

RETAIL FOR LEASE

# BROADWAY TACOMA

1127 BROADWAY, TACOMA, WA 98402



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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### Description

Position your business in one of Tacoma's most walkable and vibrant downtown corridors. Located on historic Broadway, this highly visible storefront offers an exceptional opportunity for retail, office, or creative space users looking to capitalize on foot traffic, accessibility, and the energy of the urban core.

#### Property Highlights:

Prime Downtown Tacoma location with strong pedestrian and vehicle traffic

Charming historic facade with large street-facing windows

Open floor plan ideal for boutique retail, professional office, or service-based business

Surrounded by established businesses, restaurants, museums, and new developments

Walking distance to the Convention Center, Theatre District, UW Tacoma, and Tacoma Link light rail

Easy access to I-705 and ample nearby parking options

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## Space Summary

Lease Rate: \$12 - \$16/SF

Office Space SF 1,662

Unit Number 1132

Lease Type NNN

NNN Charges \$6.50/SF

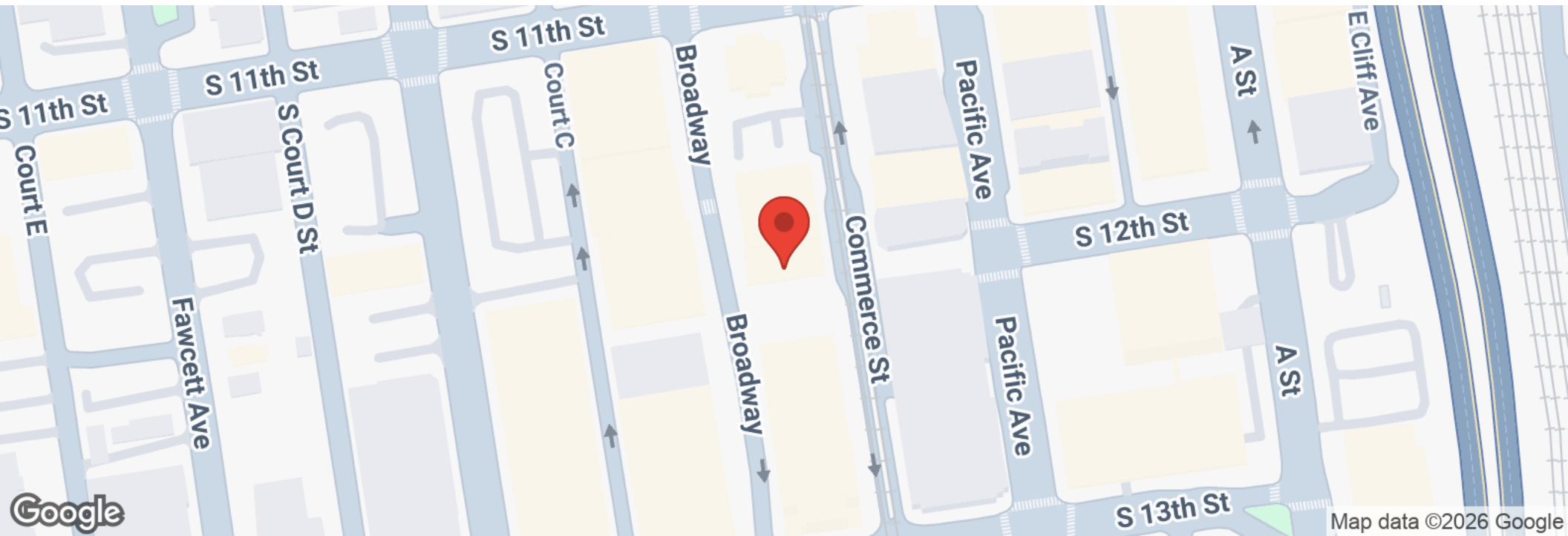
# PROPERTY PHOTOS

1127 BROADWAY



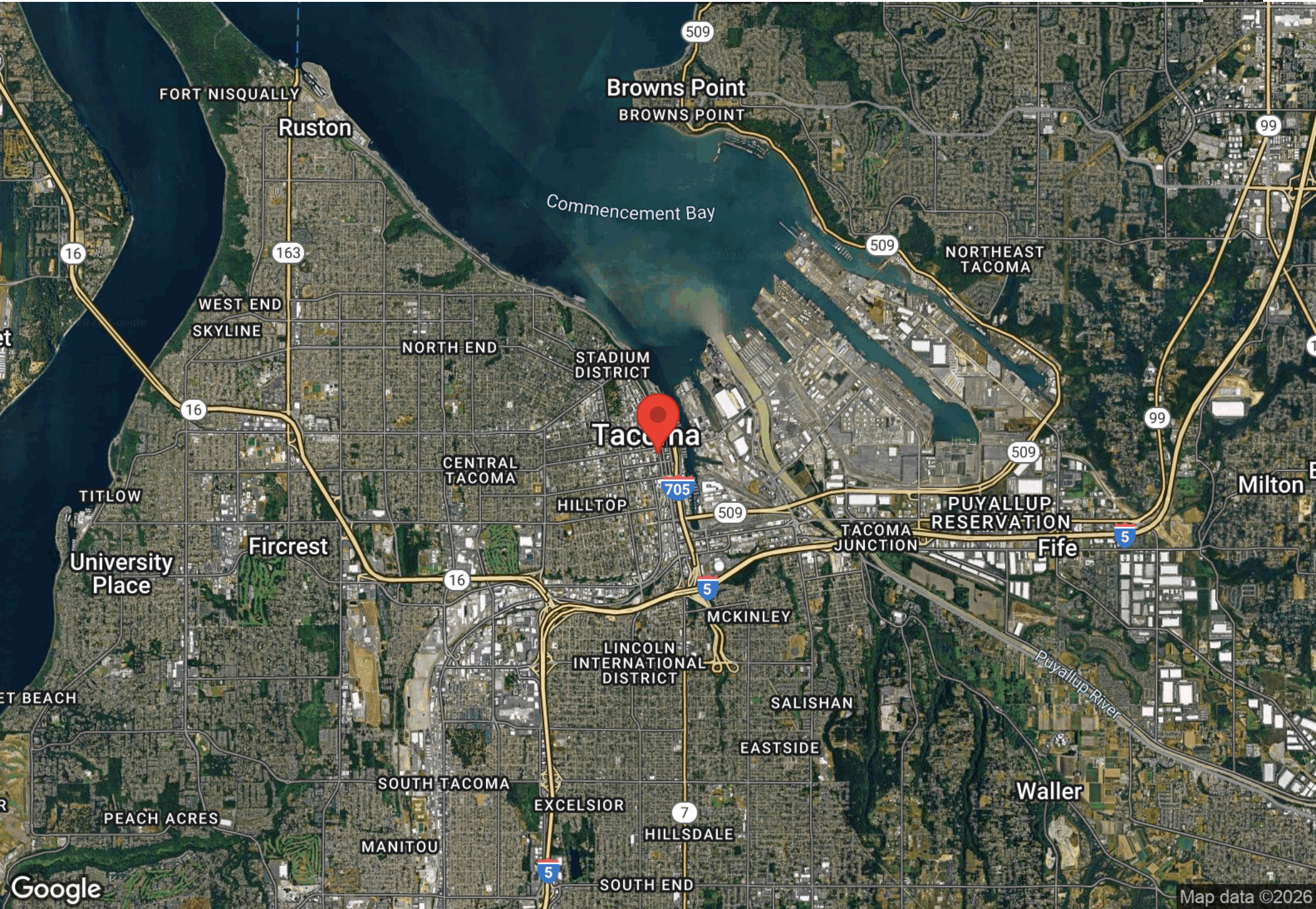
# LOCATION MAPS

1127 BROADWAY



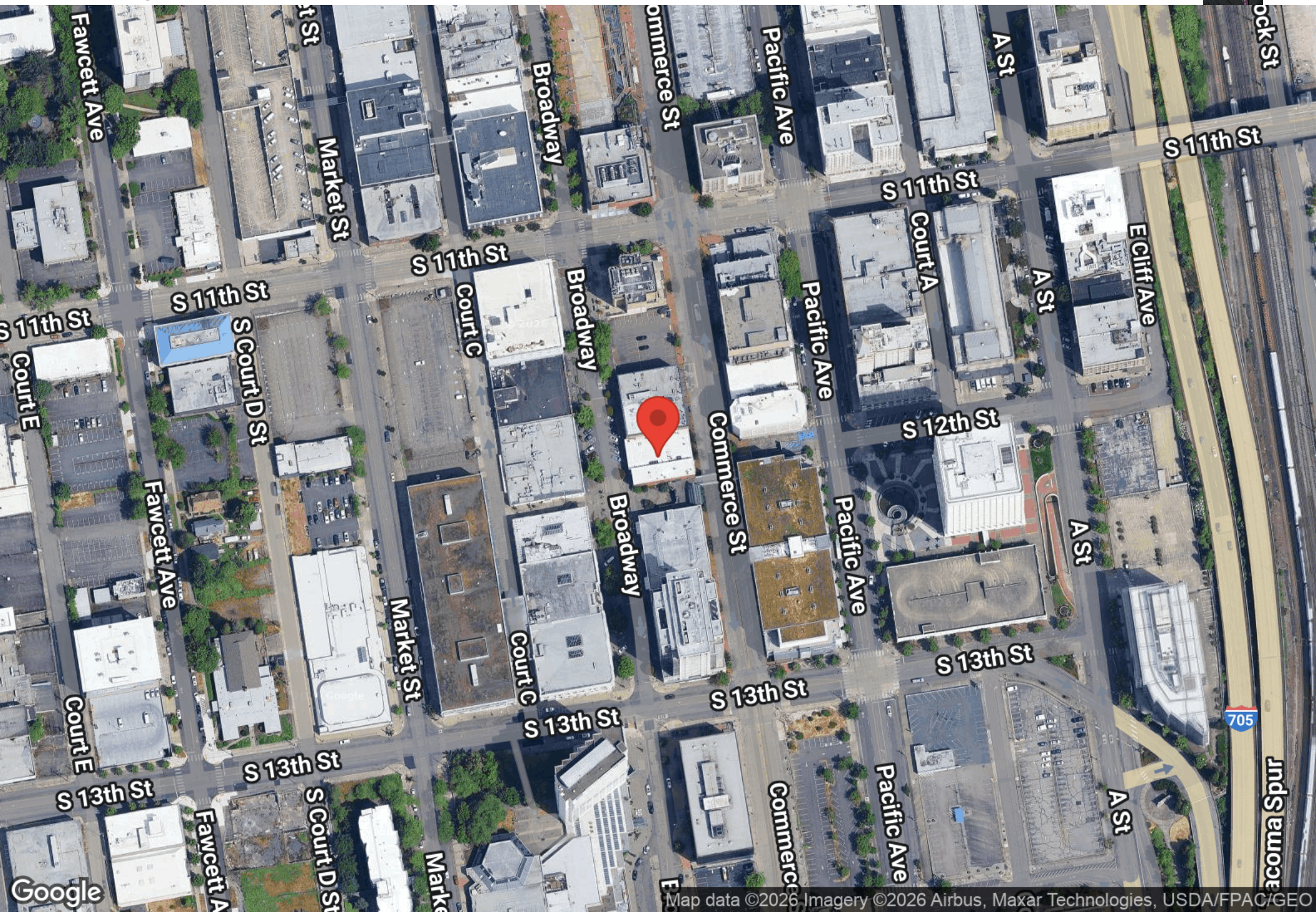
# REGIONAL MAP

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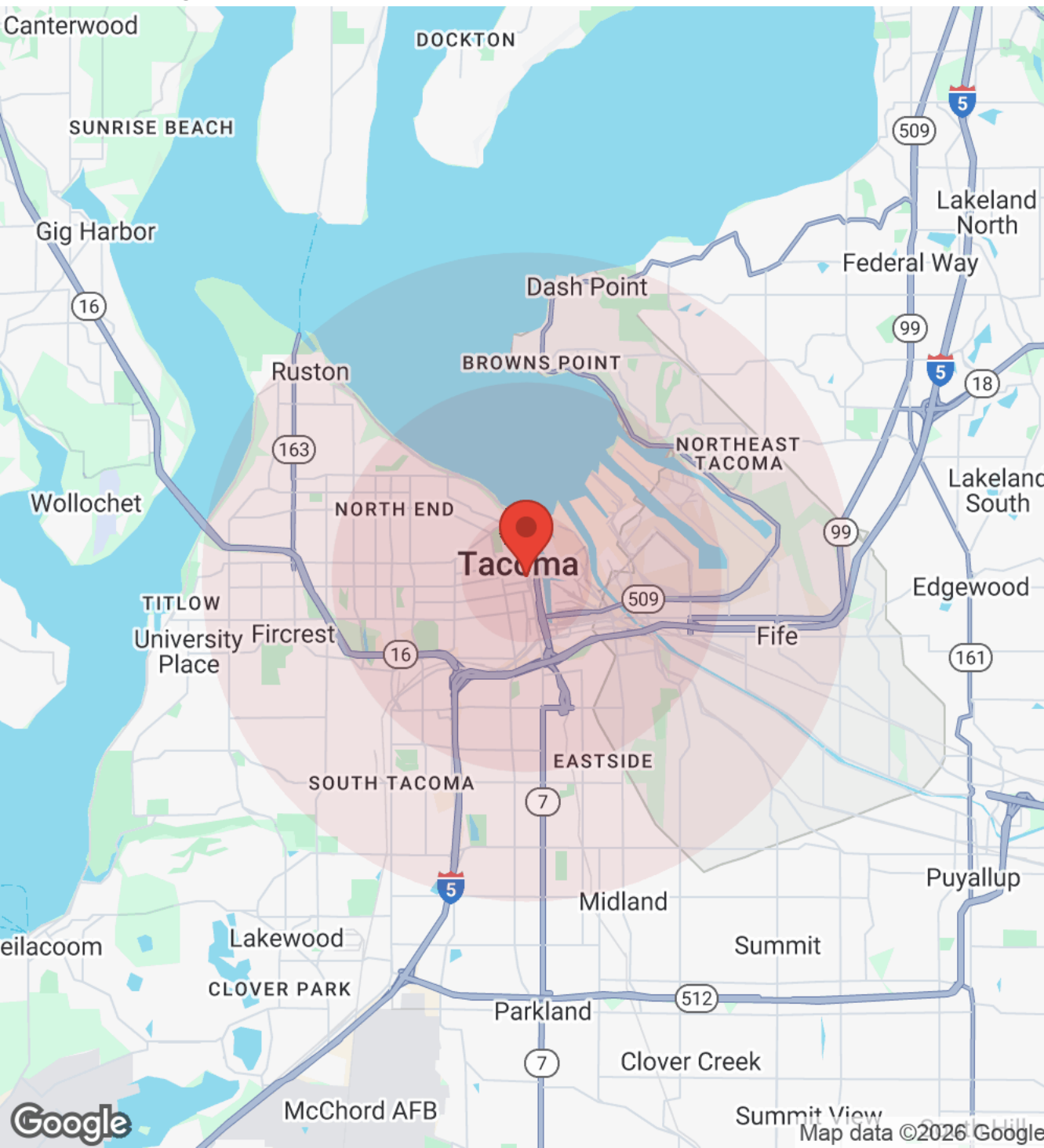
# AERIAL MAP

1127 BROADWAY



# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	17,219	55,802	137,881
Female	13,491	50,870	135,149
Total Population	30,710	106,672	273,029

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,437	16,051	45,299
Ages 15-24	3,681	13,970	33,278
Ages 25-54	15,755	50,281	121,913
Ages 55-64	3,386	11,574	31,044
Ages 65+	4,450	14,798	41,494

Race	1 Mile	3 Miles	5 Miles
White	17,148	61,475	151,422
Black	3,900	11,275	29,050
Am In/AK Nat	344	1,141	2,403
Hawaiian	313	1,109	3,522
Hispanic	3,817	13,633	36,122
Asian	2,620	8,971	28,477
Multi-Racial	2,266	8,384	20,723
Other	304	672	1,283

Income	1 Mile	3 Miles	5 Miles
Median	\$63,967	\$84,434	\$91,303
< \$15,000	1,780	3,993	8,544
\$15,000-\$24,999	1,103	2,939	5,523
\$25,000-\$34,999	781	2,357	5,377
\$35,000-\$49,999	1,192	3,913	9,662
\$50,000-\$74,999	1,951	6,204	15,598
\$75,000-\$99,999	1,542	5,923	15,179
\$100,000-\$149,999	1,660	8,132	21,790
\$150,000-\$199,999	1,358	5,401	13,543
> \$200,000	695	4,423	13,990

Housing	1 Mile	3 Miles	5 Miles
Total Units	13,064	46,744	117,241
Occupied	12,062	43,286	109,206
Owner Occupied	2,480	19,147	56,841
Renter Occupied	9,582	24,139	52,365
Vacant	1,002	3,458	8,034

# DISCLAIMER

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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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.