

Exceptional Location Opportunity for Development

11205 Pacific Avenue S
Tacoma, WA 98444

South Tacoma/Parkland/Spanaway Submarket



Highlights

- Ground Lease or Built to Suit
- Land Size: 1.35 acres (58,962 square feet)
- Parcel No.: 9375000202
- Zoning: UCOR
- Exceptional location Analytics at the hard corner of primary intersection serving the submarket
- Ingress/egress on three roads fronting the property
- Adjacent to SR 512 and SR 7 (Pacific Avenue S) interchange
- Close to Joint Base Lewis-McChord (JBLM) and Pacific Lutheran University

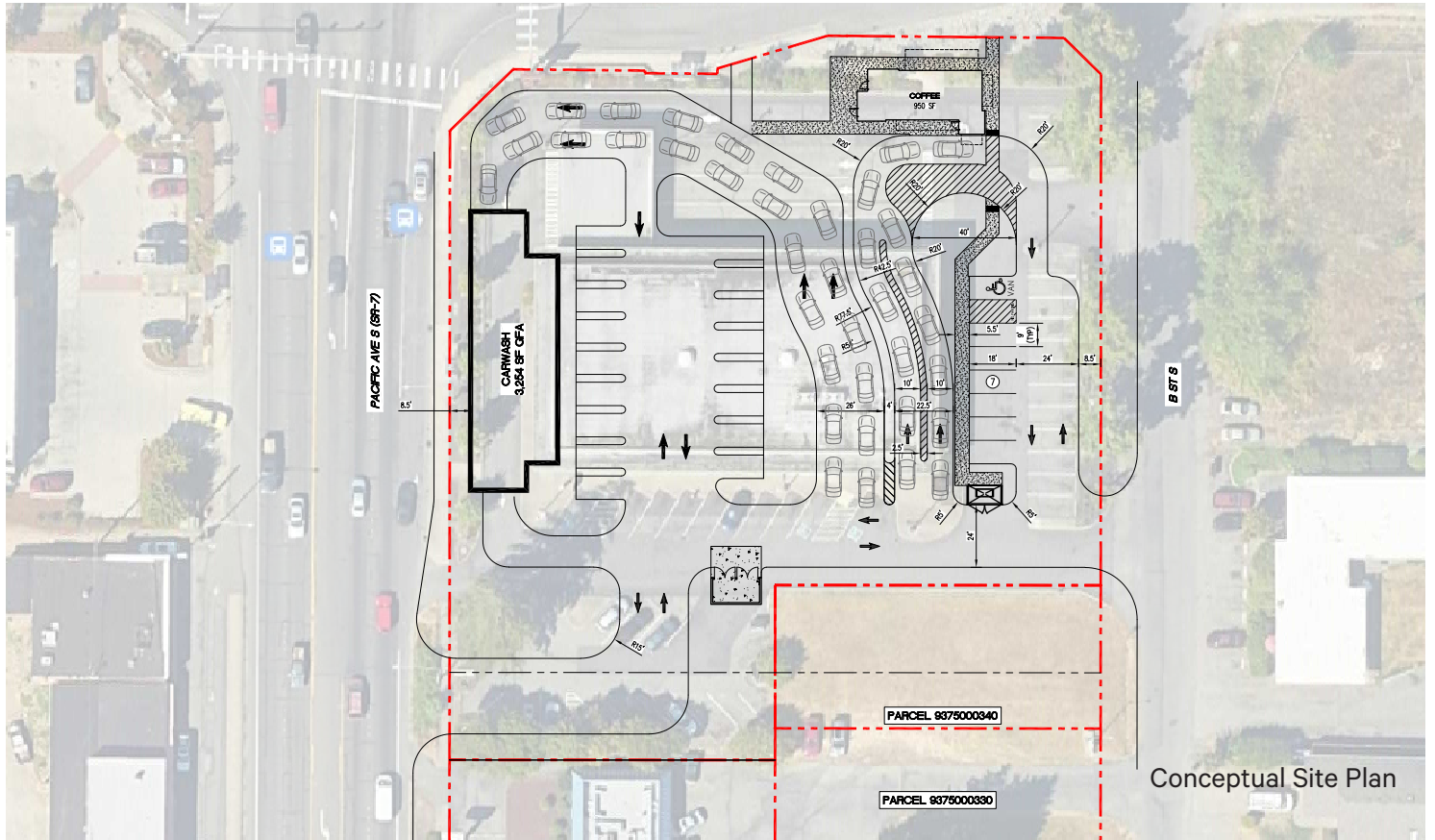
Demographics*	1 Mile	3 Miles	5 Miles
Population	16,925	93,527	244,655
Median Age	31.6	34.9	35.1
Avg. Household Income	\$76,181	\$84,630	\$92,433
Avg. House Value	\$425,860	\$432,080	\$456,188
Daytime Population	14,762	81,275	211,749
Traffic Count	41,000 VPD at the intersection 112th & Pacific Avenue S		
	15,100 VPD on 112th Street E		

*Source: CBRE Location Intelligence Report
Traffic Count 2019

Location

The property is in an extremely dominant and defensible retail position at the hard corner of Pacific Avenue S (SR 7) and 112th Street S. Frontage roads about three sides of the property accentuating access. Proximity to the Pacific Avenue S/SR 512 interchange immediately north of the property creates exceptional

access to the surrounding submarket and has the property in the primary commuter corridor. The Pacific Avenue S (SR 7) arterial is clearly the gateway to the Spanaway market area south, along with the 112th Street extending east to the South Hill Puyallup area. AAA location.



Contact Us

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