

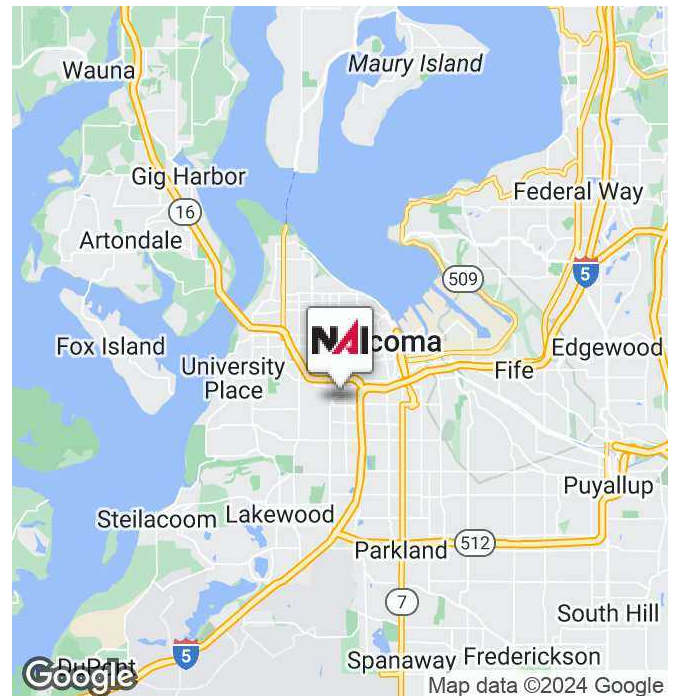


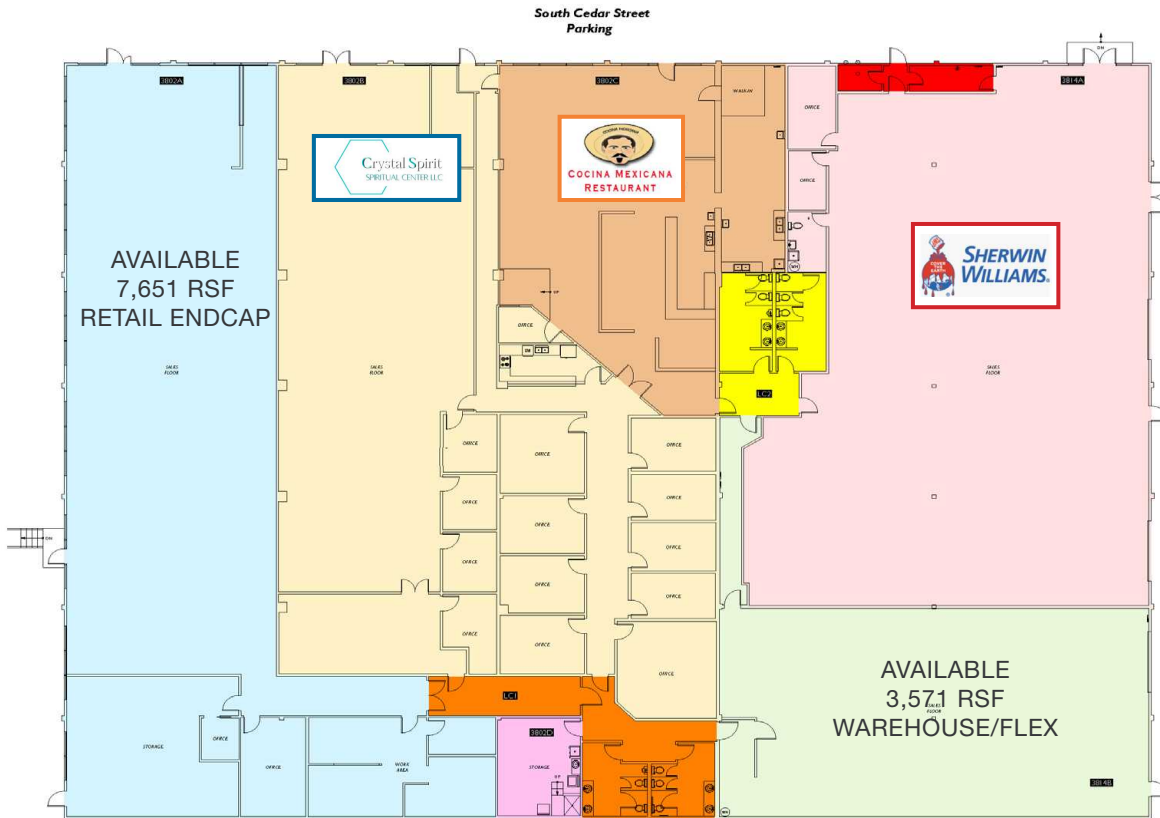
## 3802 South Cedar

Tacoma, Washington 98409

### Property Highlights

- **Total Building Size: 30,053 SF**
- **Available For Lease: 11,222 SF**  
- includes 7,651 SF retail / 3,571 flex/warehouse
- **In-place NNN income from 3 existing tenants**
- **High Visibility, Hard Corner at So. 38th & So. Cedar St.**
- **Rear Loading (dock & grade level) & Yard**
- **Zoning: Urban Center Mixed Use (UCX STGPD)**
- **High Density-Regional Growth Center & Opportunity Zone.**
- **Lease Rate: \$15.00/SF, NNN**
- **Purchase Price: \$6,500,000 (\$216.28 SF)**





NAI Puget Sound Properties is pleased to exclusively offer for sale 3802 South Cedar Street, a 30,053 SF multi-tenant, retail/flex building that is strategically located at the intersection of South 38th and South Cedar Streets in the heart of the bustling, retail and commercial Tacoma Mall Neighborhood. This property is an ideal owner-user or investor investment providing cash flow from three existing tenants and either space to occupy or upside from lease-up. It is also situated in a designated high-density Regional Growth Center (RGC) and Opportunity Zone.

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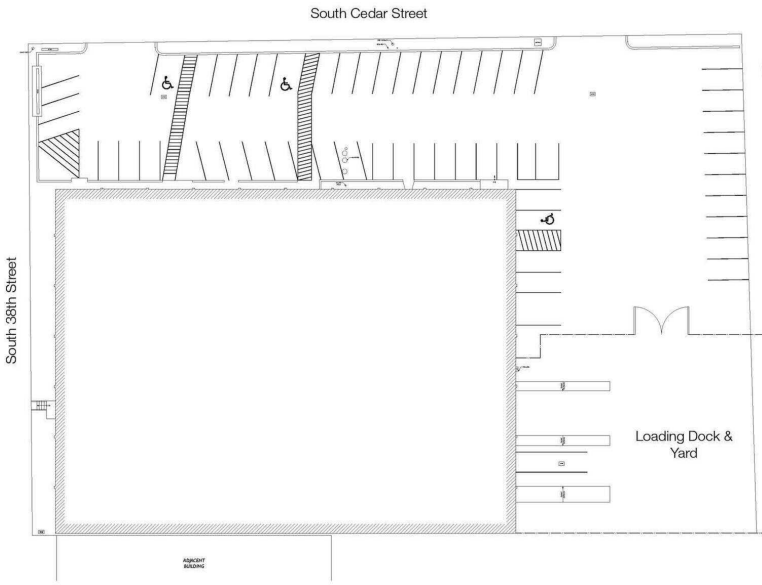
FOR SALE/LEASE



RETAIL/FLEX



30,053 SF (BUILDING)  
11,222 SF (LEASE)

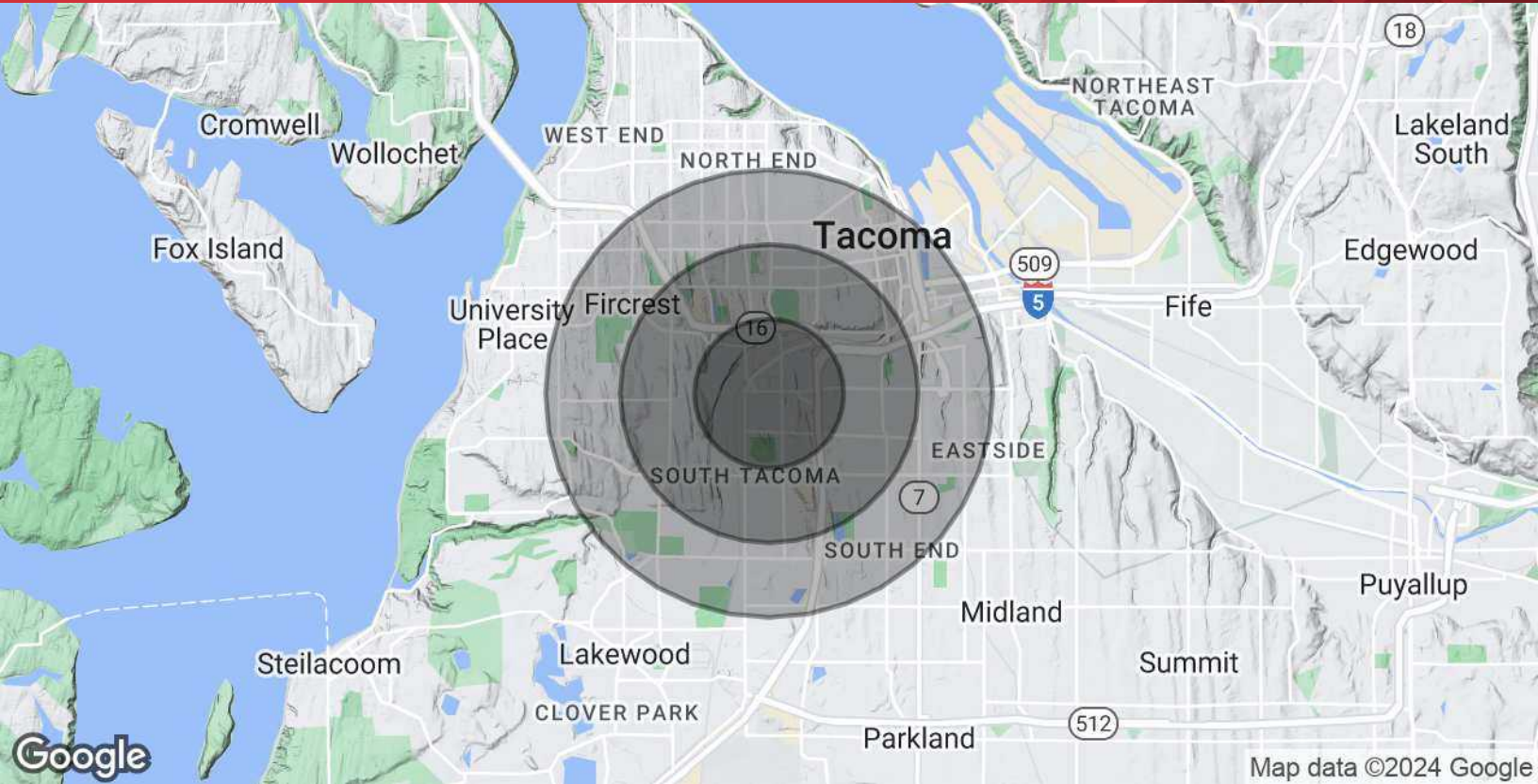


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**POPULATION**

	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

**TRAFFIC**

**VOLUME**

**DISTANCE FROM PROPERTY**

S 38th St	24,836	0.14 mi
S 39th St	14,339	0.17 mi
S Pine St	15,541	0.18 mi

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