

RETAIL FOR LEASE

15 OREGON AVE



FOR LEASE

KW COMMERCIAL | TACOMA
7525 28th Street West
University Place, WA 98466



Each Office Independently Owned and Operated

PRESENTED BY:

MICHAEL ARMANIOUS
Managing Director
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marmanious@kw.com

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PROPERTY DESCRIPTION

15 SOUTH OREGON AVENUE



Description

Now Leasing: Prime Professional Office Space in Central Tacoma

Unlock the potential of your business with office space in one of Tacoma's most connected and commercially vibrant locations. Just off the bustling 38th Street corridor—steps from Costco and minutes from Tacoma Mall—this centrally located, well-maintained office building offers the perfect blend of convenience, visibility, and functionality.

Property Highlights:

Flexible Floorplans – Ideal for medical, legal, professional services, or administrative use

High-Visibility Location – Situated near major retailers including Costco, Lowe's, and Tacoma Mall

Unmatched Accessibility – Immediate access to I-5 and SR-16 for seamless regional connectivity

Walkable Amenities – Surrounded by restaurants, cafés, and retail, with public transit nearby

Abundant On-Site Parking – Easy access for staff and clients

Move-In Ready Layouts – Featuring private offices, conference rooms, and open workspace options

Whether you're scaling your practice, opening a satellite office, or seeking a professional space in a high-traffic area, this location checks all the boxes.

Schedule your tour today and take your business to the next level.

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SPACE FOR LEASE

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Space Summary

Lease Rate:	\$14 – \$18/SF
Office Space	Suite 202: ~1,625 SF Suite 308: ~2,475 SF Suite 100: ~927 SF Suite 105: ~436 SF Suite L1: ~480 SF Suite L4A: ~1,035 SF
Unit Number	Various
Lease Type	NNN
NNN Charges	\$7.63/SF

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PROPERTY OVERVIEW

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PROPERTY OVERVIEW

☒ Prime Location & Accessibility

High-Visibility Site: Positioned steps from the I-5 off-ramp at 38th Street with more than 20,000 vehicles passing daily

Freeway & Surface Connectivity: Immediate access to I-5 and SR-16, plus bus routes nearby

Local Amenities: Surrounded by major retailers, restaurants, and Tacoma Mall/38th Street corridor destinations

☒☒ Building Features

Built/Renovated: Constructed in 1981 and refreshed in 2000; a well-maintained Class B asset

Size & Layout:

4 stories, approx. 35,371 SF total

Typical floor plate ~8,625 SF

Ceiling height ~9'

Available Spaces:

Suite 202: ~1,625 SF Suite 308: ~2,475 SF

Suite 100: ~927 SF Suite 105: ~436 SF Suite L1: ~480 SF Suite L4A: ~1,035 SF

All suites offered at a competitive rate of \$14-\$18/SF/year NNN

☒ Tenant Experience

Natural Light & Vistas: Most units enjoy abundant daylight and views, with glimpses of Mt. Rainier on clear days

Parking: 106–107 surface parking spaces—ample and free .

24-Hour Access & Signage: Convenient for tenants and client visibility

☒ Site Details & Zoning

Lot Size: ~1.22 acres (~53,143 SF)

Zoning: UCX-STGPD, suitable for a range of professional and service-oriented tenants

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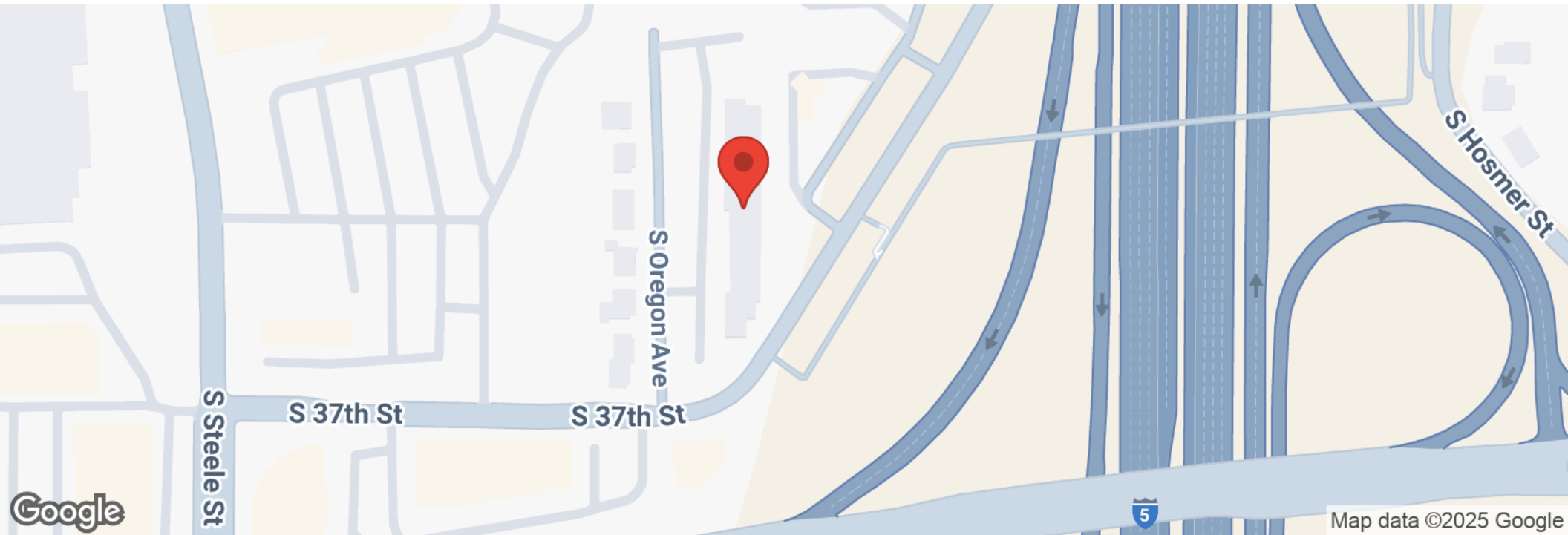
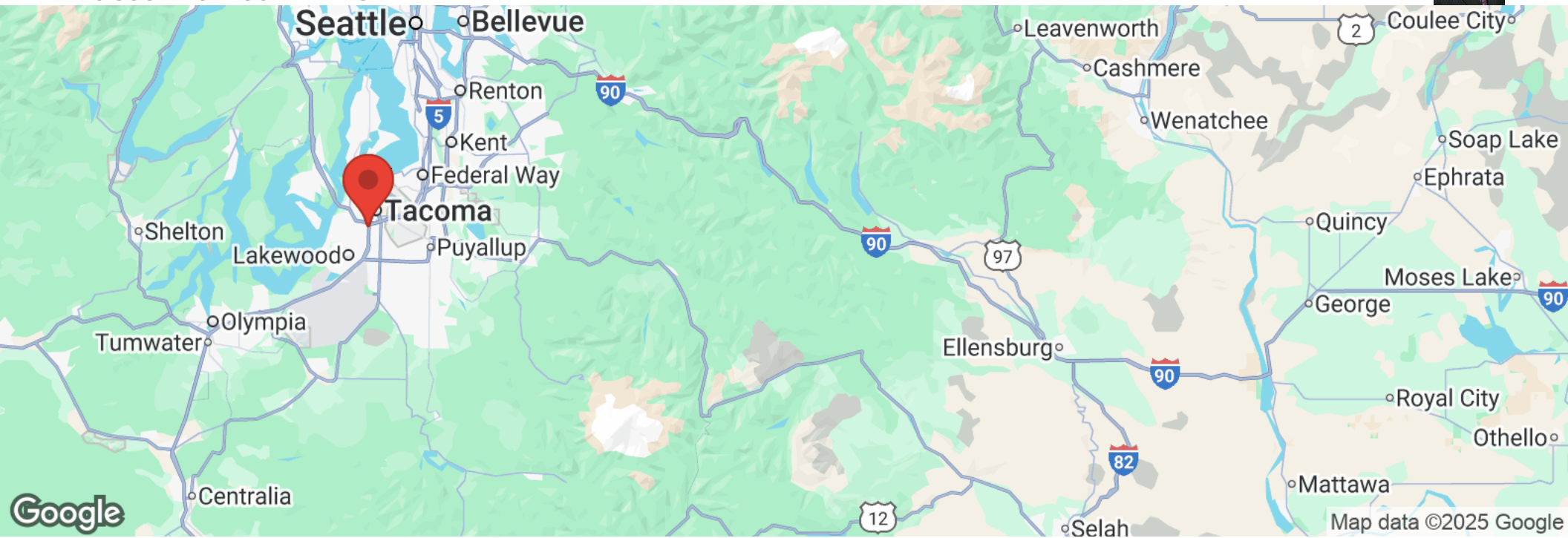
PROPERTY PHOTOS

15 SOUTH OREGON AVENUE



LOCATION MAPS

15 SOUTH OREGON AVENUE





15 SOUTH OREGON AVENUE

LOCATION OVERVIEW

Strategically located just off the I-5 and 38th Street interchange, 15 S Oregon Ave offers unmatched access and visibility in the heart of Tacoma's primary commercial corridor. This high-traffic, high-convenience location places your business at the center of one of Tacoma's most dynamic retail and professional hubs.

☒☒ Unbeatable Connectivity

Immediate access to Interstate 5 and State Route 16

Minutes to downtown Tacoma, Port of Tacoma, and major employment centers

Serviced by multiple Pierce Transit bus routes, offering transit-friendly commuting options

☒☒☒ Surrounded by Amenities

Steps from Costco, Lowe's, and the Tacoma Mall—one of the region's largest retail destinations

Walkable to a variety of restaurants, coffee shops, and everyday services

Nearby hotels, fitness centers, and financial institutions for tenant and client convenience

☒☒☒ High-Visibility, High-Traffic Area

Positioned within the 38th Street Corridor, one of Tacoma's busiest commercial zones

Excellent signage potential and exposure to thousands of daily drivers

Strong mix of national retailers and regional businesses in immediate proximity

☒☒ Thriving Business Environment

Centrally located within the Urban Center Mixed-Use (UCX) zone—designed to support office, retail, medical, and service uses

Ideal for professionals looking to capitalize on Tacoma's growing economic and population base

Location. Access. Visibility.

15 S Oregon Ave delivers the perfect address for businesses seeking to grow in a thriving, connected, and amenity-rich environment.

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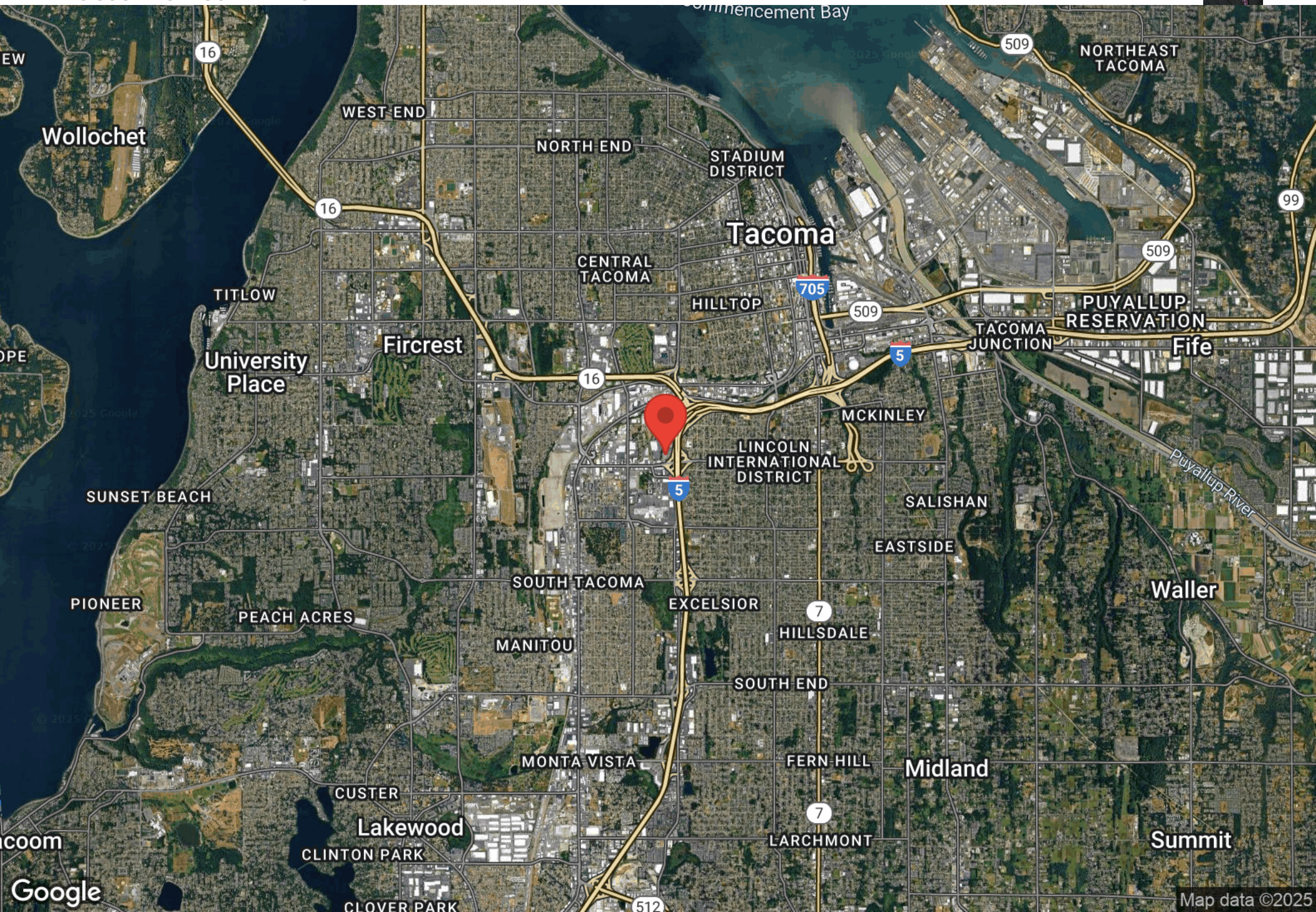


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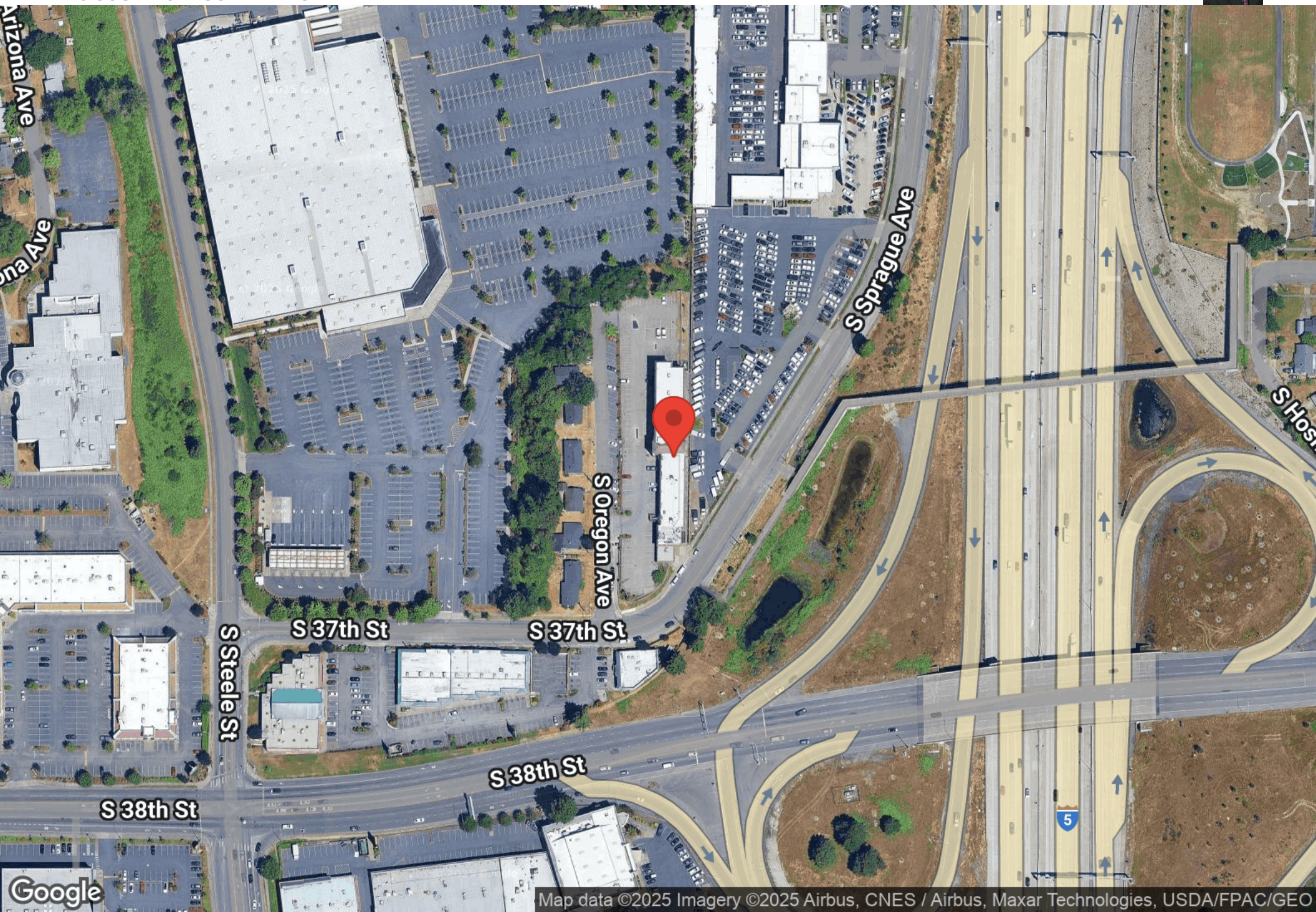
REGIONAL MAP

15 SOUTH OREGON AVENUE



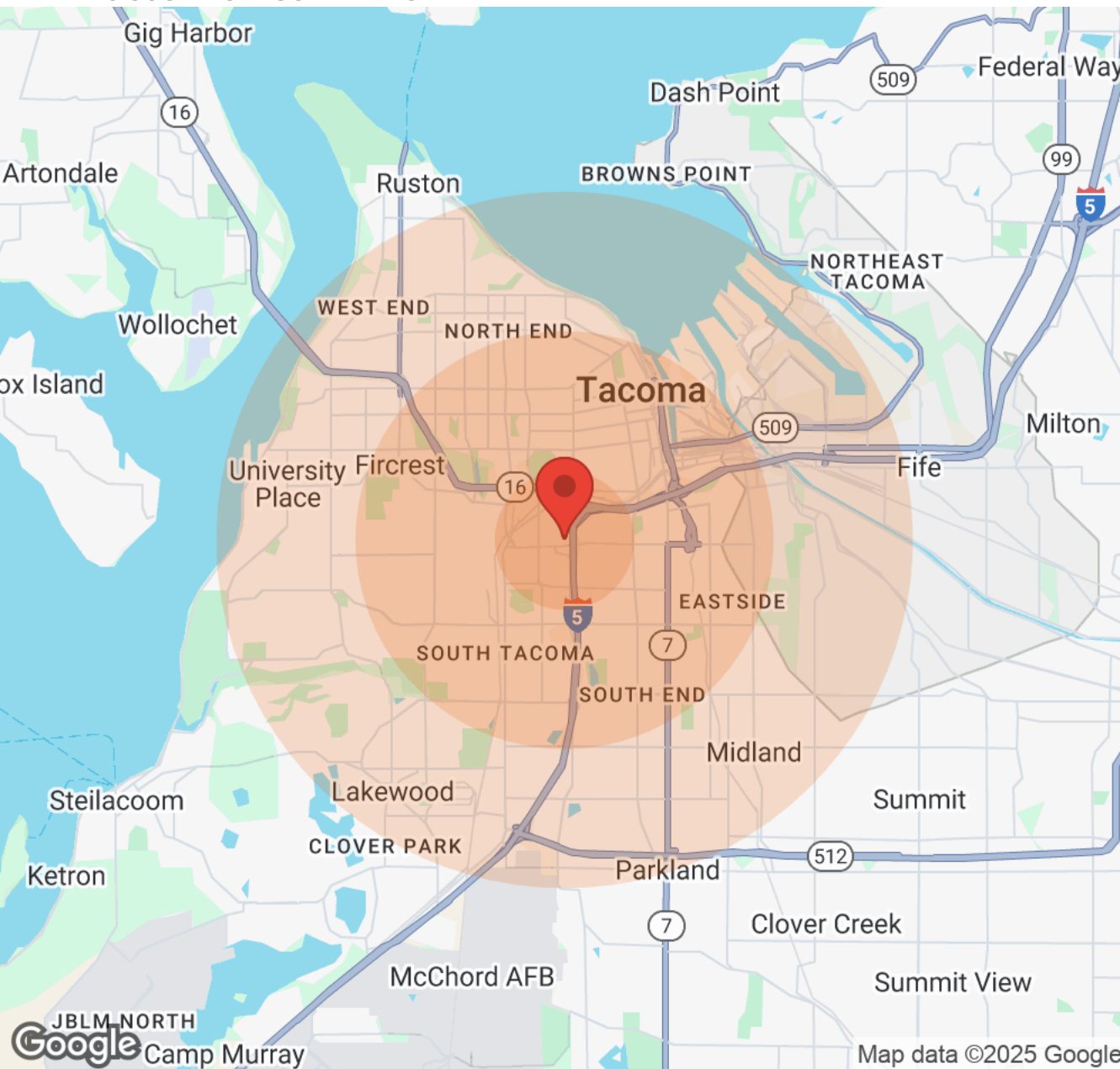
AERIAL MAP

15 SOUTH OREGON AVENUE



DEMOGRAPHICS

15 SOUTH OREGON AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	5,776	63,807	131,271
Female	5,760	67,265	139,793
Total Population	11,536	131,072	271,064

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,593	27,036	55,518
Ages 15-24	1,657	17,002	35,209
Ages 25-54	4,895	54,623	109,187
Ages 55-64	1,260	15,284	31,950
Ages 65+	1,131	17,127	39,200

Race	1 Mile	3 Miles	5 Miles
White	6,660	89,121	183,369
Black	1,845	14,360	26,178
Am In/AK Nat	94	820	1,798
Hawaiian	94	759	2,725
Hispanic	1,995	16,202	35,634
Multi-Racial	4,280	36,320	75,650

Income	1 Mile	3 Miles	5 Miles
Median	\$41,467	\$47,452	\$49,397
< \$15,000	778	8,544	16,410
\$15,000-\$24,999	631	5,984	12,174
\$25,000-\$34,999	702	6,173	12,713
\$35,000-\$49,999	542	8,201	17,226
\$50,000-\$74,999	1,199	11,011	21,350
\$75,000-\$99,999	353	5,388	12,306
\$100,000-\$149,999	288	4,951	11,249
\$150,000-\$199,999	37	1,182	3,079
> \$200,000	9	548	1,922

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,385	60,378	123,472
Occupied	4,788	54,889	113,334
Owner Occupied	1,902	27,293	57,675
Renter Occupied	2,886	27,596	55,659
Vacant	597	5,489	10,138

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DISCLAIMER

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PROFESSIONAL BIO

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Michael Armanious, CCIM, joined Keller Williams Commercial in 2009 as a Managing Director. As a continual top producer in his field, Mike has been recognized for his work on numerous occasions, including being a perennial top producer within Keller Williams Commercial. He has also been honored as one of the market's top deal makers for several years in a row. He has most recently been honored by being nominated by the Commercial Leadership Council (CLC) as a top producer within Keller Williams Commercial – a global distinction. Over the course of his career, Mike has been retained by many of the clients he started out with decades ago and has represented repeat investors and property owners for multiple investments and leasing assignments. In addition, he has represented numerous clients in more complex real estate transaction negotiations.

As an investment sales broker, Mike has negotiated over 350 successful sales and leasing transactions throughout Washington State; including industrial building properties in the South King County/Pierce County areas, as well, including the sale of a 7-acre, 3-parcel, 90,000 + sq. foot retail anchored center in Gig Harbor; the sale of a 34,000 sq. foot retail building in Federal Way; the sale of a 14,000 sq. foot retail center in Puyallup; the sale of a 16,000 sq. foot office complex in Lakewood; as well as the sale of a 6,500 sq. foot industrial building in Seattle. Mike has also been involved in a myriad of multifamily transactions over his career. He also has experience on the development side, acquiring land and seeing it through the engineering process. As a member of several Limited Liability Companies, he has overseen the engineering, development, and marketing of multiple commercial pieces of land and the rehabbing of many multi-family units in Tacoma as well.

For Mike, one of the highlights of his position as an investment specialist is advocating for his clients. He views himself more as a consultant than a broker, supplies candid advice to his clients, and appreciates that a handshake is a bond – it represents a mutual trust between himself, his team, and his clients; something that seems to be lacking in the commercial real estate industry. With an inherent desire to continually improve. Mike understands the importance of being a certified expert in his field and goes well beyond normal protocol to gain industry insight that he can leverage when devising creative solutions for his clients. Another key to Mike's success is – and always has been – his deeply ingrained determination to take ownership over his actions and to lead by example. A former film producer in Hollywood, Mike learned to value these qualities when he became a producer before age 30. He also credits his father with instilling in him exacting standards and integrity and genuinely believes in what his father taught him, "When you tell the truth, you don't need to remember what you said – you always say the same thing." Appraisers, lenders, and attorneys have consulted and relied on his expertise in these areas when verifying comparable market information.

Mike is also a licensed real estate broker in California and serves on the Washington State CCIM Chapter Board and was the past President of the Washington State CCIM Chapter. He also served as the Regional Vice President for Region 1 (Alaska, Idaho, Oregon, Washington & Montana) for the CCIM Institute. He has completed the JW Levine Leadership Development Academy and serves as a member of the National Board of Directors for CCIM. He graduated from the University of Washington with a Master of Science in Real Estate focusing on Finance/Investment and Commercial Real Estate Development and he also holds a Bachelor of Arts in Political Science; also, from The University of Washington in Seattle. He currently resides in Puyallup with his wife and children, and in his free time he enjoys watersports, snowboarding, and yoga. He used to manage a rock 'n' roll band and has been to over 400 concerts.