

Prime Hard Corner Signalized Intersection Available for Ground Lease, BTS or Sale

1.35 Acres (58,962 square feet)

11205 Pacific Avenue S
Tacoma, WA 98444

South Tacoma/Parkland/Spanaway Submarket



Highlights

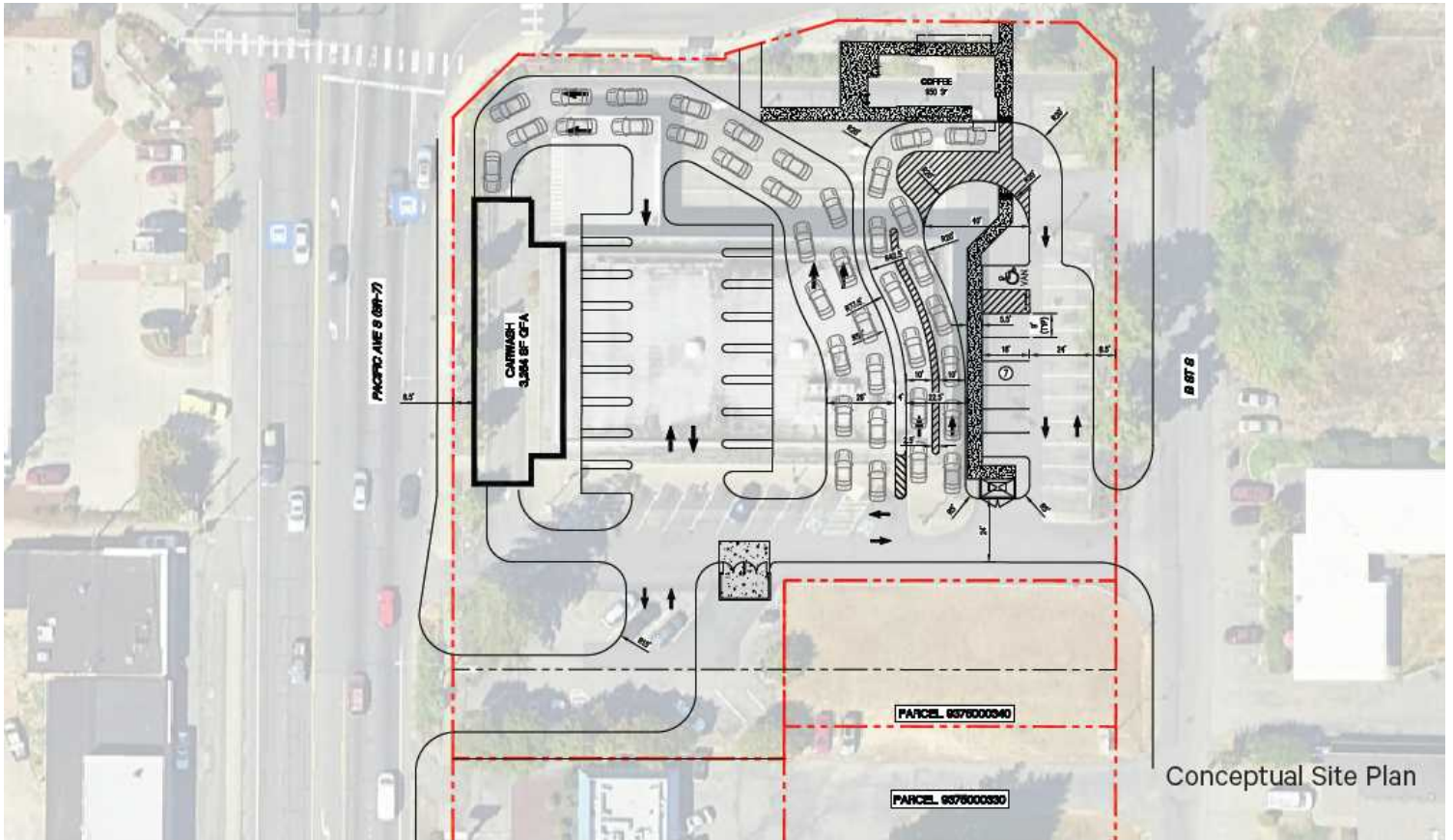
- Ground lease, built to suit or sale
- Potential for multiple uses on site. Property can be divided with BLA.
- Analytics have shown exceptional opportunity for gas/convenience, fast food restaurant or car wash operations
- Land Size: 1.35 acres (58,962 square feet)
- Parcel No.: 9375000202
- Zoning: UCOR
- Exceptional location analytics at the hard corner of primary intersection serving the submarket
- Ingress/egress on two 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 extremely well located at the southeast corner of Pacific Avenue S (SR 7) and 112th Street S in the Parkland area of Pierce County. This hard corner location has frontage roads that abut three sides of the property. Proximity to the Pacific Avenue S/SR 512 interchange immediately north of the property creates reach to the surrounding submarkets of Tacoma, Lakewood, Puyallup, and beyond. The Pacific Avenue S (SR 7) arterial is clearly the gateway to the Spanaway market area south. The 112th Street arterial extends east to the residential areas that include the South Hill Puyallup area. Added attractions in the area are Joint Base Lewis McCord, Pacific Lutheran University along with a myriad of retail businesses.



Contact Us

Dan McGinnis

First Vice President
+1 206 292 6092
dan.mcginis@cbre.com

1420 Fifth Avenue Avenue
Suite 3800
Seattle, WA 98101

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