

# 1122 BROADWAY

Street Retail/Office for Lease

2nd Floor  
Office Space

1st Floor  
Retail Space

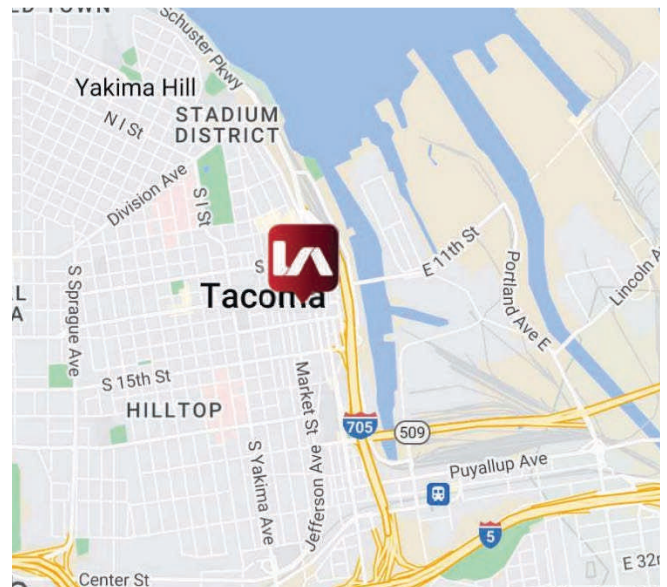
## LISTING INFORMATION

1ST FLOOR RETAIL:	4,395 SF
RETAIL RENTAL RATE:	\$16.00 SF/YR + \$5.58 PSF NNN
2ND FLOOR OFFICE:	1,933 SF
OFFICE RENTAL RATE:	\$22.00 SF/YR + \$5.58 PSF NNN

## COMMENTS

This two story retail/office building, with exceptional natural light, was built in 1914 and renovated in 2019. A private entrance is located off the south side of the building, with main frontage along Broadway in the heart of downtown Tacoma, and option for parking in close garage. Surrounded by restaurants, retail and museums, and just a block away from the Farmers Market, the property has great access to I-705 and is only one block from the Link light rail station.

## LOCATION



Bruce Barker  
bbarker@lee-associates.com  
253.238.0048

Kyle Prosser  
kprosser@lee-associates.com  
253.444.3025

Tom Brown  
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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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## STREET LEVEL RETAIL SUITE

- 4,395 SF available of street level retail space available with frontage along Broadway
- \$16.00/SF/Year + \$5.85 NNN
- Pleasant, walkable street corridor, with easy accessibility for light rail commuters and vehicles alike, with parking along Broadway and an option for parking in nearby garage



*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*

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## 2ND FLOOR OFFICE SUITE

- 1,933 SF available of second level office space available with frontage along Broadway
- \$22.00/SF/Year + \$5.85 NNN
- Beautiful turn key space available in downtown Tacoma
- Located on restaurant row with great lunch options, the Downtown Farmers Market and more!



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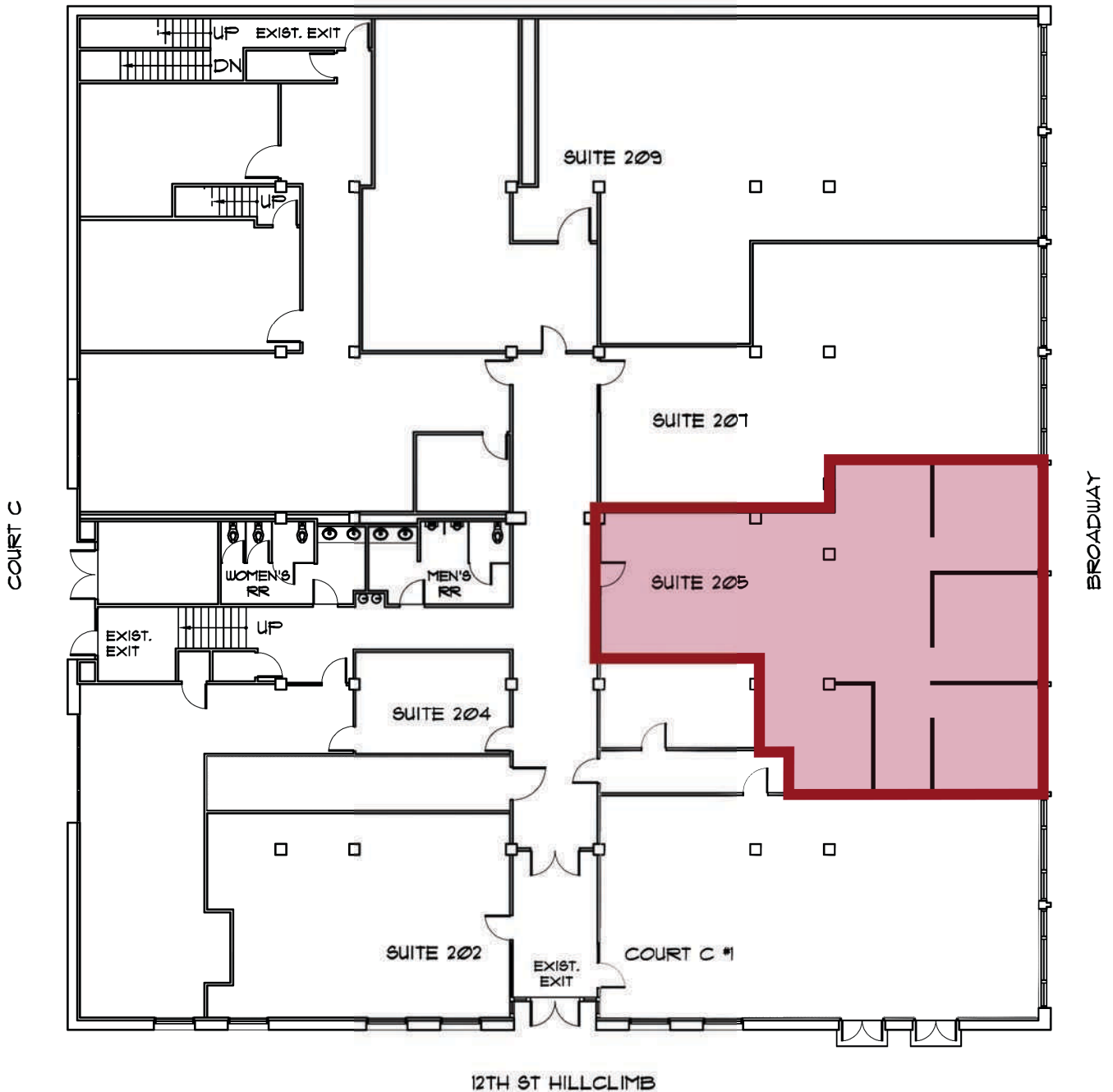
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**2ND FLOOR OFFICE SUITE**





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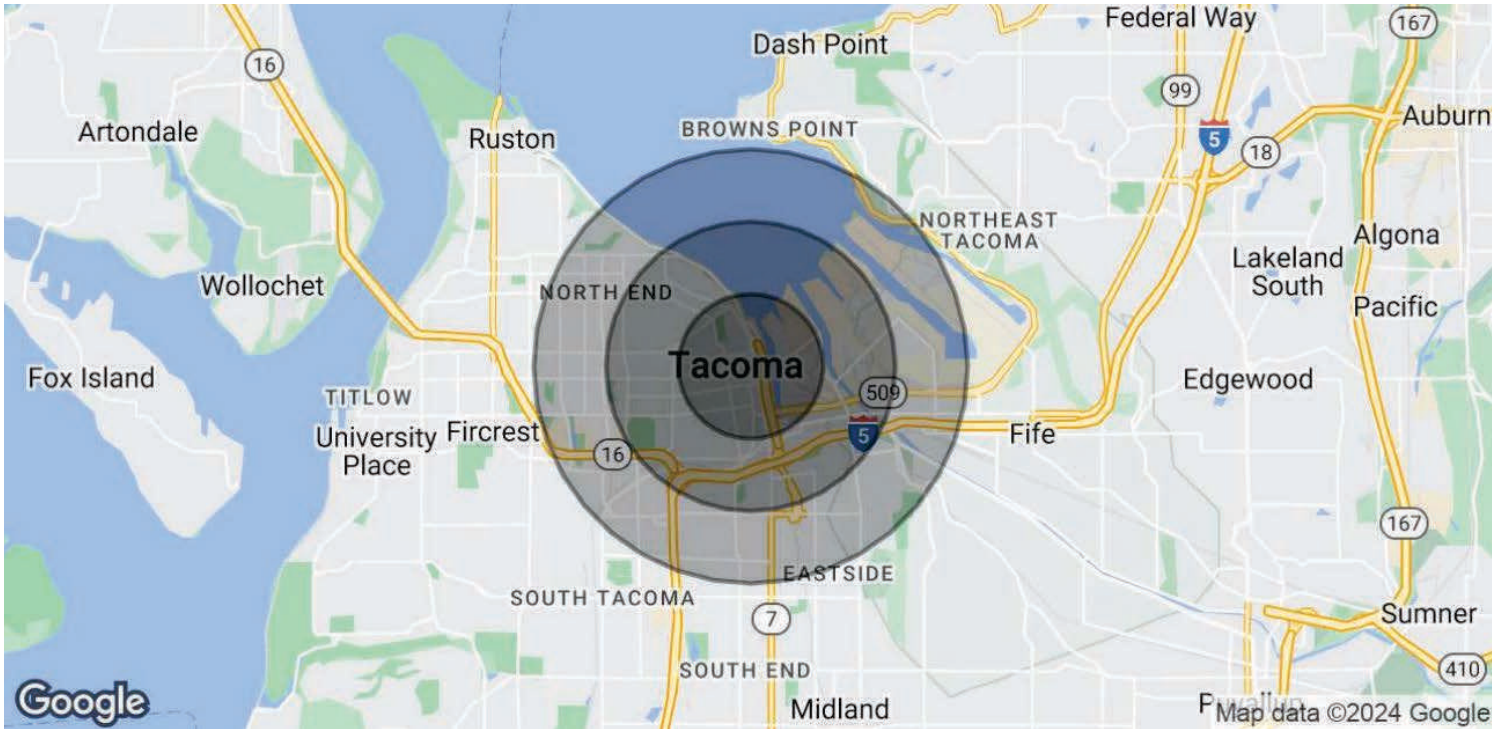
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**POPULATION**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	16,557	38,442	81,253
Average Age	36.5	35.0	34.1
Average Age (Male)	37.8	34.6	33.5
Average Age (Female)	33.7	34.4	34.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	7,174	16,865	33,570
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$38,250	\$45,375	\$52,414
Average House Value	\$247,046	\$227,476	\$254,461

\* Demographic data derived from 2020 ACS - US Census