

FOR SALE OR LEASE

2338 TACOMA AVE S

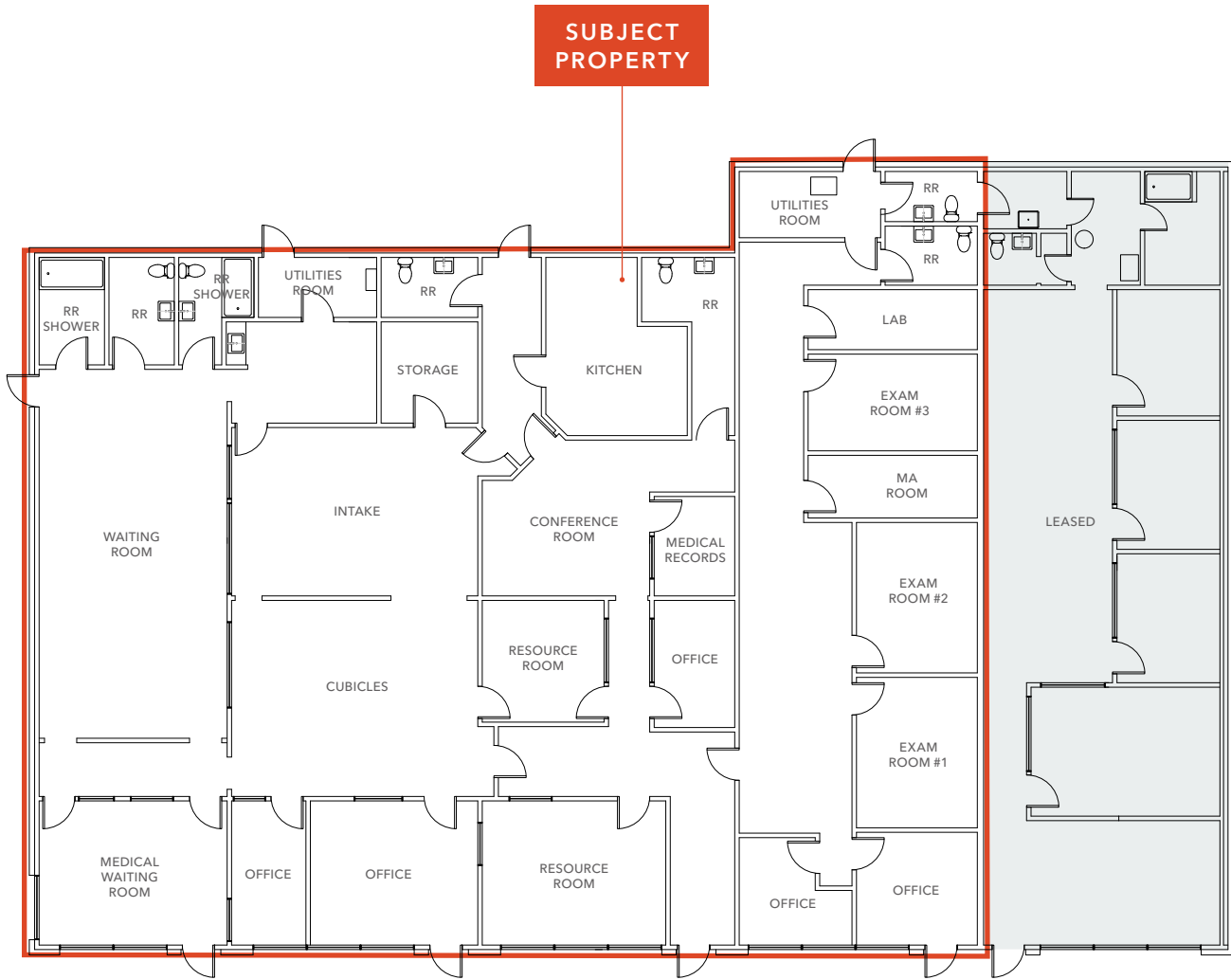
TACOMA, WA 98405



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EXCLUSIVELY LISTED BY

km Kidder
Mathews



PROPERTY FEATURES

- 4,224 SF (can be demised)
- 6 restrooms
- 12 dedicated parking stalls
- Remodeled in 2025
- New HVAC units
- New facade
- \$25.00 PSF, plus NNN
- Contact brokers for more information

3 MIN
DRIVE TO I-705

3 MIN
DRIVE TO I-5

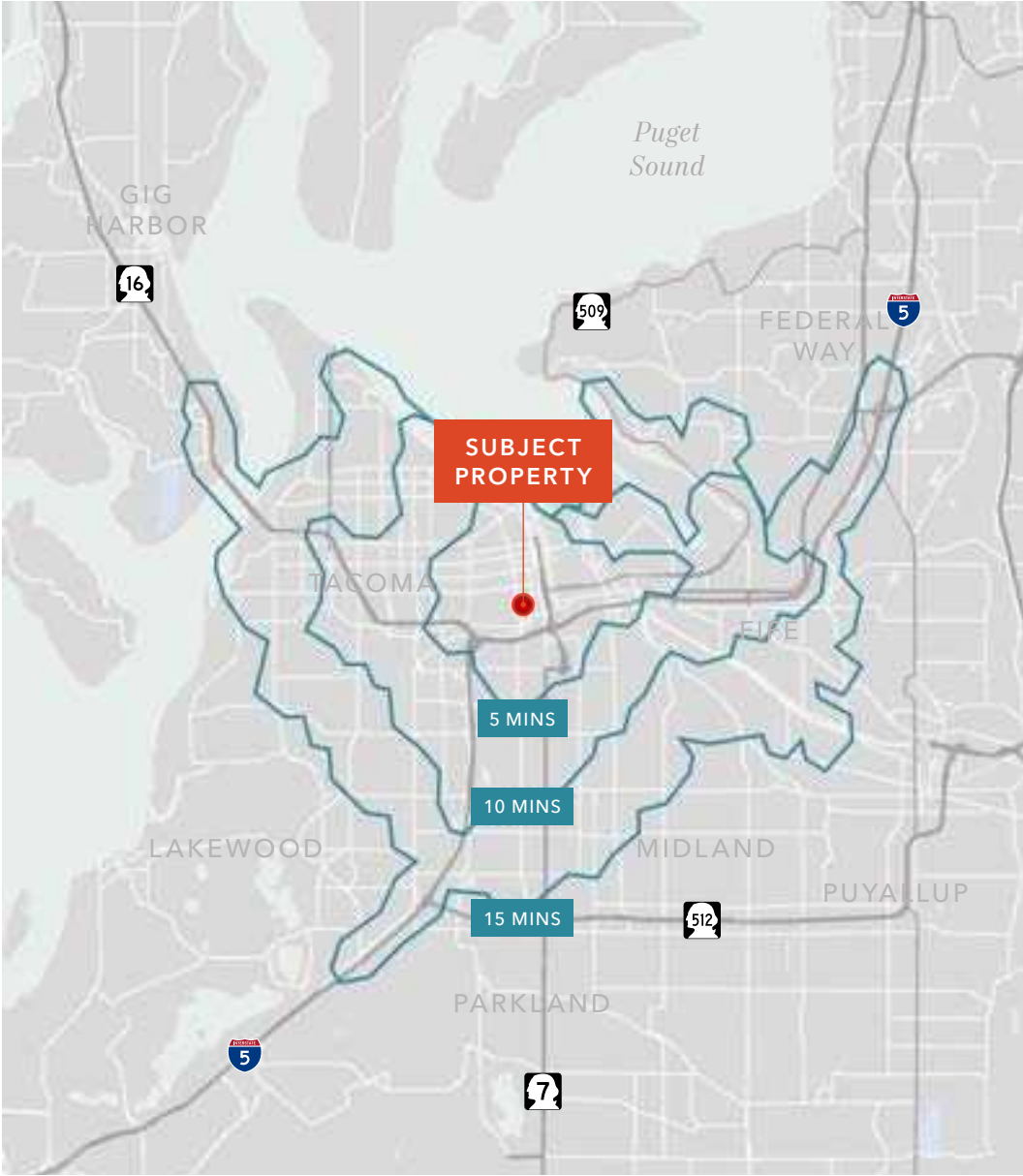
4 MIN
DRIVE TO HWY-16

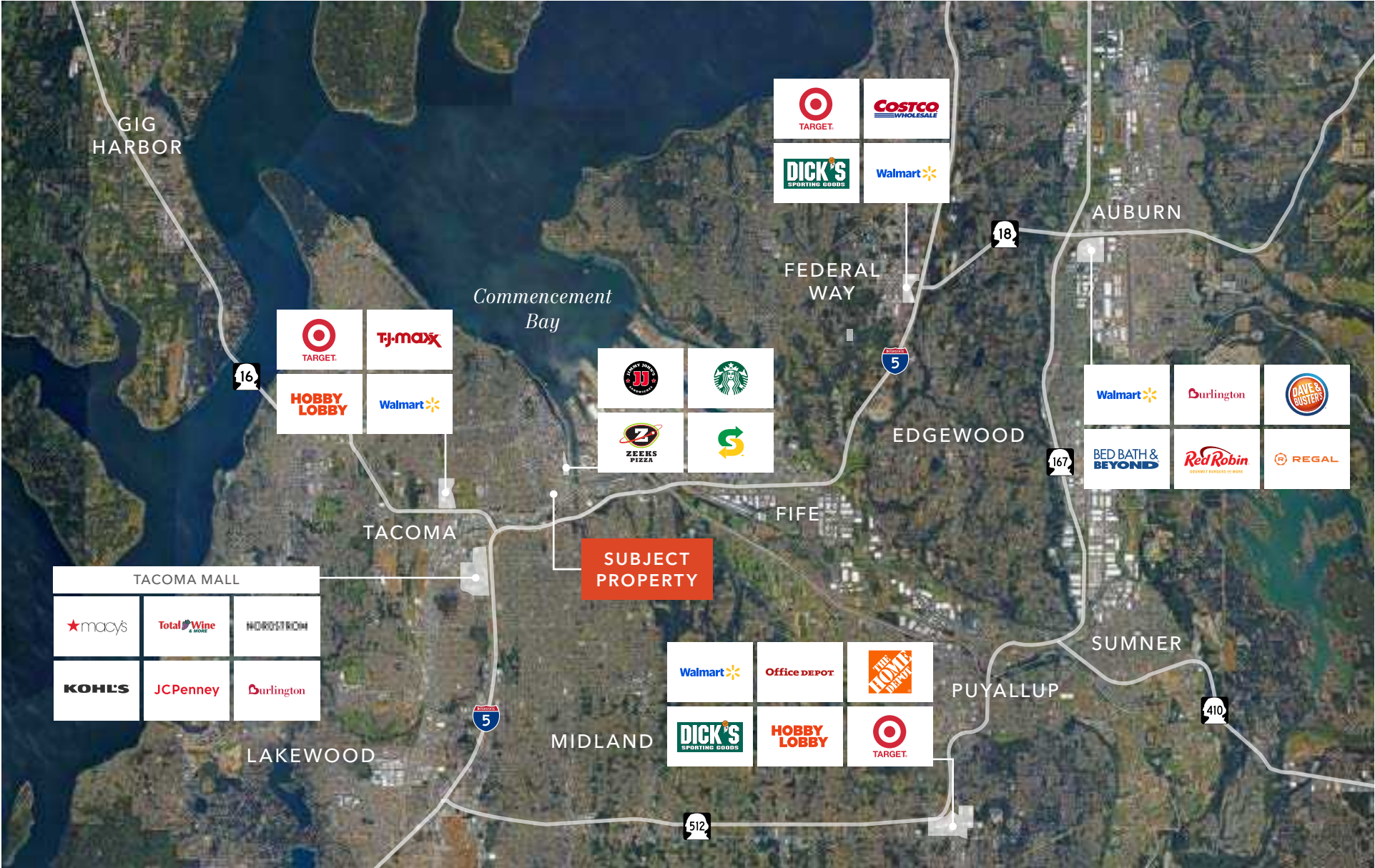
DEMOGRAPHICS

	5 Mins	10 Mins	15 Mins
EST. POPULATION (2025)	58,003	149,487	290,541
PROJECTED POPULATION (2030)	62,416	154,476	295,947
EST. HOUSEHOLDS (2025)	23,843	60,286	116,093
PROJECTED HOUSEHOLDS (2030)	26,760	63,799	120,531

	5 Mins	10 Mins	15 Mins
EST. AVG. HH INCOME (2025)	\$98,312	\$110,752	\$115,452
PROJECTED AVG. HH INCOME (2030)	\$96,549	\$109,623	\$114,909
HOUSING UNIT OWNER - OCCUPIED	8,408	27,160	56,610
HOUSING UNIT RENTER - OCCUPIED	15,434	33,126	59,482

Data Source: ©2025, Sites USA





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