

72 PACIFIC

7030 PACIFIC AVENUE, TACOMA WA 98408



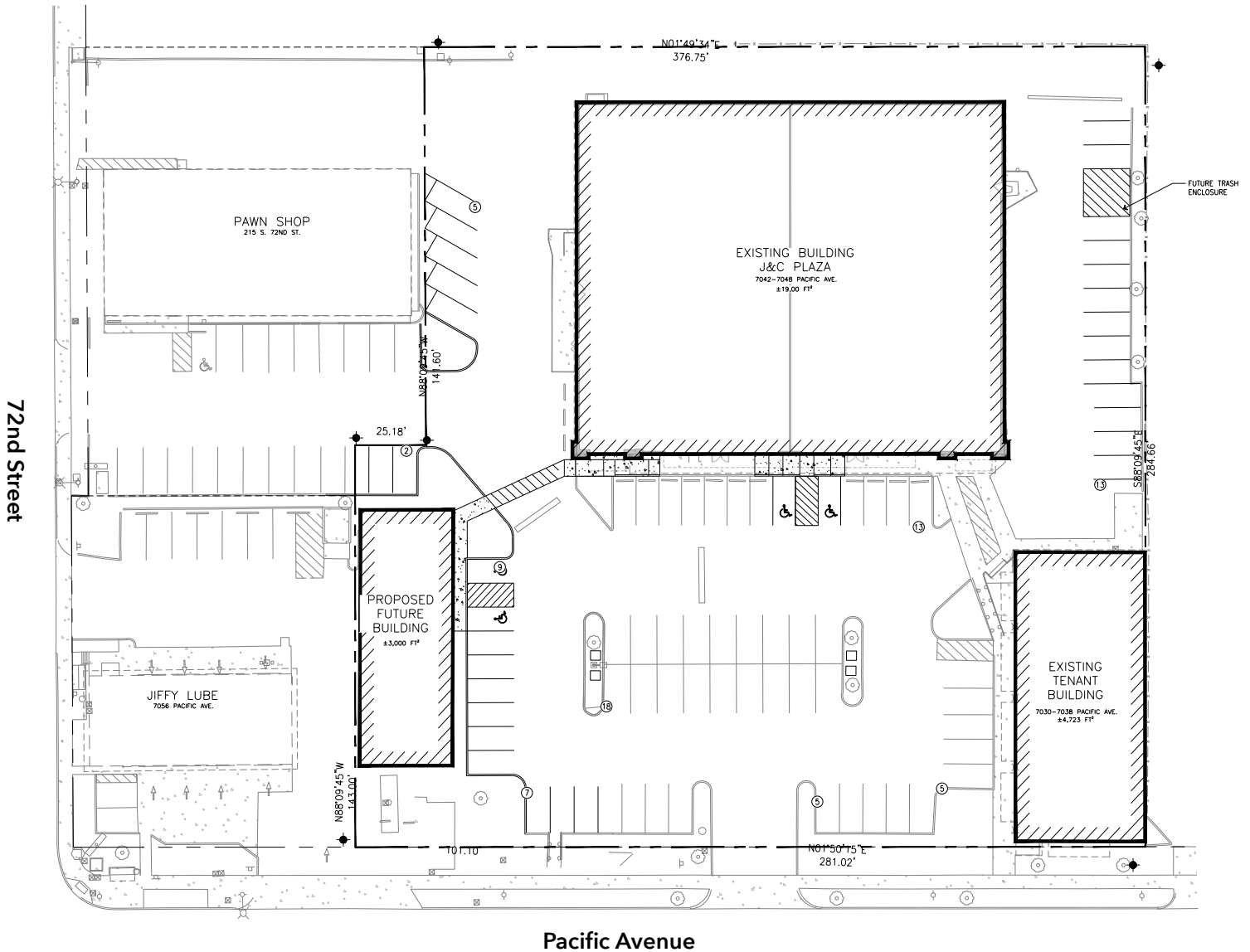
AVAILABLE FOR LEASE

AVAILABLE SF:	3,000 SF Pad Building & 9,215 SF - 18,436 SF
LEASE RATE:	\$24.00 - \$28.00 SF/Yr (NNN)
TOTAL BLDG SF:	24,668 SF
YEAR BUILT:	1956
YEAR RENOVATED:	2000
ZONING:	CCX
CURRENT TENANTS:	H&R Block, Metro By T-Mobile, Red Dragon Teriyaki



BUILDING HIGHLIGHTS

- » Building **facade renovation** underway (as shown in rendering).
- » Plenty of **parking** plus opportunity for secure employee parking.
- » **Frontage on Pacific Avenue** / Highway 7 with access to 72nd Street.
- » Located directly on proposed **Bus Rapid Transit** line and less than 0.1 mile from proposed 72nd Street BRT station.
- » **New apartments** under construction on adjacent property to the west.



CONTACT

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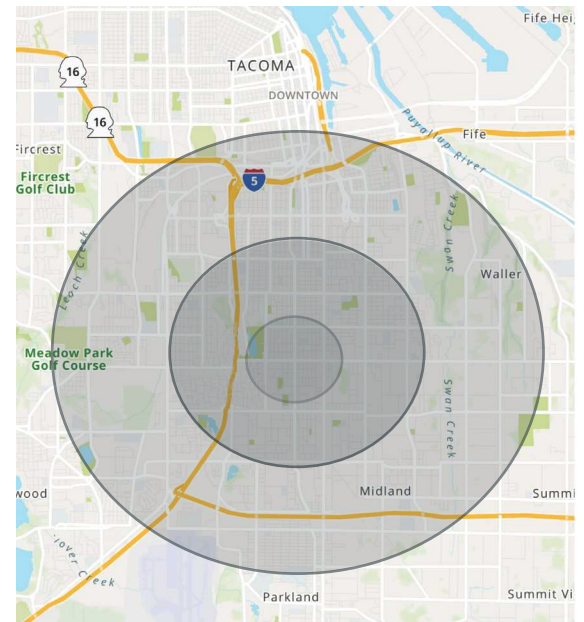
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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	16,297	134,997	262,421
Median age	36.3	33.2	33.0
Median age (Male)	35.7	31.6	31.8
Median age (Female)	37.5	34.8	34.1
HOUSEHOLDS & INCOME			
Total Households	5,954	49,752	100,652
# of persons per HH	2.7	2.7	2.6
Average HH income	\$57,060	\$52,153	\$51,268
Average house value	\$207,081	\$208,385	\$218,509

*Demographic data derived from 2020 ACS - US Census

	COUNT
AVERAGE DAILY TRAFFIC	
Highway 7 Southbound	27,068
Highway 7 Northbound	26,865



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