

FOR SALE



# Rare 6th Ave Land

1502 6TH AVE, TACOMA, WA 98405



REDEVELOPMENT OPPORTUNITY IN TACOMA

**Keller Williams Commercial**

1011 E Main, Suite 208  
Puyallup, WA 98372

<http://kwcpuyallup.com>

PRESENTED BY:

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## PROPERTY SUMMARY

6th Ave Land  
1502 6th Avenue | Tacoma, WA 98405



### Property Overview

Rare third acre corner lot on 6th Ave in Tacoma! Zoned C-2, General Community Commercial District, with many permitted uses: Office, Retail, Restaurant, Drive-Thru, Gas Station, Self-Storage, Large Scale Retail, and Personal Services. The maximum retail square footage is 45,000 SF with no other Floor Area Ratio (FAR) requirements. Height limit is 45 ft.

Buyer to verify all information.

### Location Overview

16,250 SF retail lot located on 6th Ave in Tacoma, only a few blocks from Tacoma General Hospital. The area has a vibrant retail district as well as a good balance of local services, schools, and residential. Approximately 10,000 cars per day (CPD).

Easy access to Hwy 16, and I-5. Close proximity to Ruston Way, Point Defiance, the Port of Tacoma, and the Point Defiance - Tahlequah Ferry dock.

### Summary

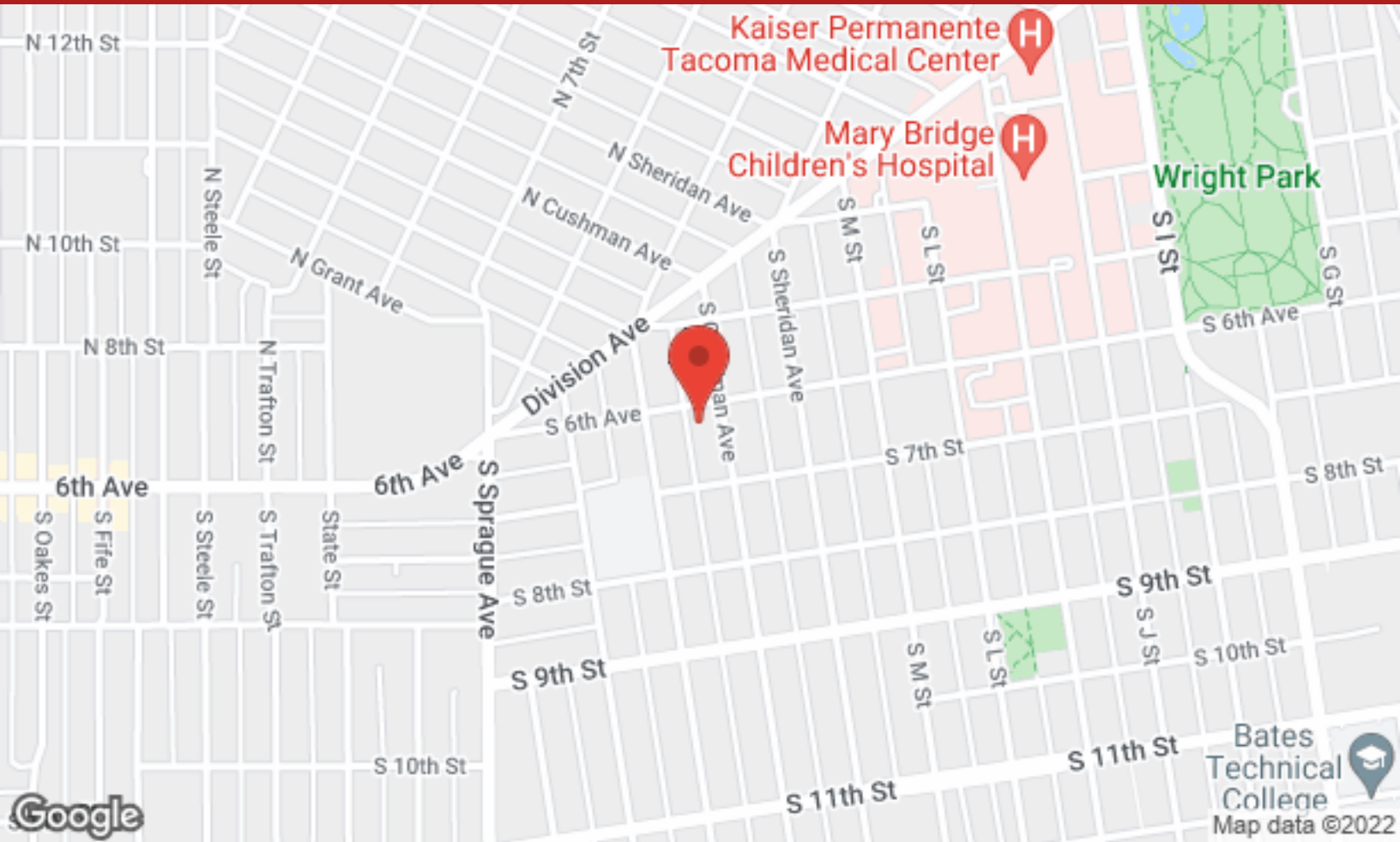
Price:	\$999,000
Land:	0.37 Acres
Type:	Land
APN:	2006300010
Zoning:	C-2 General Community Commercial
Price/SF:	\$61.48

### Highlights

- USTs Removed
- Phase I & Phase II reports available
- Building to be demolished late April/Early May '22
- Accepting offers subject to NFA receipt

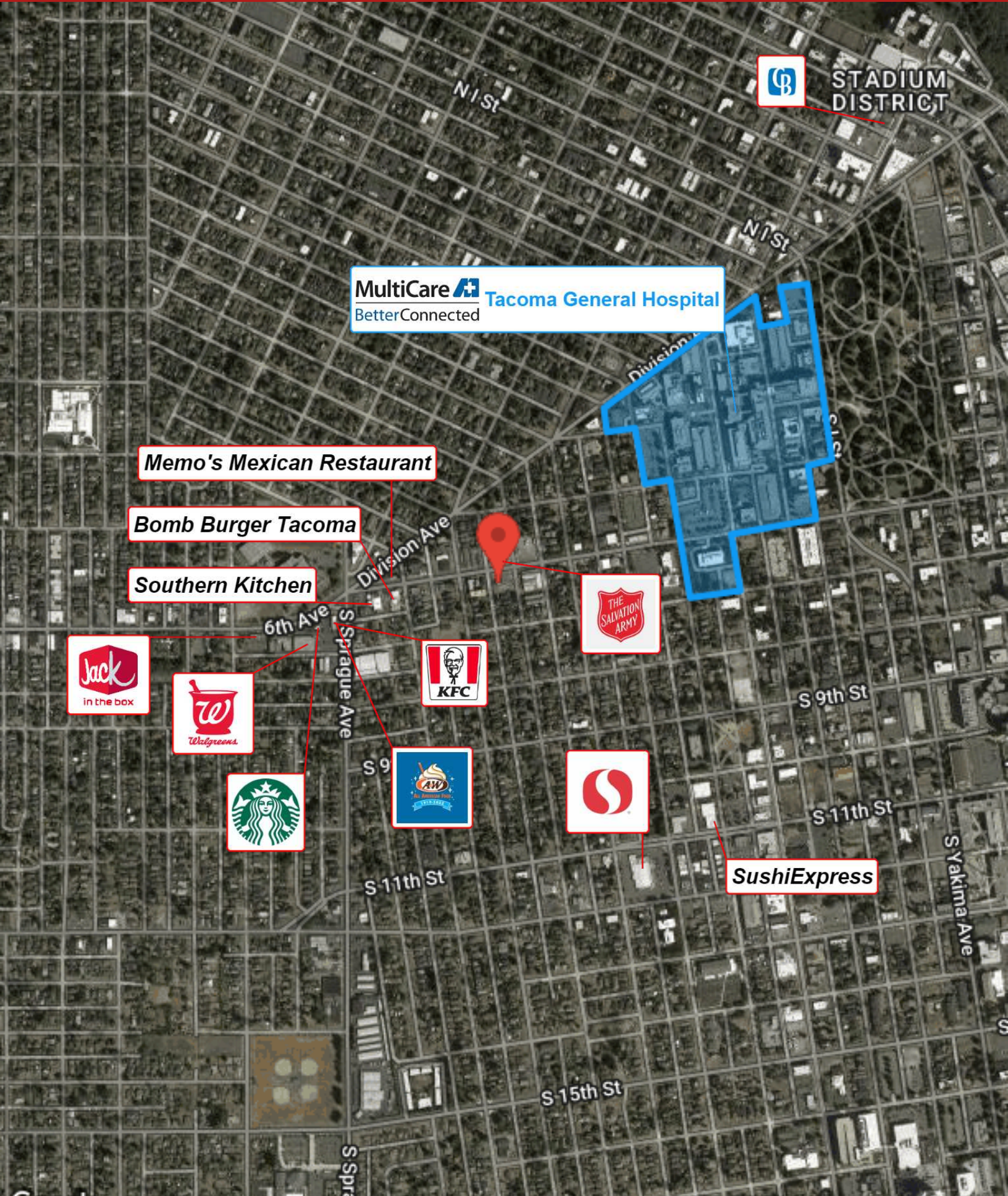
# LOCATION MAPS

6th Ave Land  
1502 6th Avenue | Tacoma, WA 98405



# BUSINESS MAP

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STADIUM DISTRICT

MultiCare  Tacoma General Hospital  
BetterConnected

Memo's Mexican Restaurant

Bomb Burger Tacoma

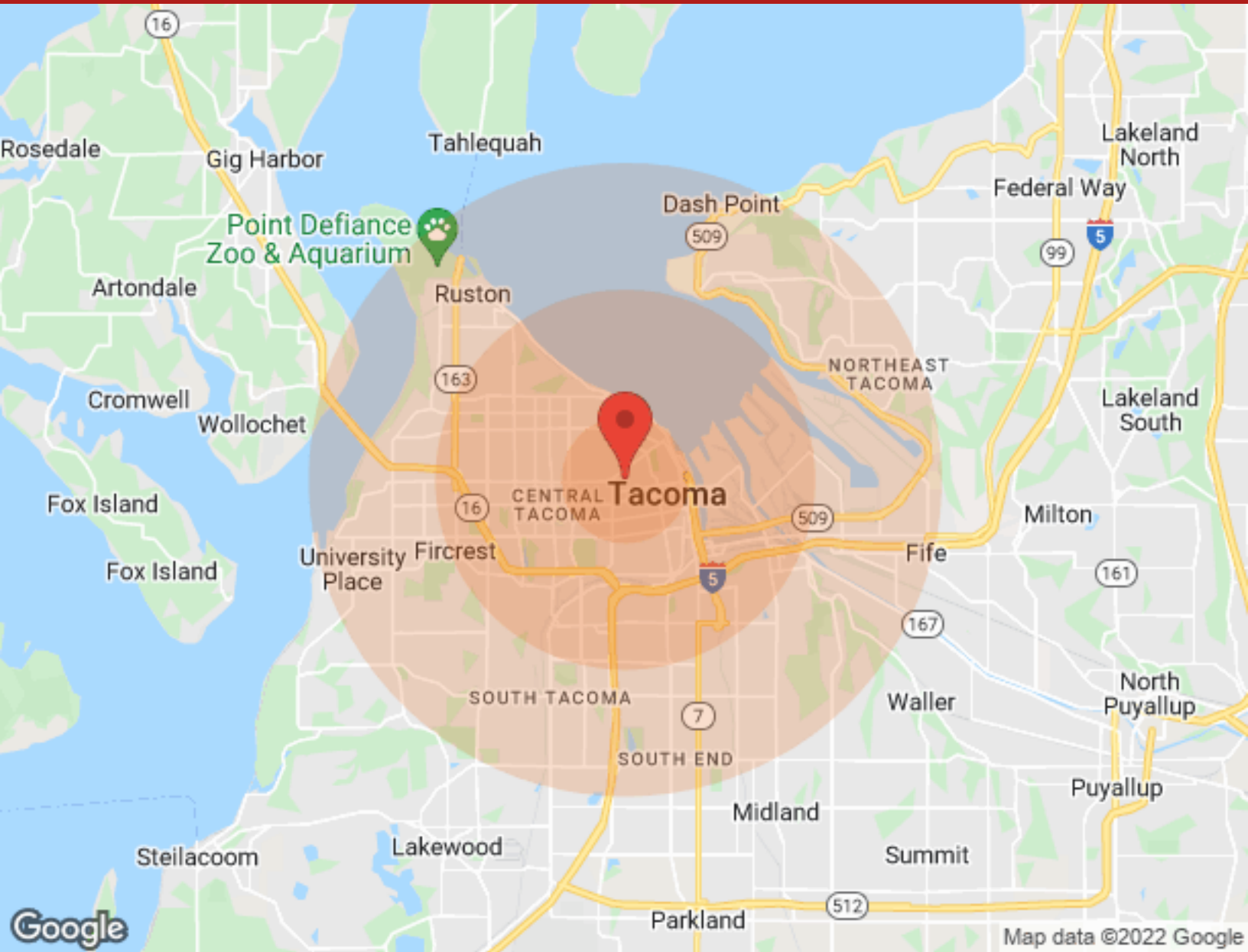
Southern Kitchen



SushiExpress

# DEMOGRAPHICS

6th Ave Land  
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Population	1 Mile	3 Miles	5 Miles
Male	12,916	44,922	108,816
Female	13,484	47,601	115,494
Total Population	26,400	92,523	224,310

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,413	16,664	44,305
Ages 15-24	2,544	10,491	29,281
Ages 55-64	3,549	11,733	27,765
Ages 65+	4,252	14,086	32,515

Race	1 Mile	3 Miles	5 Miles
White	20,200	70,393	160,654
Black	3,370	9,122	20,097
Am In/AK Nat	160	560	1,480
Hawaiian	54	241	1,293
Hispanic	1,564	8,180	23,981
Multi-Racial	3,754	18,174	53,082

Income	1 Mile	3 Miles	5 Miles
Median	\$37,528	\$50,897	\$52,325
< \$15,000	3,190	6,988	12,269
\$15,000-\$24,999	1,534	4,662	9,269
\$25,000-\$34,999	1,468	4,655	9,943
\$35,000-\$49,999	1,631	5,580	13,351
\$50,000-\$74,999	1,906	7,432	17,409
\$75,000-\$99,999	996	4,050	11,108
\$10,000-\$149,999	992	4,153	10,922
\$150,000-\$199,999	361	898	3,210
> \$200,000	205	806	1,898

Housing	1 Mile	3 Miles	5 Miles
Total Units	14,811	46,336	102,724
Occupied	13,103	41,820	94,347
Owner Occupied	4,196	19,713	52,148
Renter Occupied	8,907	22,107	42,199
Vacant	1,708	4,516	8,377