

THE PINE ROOM TACOMA

Turn Key 6th Ave Restaurant Space



LISTING INFORMATION

ADDRESS:	2811-13 6th Ave, Tacoma WA
AVAILABLE SF:	7,092 SF
DATE AVAILABLE:	Immediately
LEASE RATE:	\$25.00 SF/YR (NNN)
NNN RATE:	\$7.50 SF/YR

COMMENTS

In the heart of the 6th Avenue Business District, a rare fully built out turnkey restaurant located at a lighted intersection.

A newly renovated, 2 story restaurant. The property is connected to a recently installed grease trap, has a Type 1 Hood, rooftop bar and available parking. A true turn key restaurant ready to open immediately. Also has a walk up window for pickup/delivery service.

Fully equipped and currently approved kitchen with multiple hood systems, ability to operate multiple concepts with walk up window. Restaurant(s), commissary or neighborhood office or combination.

LOCATION



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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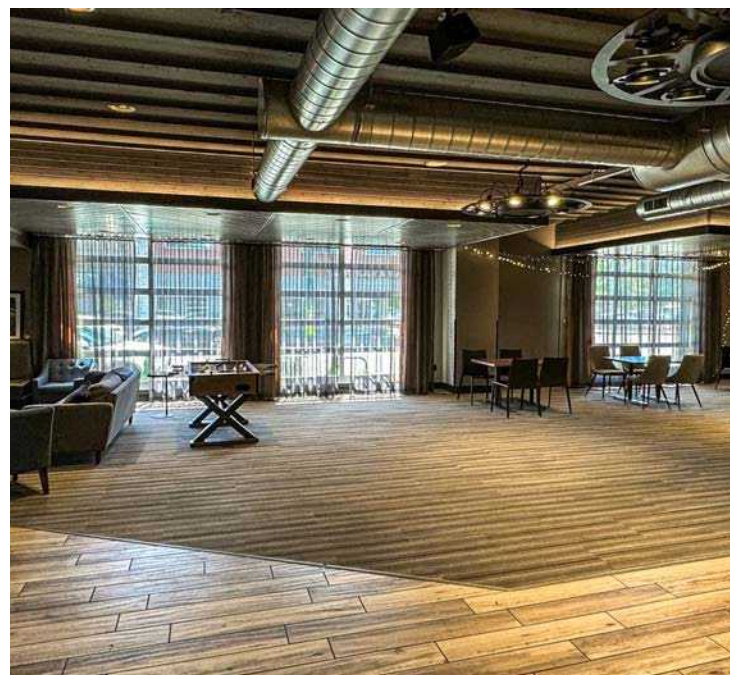
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Kyle Prosser
kprosser@lee-associates.com
253.444.3025

Tom Brown
tbrown@lee-associates.com
253.444.3024

Bruce Barker
bbarker@lee-associates.com
253.238.0048



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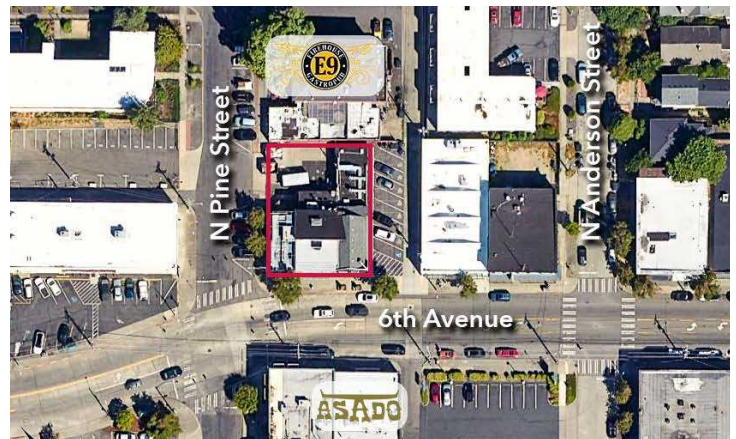
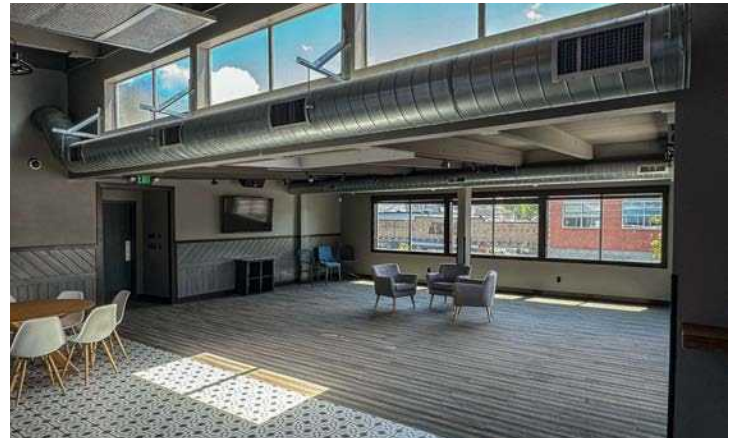
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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kprosser@lee-associates.com
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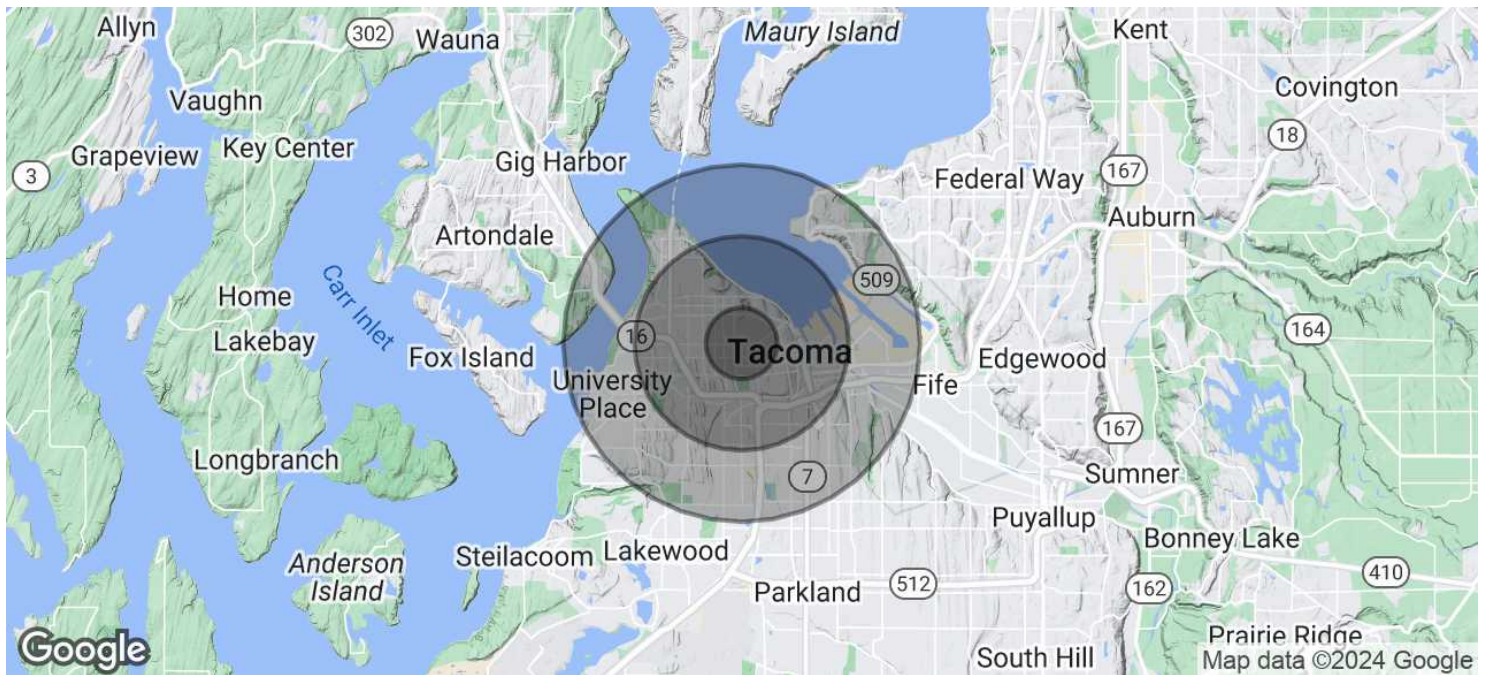
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	24,259	113,886	246,888
AVERAGE AGE	38	40	40
AVERAGE AGE (MALE)	37	39	39
AVERAGE AGE (FEMALE)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,843	49,874	99,966
# OF PERSONS PER HH	2.5	2.3	2.5
AVERAGE HH INCOME	\$121,116	\$107,846	\$110,691
AVERAGE HOUSE VALUE	\$640,975	\$574,932	\$571,718

Demographics data derived from AlphaMap