

OFFICE FOR LEASE

SOUTH TACOMA RETAIL/OFFICE BUILDING

8801 S TACOMA WAY, TACOMA, WA 98404



OFFICE FOR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

BARBARA RISKE

Commercial Broker

O: (253) 840-5574

C: (253) 686-0606

briske.commercial@kw.com

#2539, WA

RACHEL CORP

Director of Commercial Real Estate

O: (253) 840-5574

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8801 SOUTH TACOMA WAY



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EXECUTIVE SUMMARY

8801 SOUTH TACOMA WAY



OFFERING SUMMARY

LEASE RATE:	\$18.00 - \$21.00/SF/YR, NNN
AVAILABLE SF:	6,284 Main 4,376 Mezzanine 1,908 SF
LEASE TERM:	5+ years
BUILDING CLASS:	B
BUILDING SF:	10,660
YEAR BUILT:	1970
RENOVATED:	1985
PARKING:	Uncovered
PARKING RATIO:	4/1,000*
SUB-MARKET:	South Tacoma
ZONING:	C2 - Commercial

*based on rentable square feet

PROPERTY OVERVIEW

Large iconic standalone building with drive thru, large working vault, tall pylon sign, plenty parking, sits on shy acre corner lot on busy S. Tacoma Way. Rentable SF on main floor and mezzanine. An additional 4,376 sf of basement storage included.



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LOCATION & HIGHLIGHTS

8801 SOUTH TACOMA WAY



LOCATION INFORMATION

Building Name: Iconic Brick & Glass Building
Street Address: 8801 S Tacoma Way
City, State, Zip: Tacoma, WA 98404
County: Pierce
Market: Tacoma
Sub-market: South Tacoma
Cross Streets: S Tacoma Way
Signal Intersection: Yes



LOCATION OVERVIEW

Located on the corner of South Tacoma Way and 88th St S in Lakewood. This building is ideally placed for excellent visibility at a large, lighted intersection and surrounded by a wide variety of local restaurants, shops, and services. Easy access to I-5 and WA-512.

PROPERTY HIGHLIGHTS

- Bank or Credit Union allowed
- Located on corner of signalized intersection
- Very large & open main floor lobby
- 3 separate offices on main floor
- Mezzanine with large glass conference room
- Two, double door entries
- 4,000+ SF of storage in basement
- Covered, 2 lane Drive Thru
- Large pylon sign



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PROPERTY PHOTOS

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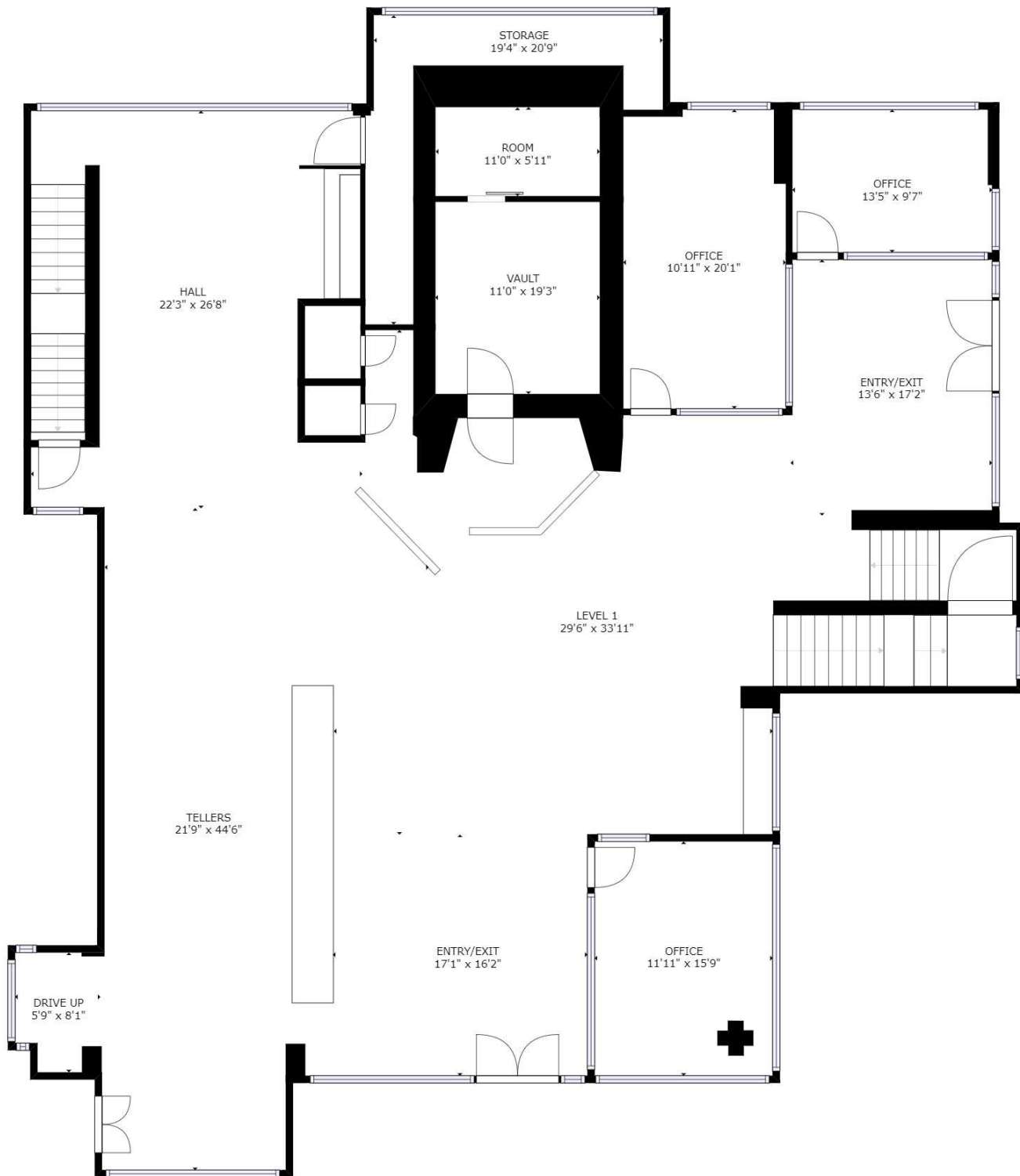
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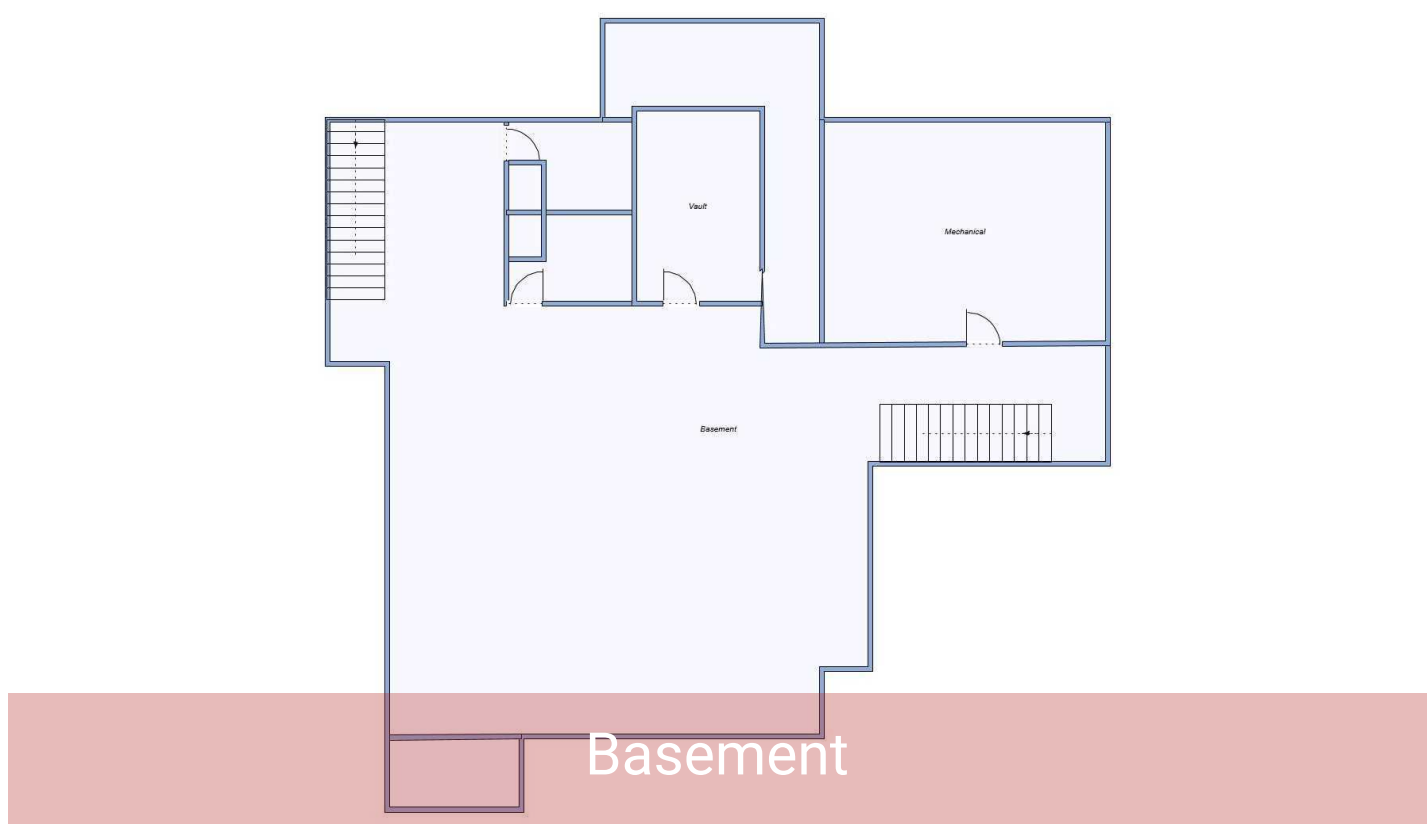
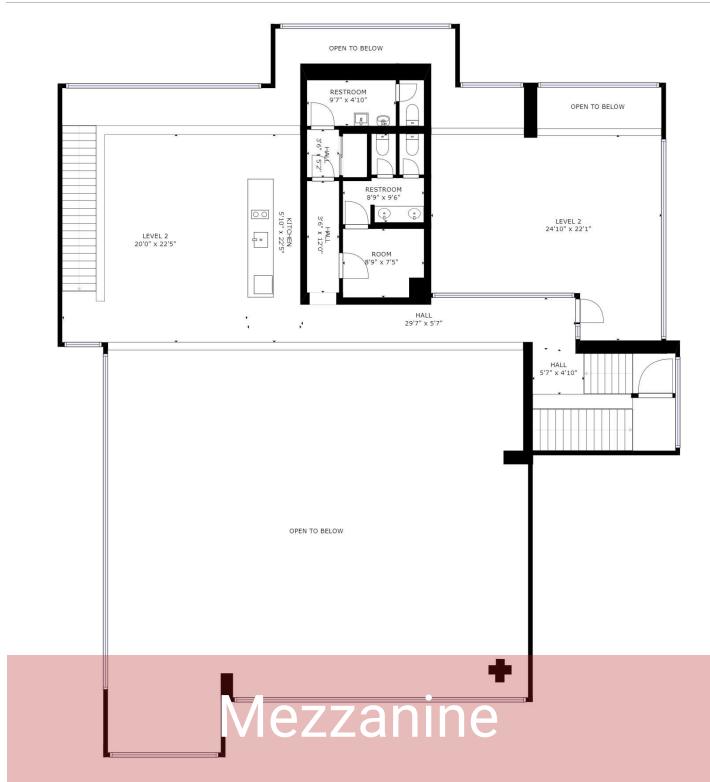
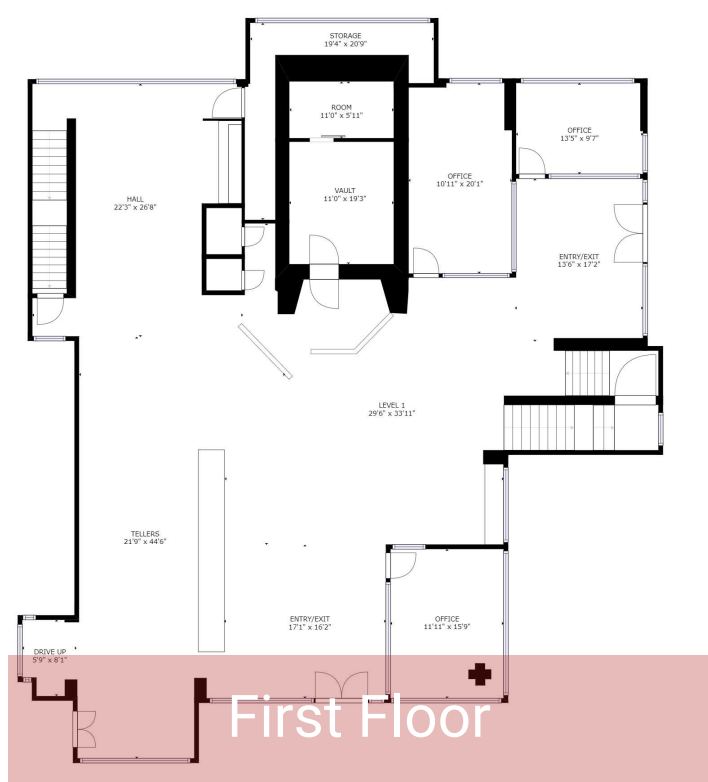
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LOCATION MAPS

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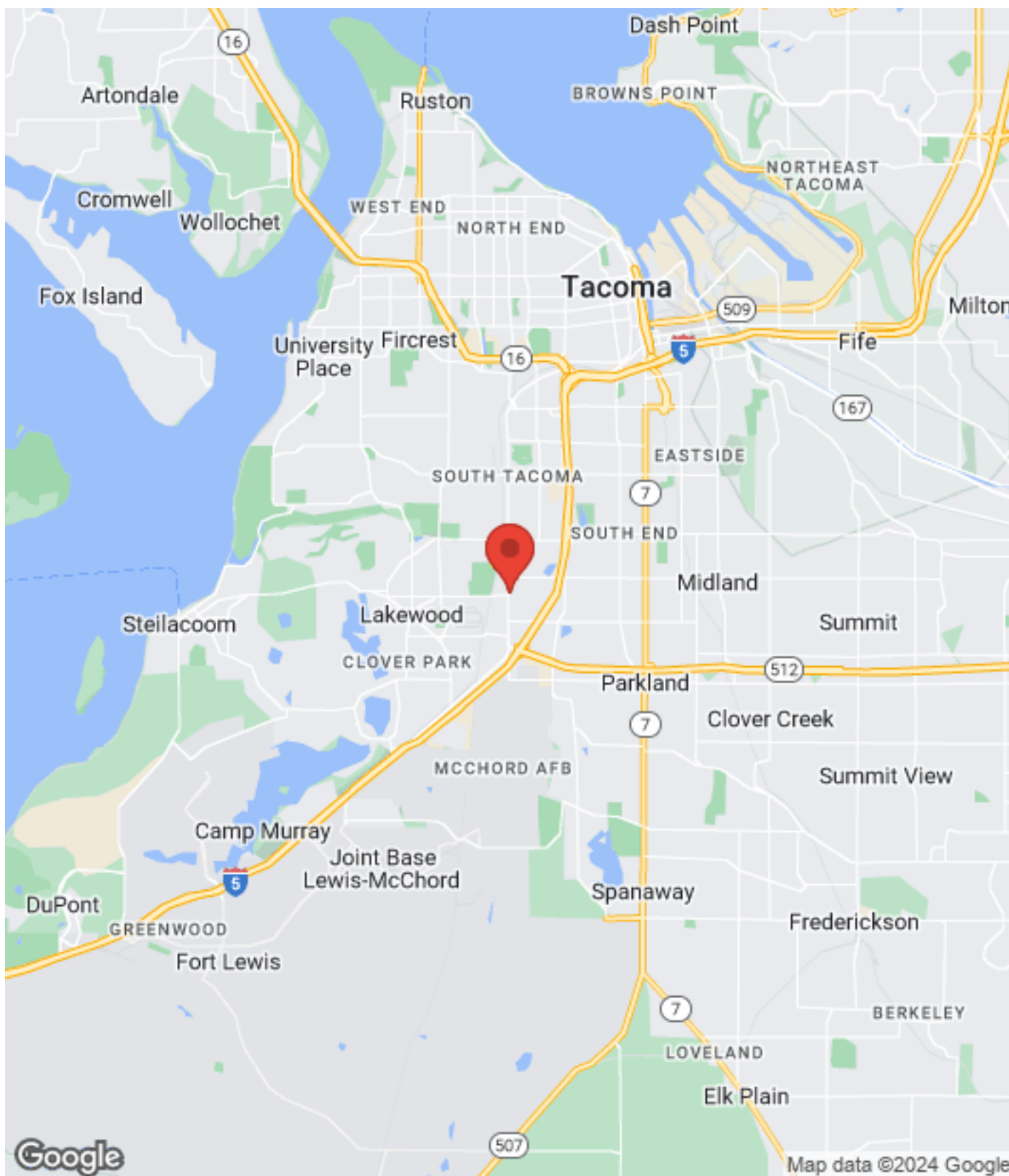
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REGIONAL MAP

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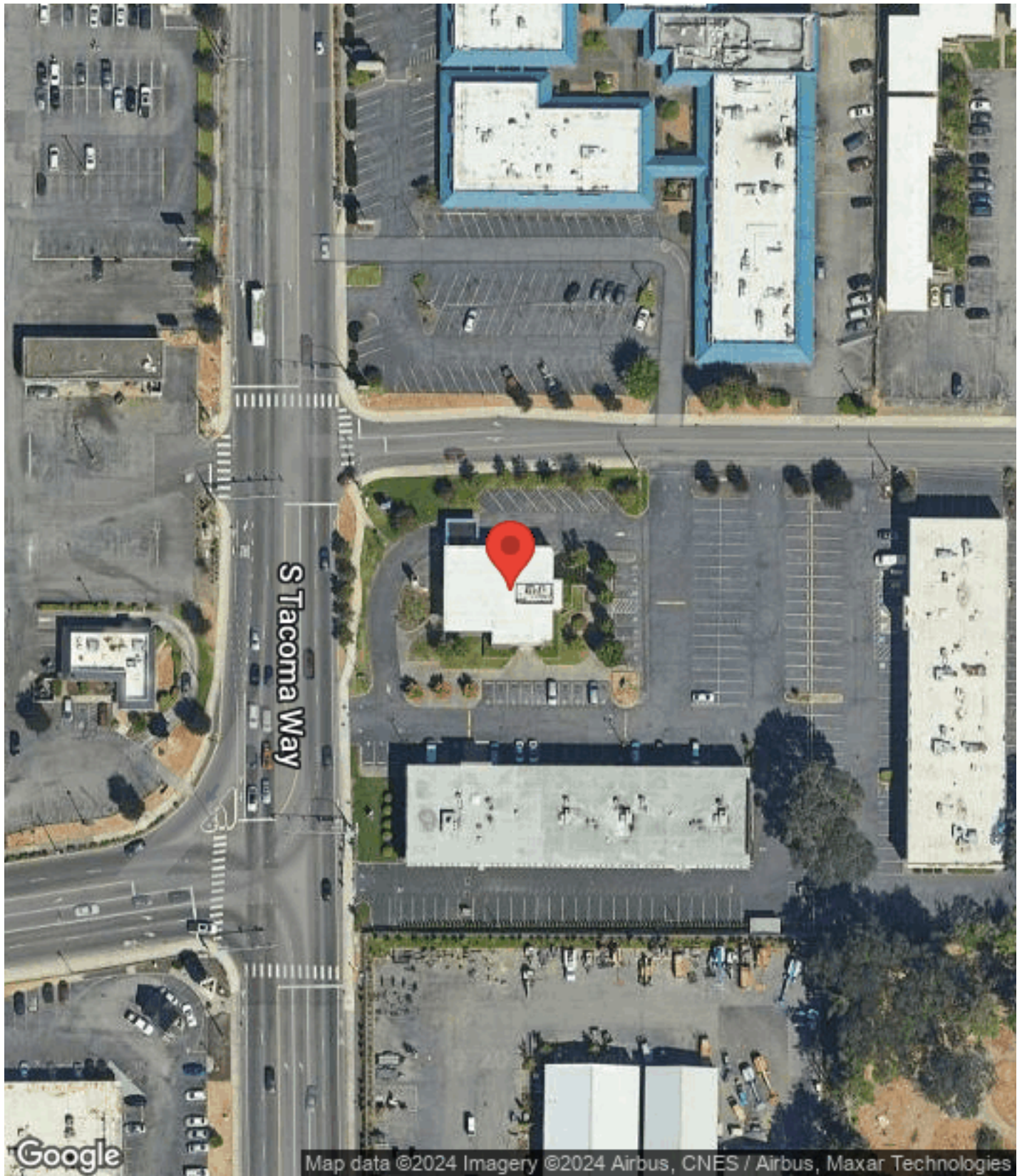
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AERIAL MAP

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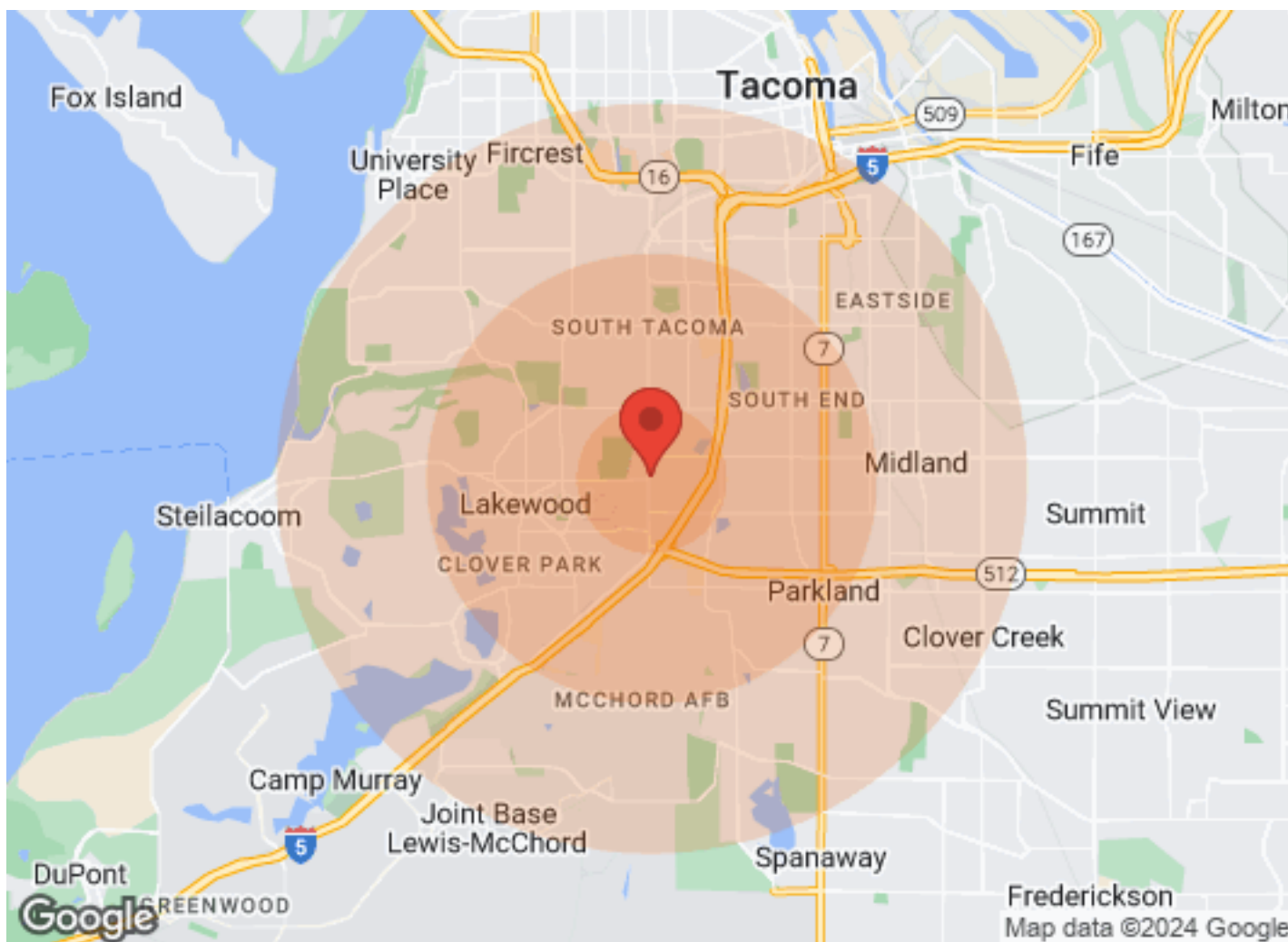
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,294	55,823	124,060
Female	6,996	58,441	130,293
Total Population	13,290	114,264	254,353

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,409	25,403	55,490
Ages 15-24	1,795	15,404	34,732
Ages 25-54	5,307	46,464	101,182
Ages 55-64	1,129	12,400	28,457
Ages 65+	1,650	14,593	34,492

Race	1 Mile	3 Miles	5 Miles
White	5,971	66,864	160,108
Black	1,703	12,957	26,615
Am In/AK Nat	108	578	1,351
Hawaiian	350	2,212	3,759
Hispanic	4,602	20,604	38,925
Multi-Racial	7,826	42,032	83,848

Income	1 Mile	3 Miles	5 Miles
Median	\$34,707	\$45,972	\$46,600
< \$15,000	1,197	7,121	13,531
\$15,000-\$24,999	613	5,221	11,350
\$25,000-\$34,999	680	5,104	11,891
\$35,000-\$49,999	1,247	7,826	16,057
\$50,000-\$74,999	947	8,743	20,324
\$75,000-\$99,999	275	4,910	11,266
\$100,000-\$149,999	232	3,218	9,153
\$150,000-\$199,999	49	1,013	2,308
> \$200,000	N/A	586	1,794

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,802	48,981	109,872
Occupied	5,259	45,011	100,955
Owner Occupied	1,570	21,285	51,968
Renter Occupied	3,689	23,726	48,987
Vacant	543	3,970	8,917

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