

FOR SALE OR LEASE

Retail/Flex space with
high visibility at S 38th
& S Cedar Streets

OWNER USER OPPORTUNITY

3802 South Cedar St

Tacoma, WA 98409

PROPERTY HIGHLIGHTS

- + Available Lease SF: 3,126- 17,600 SF consisting of 7,191 SF retail and 3,126 - 10,410 SF retail/flex
- + Grade & Dock Doors + Fenced Yard
- + In-place NNN income from 3 existing tenants
- + Zoning: Urban Center Mixed Use (UCX STGPD)
- + High Density-Regional Growth Center & Opportunity Zone
- + **Lease Rates: Call Listing Broker**
- + **Purchase Price: \$5,950,000 (\$197.91 SF)**

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TOTAL SF

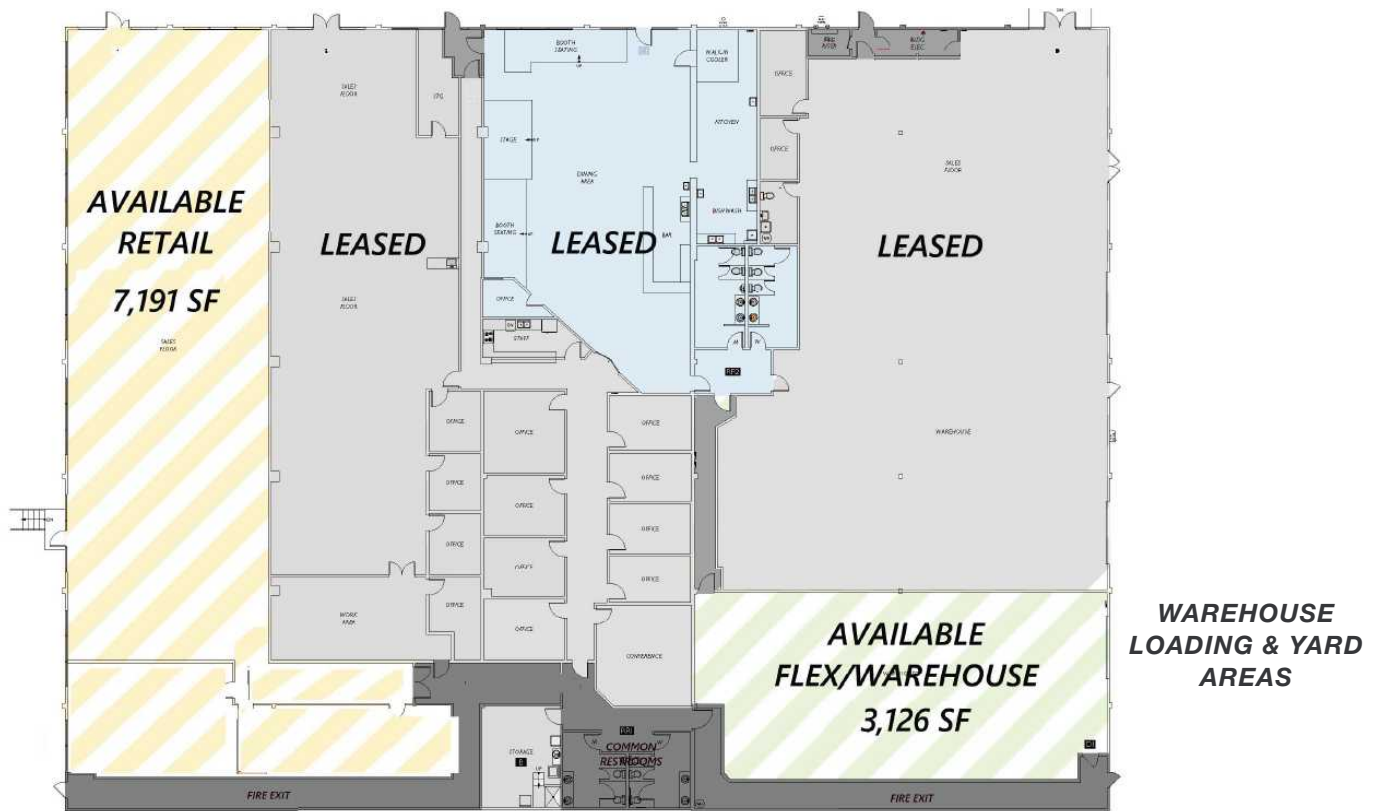
30,063 SF

PARCEL SF

68,000 SF



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**** UP TO 17,600 SF AVAILABLE IN Q4 2025 ** CONTACT THE LISTING BROKER FOR DETAILS**



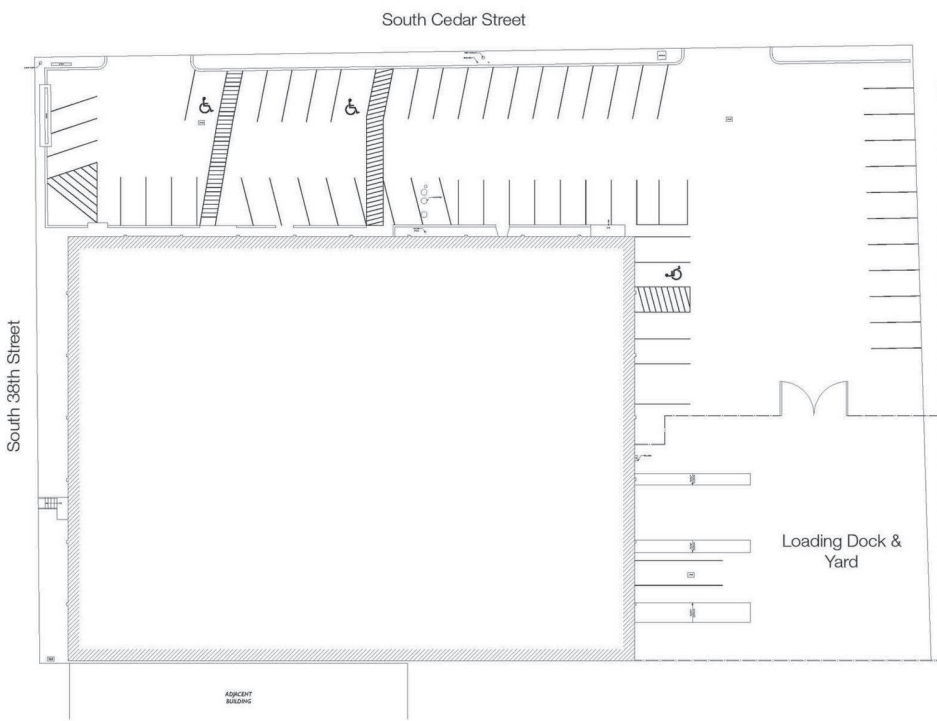
Storefront View



Warehouse View

NAI Puget Sound Properties is pleased to present for sale 3802 South Cedar Street, Tacoma, WA, a 30,063 SF multi-tenant, retail/flex building. It 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 and just 1/2 mile from Interstate 5. This building is currently 66% leased providing cash flow from three existing tenants.

This property is suitable for either an owner-user or investor, with upside potential from a new occupant (tenant or buyer) and by an increase in the current below-market rents. The vacant 10,317 SF is also offered for lease (shown highlighted on the floorplan above).



Site Plan



Tenant Pylon Sign

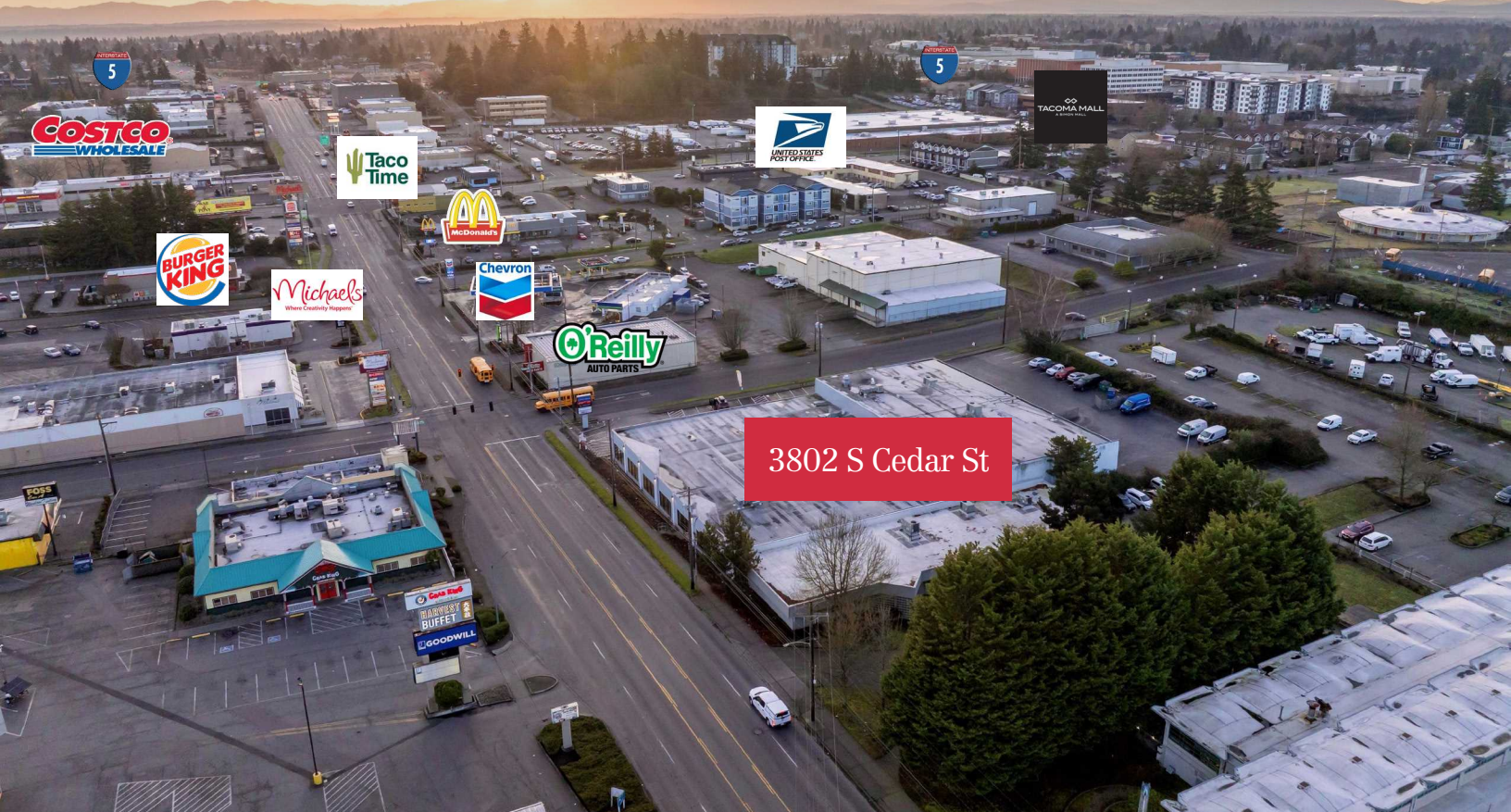


Retail Suite (Endcap)



Flex/Warehouse

Demographics



| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|-----------|-----------|
| Population | 13,099 | 145,604 | 306,477 |
| Households | 5,768 | 59,359 | 123,002 |
| Median Age | 32.9 | 36.9 | 37.6 |
| Median HH Income | \$60,507 | \$77,164 | \$78,506 |
| Average HH Income | \$81,747 | \$103,256 | \$107,144 |