

# SPANAWAY GOODWILL CENTER



[CLICK FOR MAP](#)



[CLICK FOR VIDEO](#)



\* Not to Scale



## FOR SALE

14918 PACIFIC AVENUE SOUTH, SPANAWAY, WA 98444

PATRIC GRISSOM | BLAKE WEBER

TIM WEBER | DON WHITTLES

# PROPERTY SUMMARY

Spanaway, WA, is a suburban community located in Pierce County known for its affordability, diverse population, and access to outdoor recreational opportunities such as Spanaway Lake and proximity to Mount Rainier National Park.

Spanaway, is located near Joint Base Lewis McChord, the fourth largest employer in Washington State. With its proximity to the base and expanding population there is an increased demand for retail and service-based businesses.

The city has been undergoing infrastructure improvements to accommodate its growing population. This includes road expansions, utility upgrades, and the development of commercial areas. Such improvements can enhance the value and desirability of commercial properties in the area.

The Goodwill Shopping Center is a commercial hub that offers a diverse range of retail and service options to residents and visitors and serves as a convenient destination for shopping, dining, and various other consumer needs.

The center features a variety of retail stores, providing a wide selection of goods and products. From clothing and accessories to electronics, home decor, and everyday essentials. Its accessibility and visibility contribute to its appeal and draw customers from both the immediate vicinity and the surrounding areas.

In addition to retail offerings, the Goodwill Shopping Center also includes various service-oriented businesses. These may include restaurants, cafes, banks, salons, and other professional services. Such establishments provide convenient amenities and opportunities for residents and visitors to fulfill their dining, financial, and personal care needs, all within the same complex.





## PROPERTY OVERVIEW

Property Name	<b>Spanaway Goodwill Center</b>	Land Area (SF)	<b>7.62 Acres</b>
Address	<b>14918 Pacific Ave South, Spanaway, WA 98444</b>	Parking Stalls	<b>370</b>
Year Built	<b>1974</b>	Parking Ratio	<b>4.16/1000</b>
Parcel Numbers	<b>0319212049; 0319212050</b>	Access	<b>8 Access Points</b>
County	<b>Pierce</b>	Zoning	<b>Town Center (TCTR)</b>
City	<b>Spanaway</b>	Signage	<b>Pylon Signs &amp; Building Signage</b>
Building SF	<b>89,002 SF</b>	Total Taxable Value	<b>\$7,865,200.00</b>
Leaseable SF	<b>89,002 SF</b>	2022 Property Tax	<b>\$78,151.00</b>

## TERMS OF THE OFFERING

Price **\$11,500,000**

Year-1 NOI **\$414,002**  
Proforma NOI **\$1,221,877**

CAP Rate **3.6%**  
Proforma CAP Rate **10.63%**

Price PSF **\$129**

Debt **Free & Clear**

Occupancy **89%**

Total Building SF **89,002 SF**

Total Land Area **7.62 Acres**

## LOAN QUOTE

### Acquisition Loan

Guaranty Type **Full Recourse**

Loan Amount **\$7,050,000**

Loan to Value **Max 70%**

Interest Rate **6.10%, fixed for 5 years**

Loan Term **10 years (120 months)**

Authorization **25 years (300 months)**

Prepayment Penalty **Stepdown**

Required Parameters **\*Goodwill or Another Tenant  
Leasing Goodwill's Space prior  
to Closing at \$12/ft plus NNN**

**\*Estimated Unreimbursable  
NNN's of \$70,000**



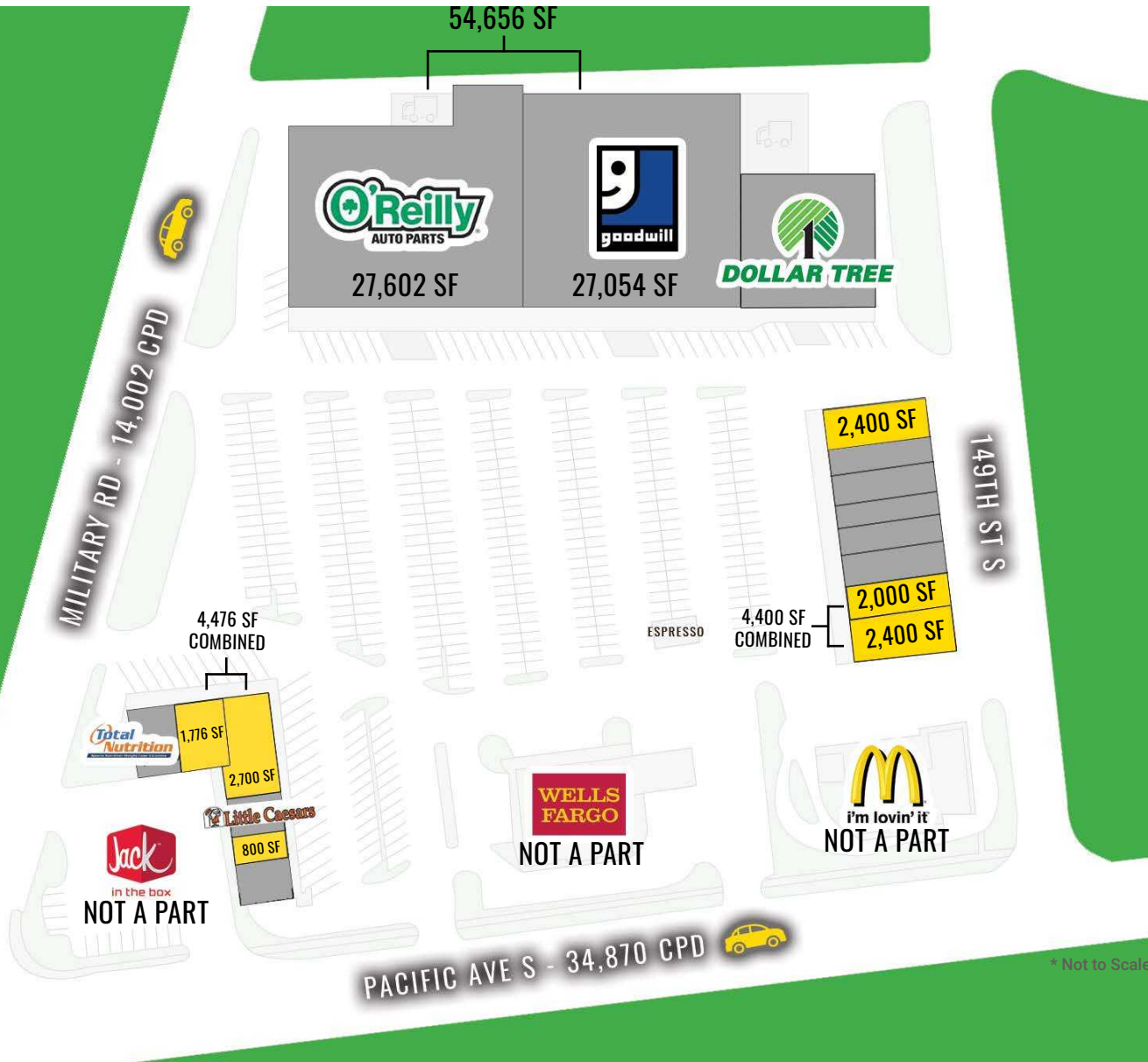
Jacob Wilson  
Partner  
Crux Commercial Partners  
253.313.8384  
jacob@cruxcre.com



# SITE PLAN

AVAILABLE  
November 2024

54,656 SF



## TENANT LIST + ROLL OVER

Suite	Tenant	SF
14902	Vacant	2,400
14904	Vacant	2,000
14906A	Stack Burger - Ture Taste	2,000
14906B	RZ Massage Salon & Spa	1,269
14908	H & L Salon	1,505
14910	Smoke & Grocery	1,920
14912	Telecell Seattle, Inc.	1,600
14914	Vacant	2,400
14916	Dollar Tree	9,800
14918	Goodwill Industries (Store)	27,054
14926	O'Reilly Auto Parts	27,602
15012	Kolby's Donut House	1,200
15014	Vacant	800
15018A	Little Caesars Pizza	1,200
15020	Vacant	2,700
15022	Vacant	1,776
15024	Spanaway Sports Nutrition	1,776
	Paradox Coffee Company Stand	

**PARCEL MAP**

**SPRINKER  
RECREATION  
CENTER**



**LAKE SPANAWAY  
GOLF COURSE**

\* Not to Scale

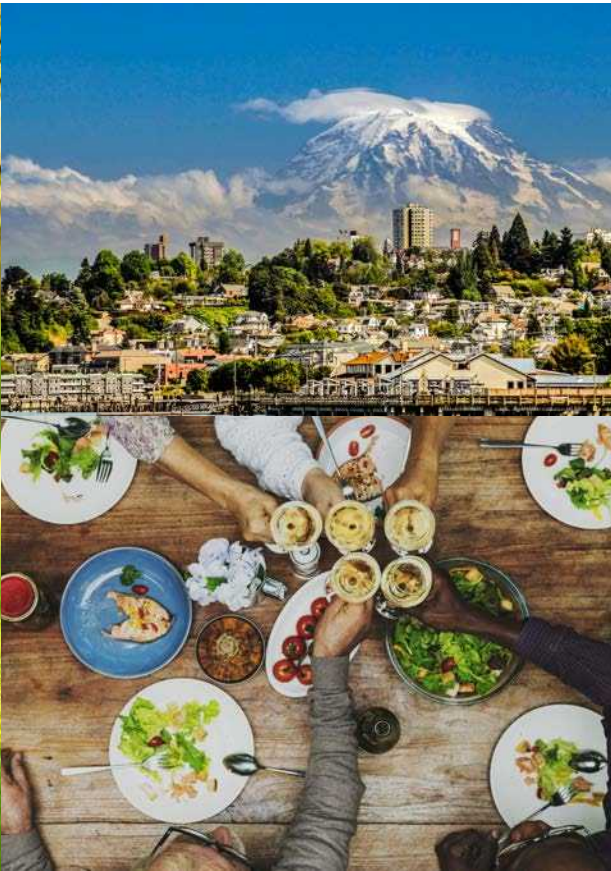
## SPANAWAY, WA

Spanaway, WA is a vibrant suburban community nestled in Pierce County. It offers a diverse mix of residential areas, commercial establishments, and natural landscapes. Spanaway is known for its family-friendly atmosphere, and access to outdoor recreational activities, including Spanaway Lake and the stunning Mount Rainier National Park.

**36K**  
TRADE AREA  
POPULATION

**\$105K**  
AVERAGE HH  
INCOME

**14K**  
DAYTIME  
POPULATION



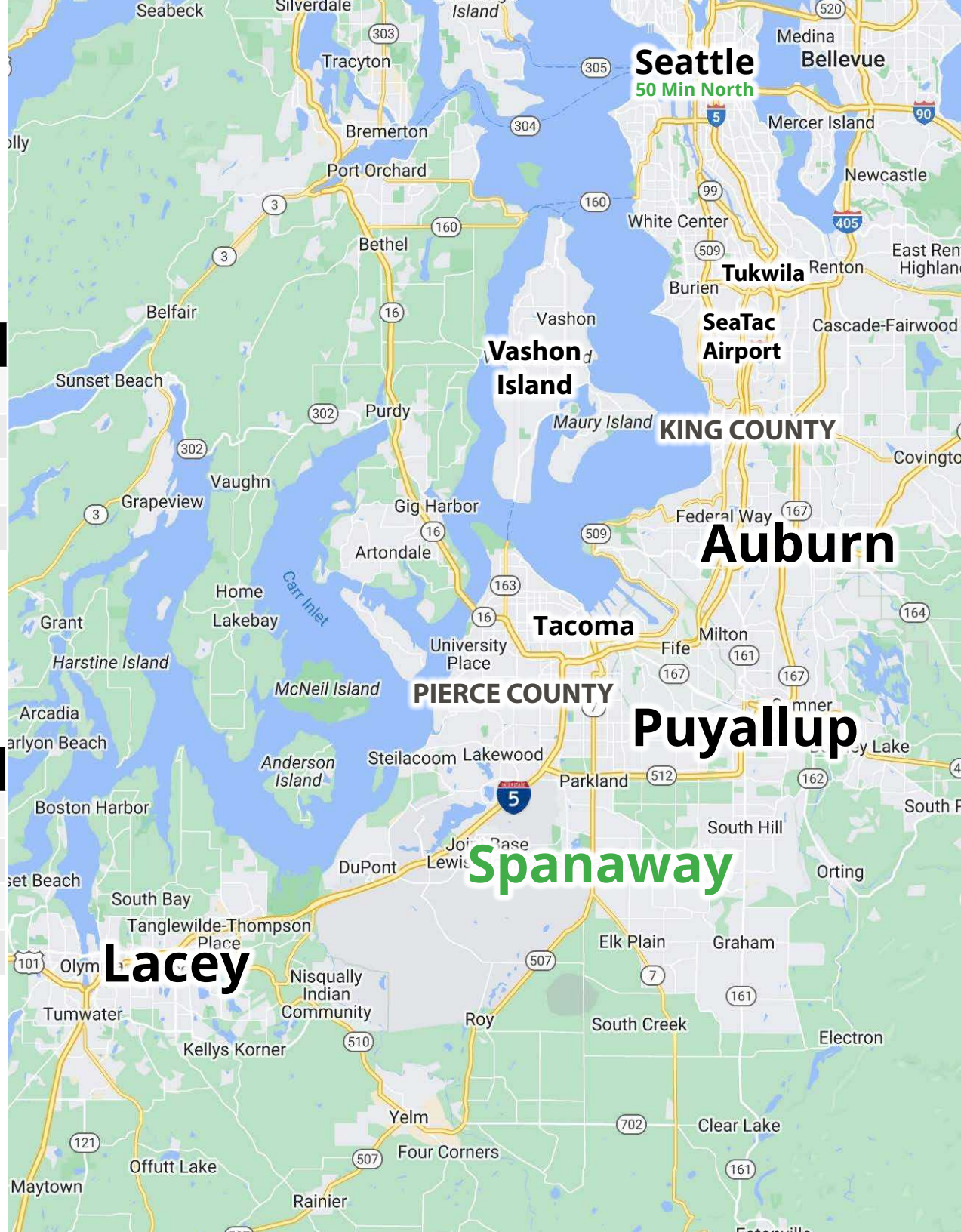
# DEMOGRAPHIC COMPARISON

## POPULATION

	5 Minutes	10 Minutes	15 Minutes
<b>SPANAWAY</b>	28,524	92,378	192,572
<b>LACEY</b>	20,176	56,706	132,755
<b>PUYALLUP</b>	20,952	87,857	176,187
<b>AUBURN</b>	6,753	58,946	193,022

## AVERAGE HH INCOME

	5 Minutes	10 Minutes	15 Minutes
<b>SPANAWAY</b>	\$94,380	\$100,106	\$98,475
<b>LACEY</b>	\$106,529	\$110,825	\$113,942
<b>PUYALLUP</b>	\$94,301	\$124,827	\$121,502
<b>AUBURN</b>	\$110,105	\$106,538	\$121,520







# PUGET SOUND OVERVIEW

The Puget Sound (Pierce and King County) is home to over 40% of Washington State's population and is a national center for manufacturing, technology, services, international trade and tourism. Some of the world's most recognizable companies call the Puget Sound home: Microsoft, Starbucks, Amazon, T-Mobile, Nordstrom, and Costco. The region is projected to generate 1.2 million new jobs by 2040.

Seattle has remained one of the most resilient cities due to its diverse industries. The city accounts for over 20% of the nation's software publishing employment. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance in the University of Washington and the Fred Hutchinson Cancer Research Center. This is in addition to remaining one of the capitals of aerospace and computing.

Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where employees are happy to call "home."



## Population Estimates

State of Washington	<b>7,840,000</b>
King County	<b>2,280,000</b>
Pierce County	<b>939,116</b>



## 25+ have a Bachelor's Degree

State of Washington	<b>39.0%</b>
King County	<b>56.0%</b>
Pierce County	<b>30.0%</b>



## Largest Employers in Puget Sound



The Boeing Co **56,000**



Amazon **55,000**



Joint Base Lewis-McChord **54,000**

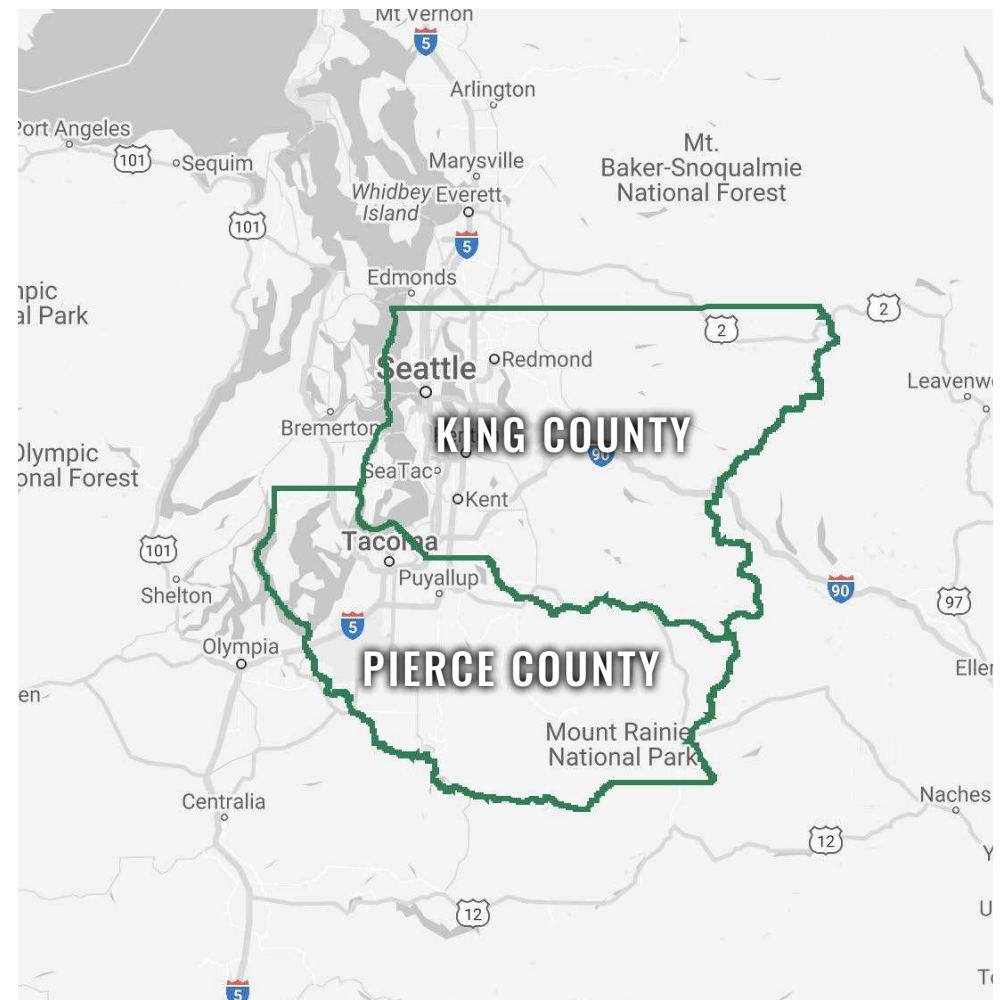


Microsoft **54,000**



University of Washington **29,000**

Source: Puget Sound Business Journal 2021



# LOCATION AERIAL



SPRINKER RECREATION CENTER

LAKE SPANAWAY GOLF COURSE

U-HAUL

Albertsons

Walgreens

Wendy's

Jack-in-the-Box

76

Arby's

McDonald's

Midas

Popeyes

MultiCare

Firestone

THE HOME DEPOT



38,203 CPD    15,090 CPD  
PACIFIC AVE S    152ND ST E

# SPANAWAY GOODWILL CENTER



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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