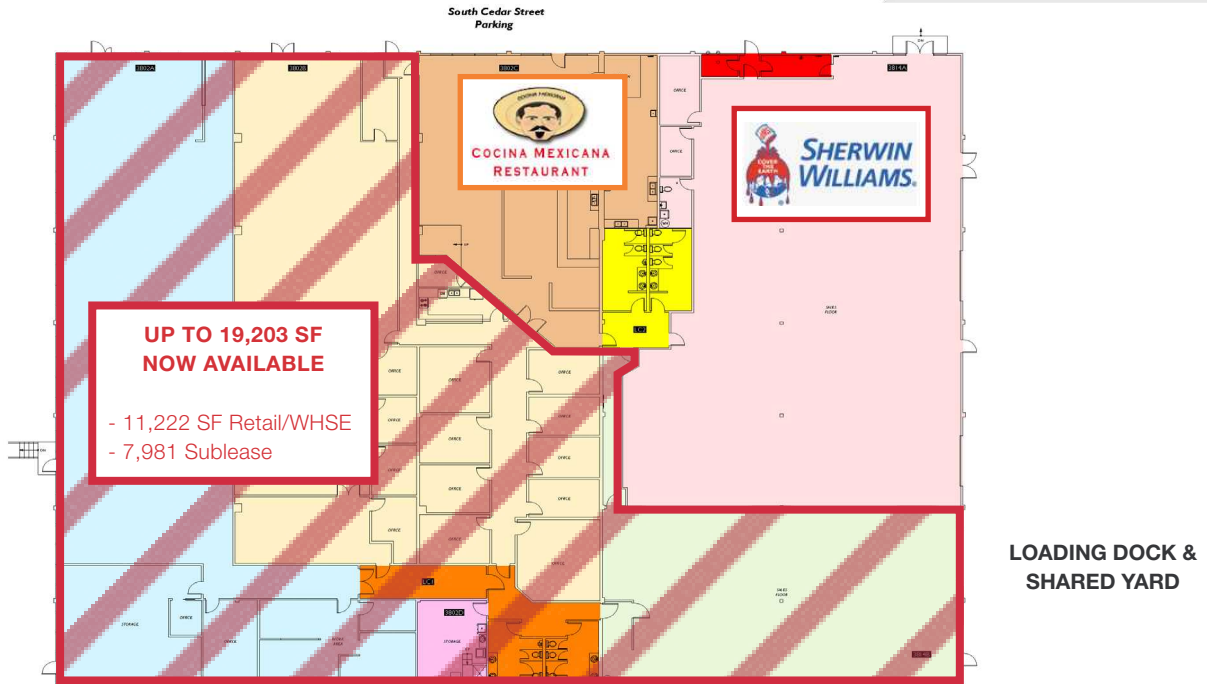
**Kim Marvik**  
Partner | 253.203.1325  
kmarvik@nai-psp.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

# 7,981 SF RETAIL & OFFICE



## FOR SUBLEASE

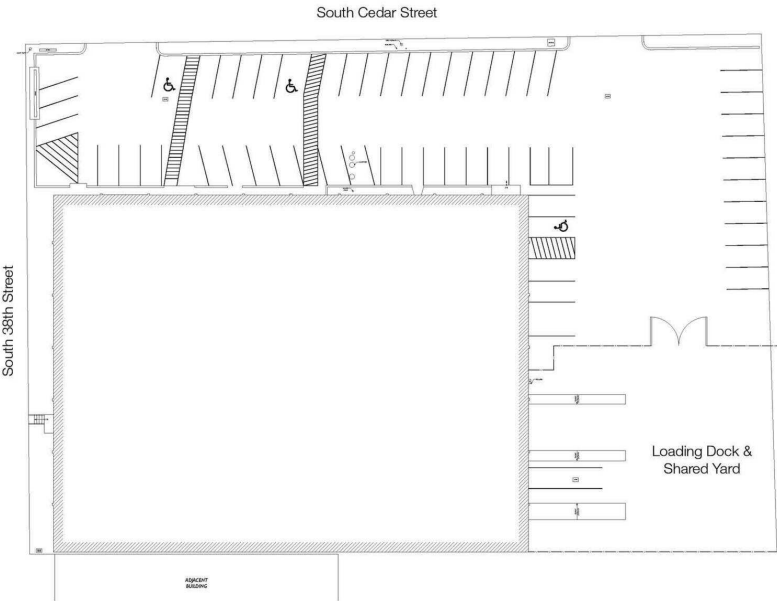




# 7,981 SF RETAIL & OFFICE



## FOR SUBLEASE



**Kim Marvik**  
Partner | 253.203.1325  
kmarvik@nai-psp.com

<https://www.nai-psp.com>

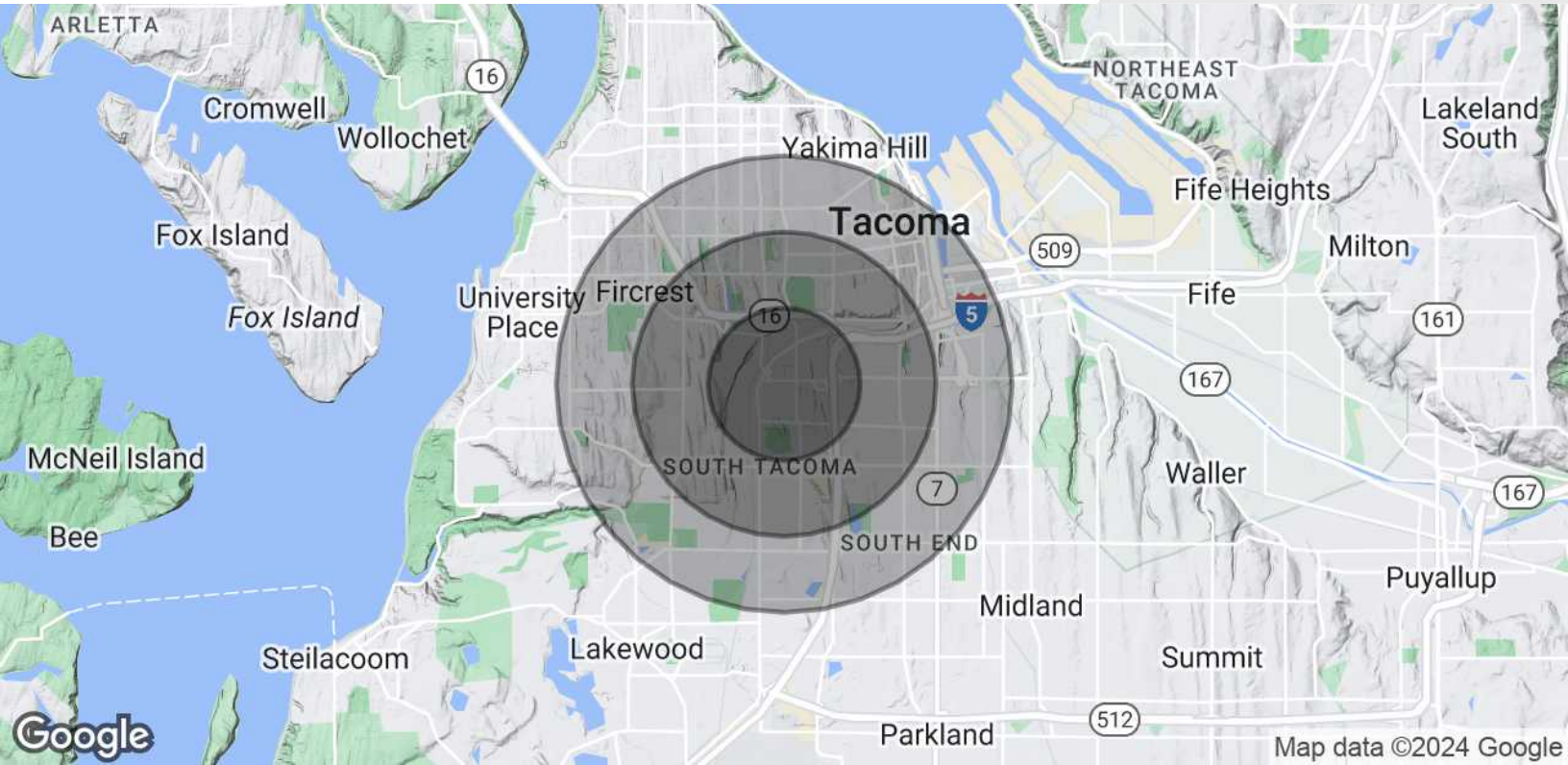
NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.



# 7,981 SF RETAIL & OFFICE



## FOR SUBLEASE



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,704	57,554	138,319
Average Age	32.4	34.9	36.1
Average Age (Male)	31.7	34.7	35.8
Average Age (Female)	35.1	36.0	36.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,347	24,388	59,201
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$64,481	\$71,297	\$73,489
Average House Value	\$229,534	\$261,859	\$289,917

\* Demographic data derived from 2020 ACS - US Census



<https://www.nai-psp.com>

**Kim Marvik**  
Partner | 253.203.1325  
kmarvik@nai-psp.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.