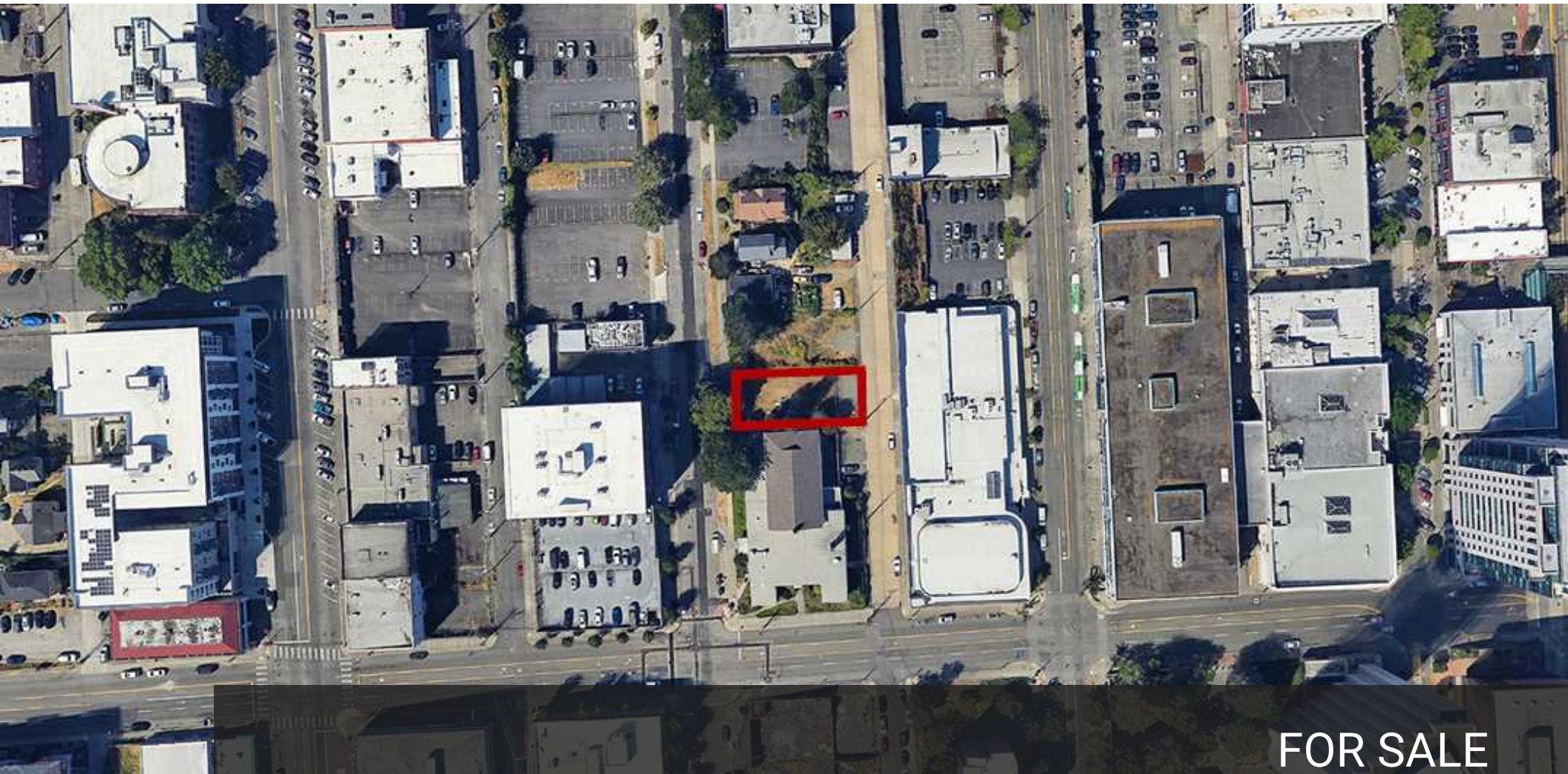


LAND FOR SALE

FAWCETT AVENUE LAND

1137 FAWCETT AVENUE, TACOMA, WA 98402



FOR SALE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

RACHEL CORP

Director of Commercial Real Estate

O: (253) 840-5574

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rachel.corp@kwcommercial.com

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1137 FAWCETT AVENUE



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EXECUTIVE SUMMARY

1137 FAWCETT AVENUE



OFFERING SUMMARY

PRICE:	\$510,000
PRICE / SF:	\$85.00/SF
LOT SIZE:	0.13 Acres
SQUARE FOOTAGE:	6,000 SF
ASSEMBLAGE POSSIBLE:	Adjacent lots also available - 27,000 SF contiguous possible Call broker for details

Property Overview

6,000 SF of Vacant Land listed at Appraised Value in the Downtown Commercial Core of Tacoma. Building heights up to 400 feet allowed in Zoning along with a multitude of allowed commercial and residential uses.

With frontage on both Fawcett and Court D, the property is well located within the Downtown market. Over 2,000 units constructed within 1.5 miles and an additional 2,150 units under construction*. With strong population growth projections and , demand will remain strong.

*unit numbers derived from CoStar property reports.

PROPERTY PHOTOS

1137 FAWCETT AVENUE



POSSIBLE ASSEMBLAGE

LOCATION & HIGHLIGHTS

1137 FAWCETT AVENUE



LOCATION INFORMATION

Building Name: Fawcett Avenue Land
Street Address: 1137 Fawcett Avenue
City, State, Zip: Tacoma, WA 98402
County: WA - Pierce
Market: Pierce County
Sub-market: Tacoma



LOCATION OVERVIEW

Located at the South End of Downtown Commercial Core District of Tacoma. Conveniently located close to UW Tacoma and the Downtown Tacoma Core.

PROPERTY HIGHLIGHTS

- Located at South End of Downtown Commercial Core District
- Convenient location close to UW Tacoma and the Downtown Tacoma core
- Excess YMCA land in Downtown Tacoma
- Property listed at Appraised Value (2023)
- Downtown Zoning allows for multitude of commercial and residential uses
- Building heights up to 400 feet allowed in zoning
- According to Downtown Tacoma – Regional Growth Center, “The Downtown Regional Center subarea plans have been developed on accordance with the Growing Transit Communities Compact and zoning capacity is sufficient to accommodate planned growth of 76,200 new residents and 67,900 new jobs by 2040.”



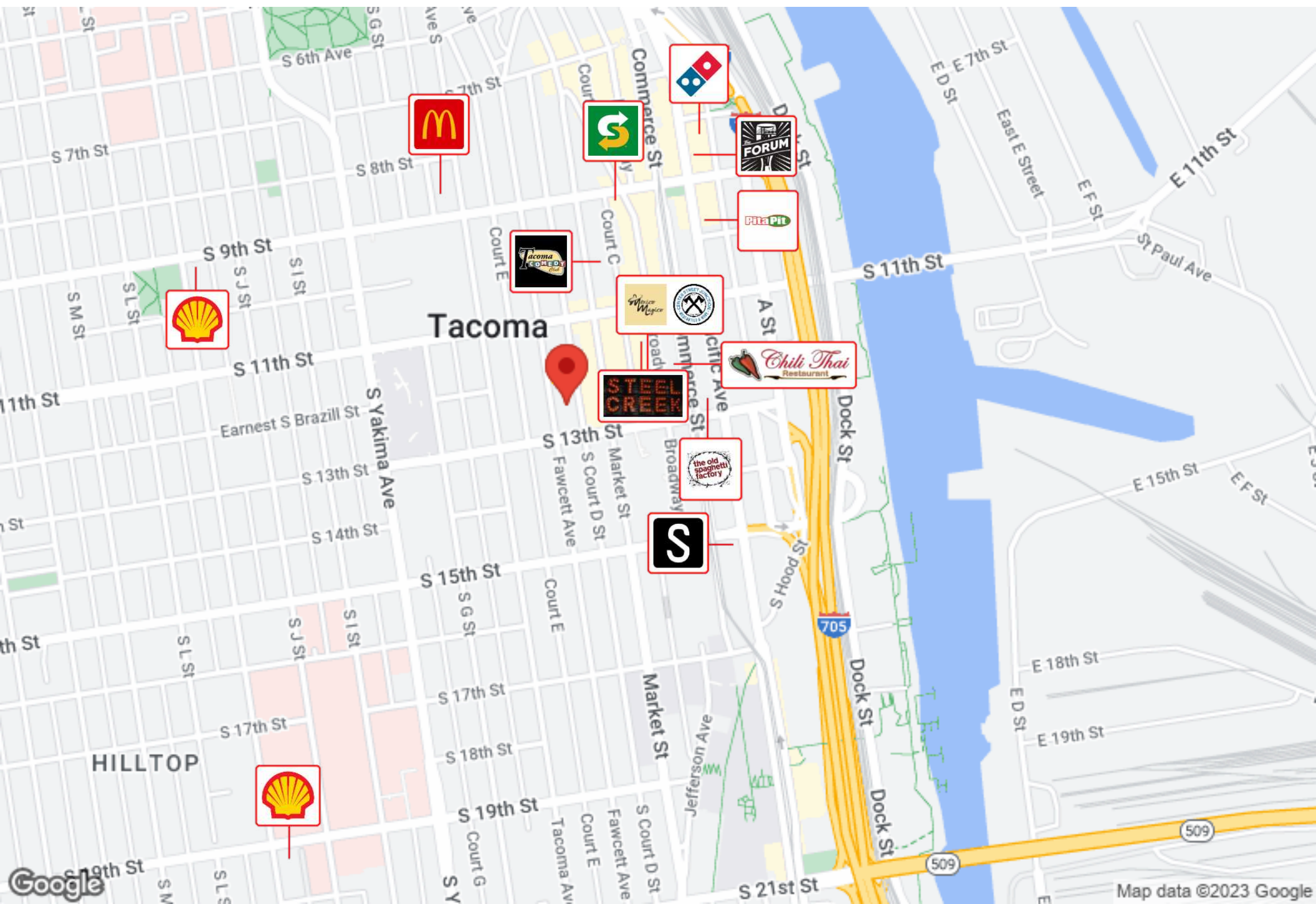
LOCATION MAPS

1137 FAWCETT AVENUE



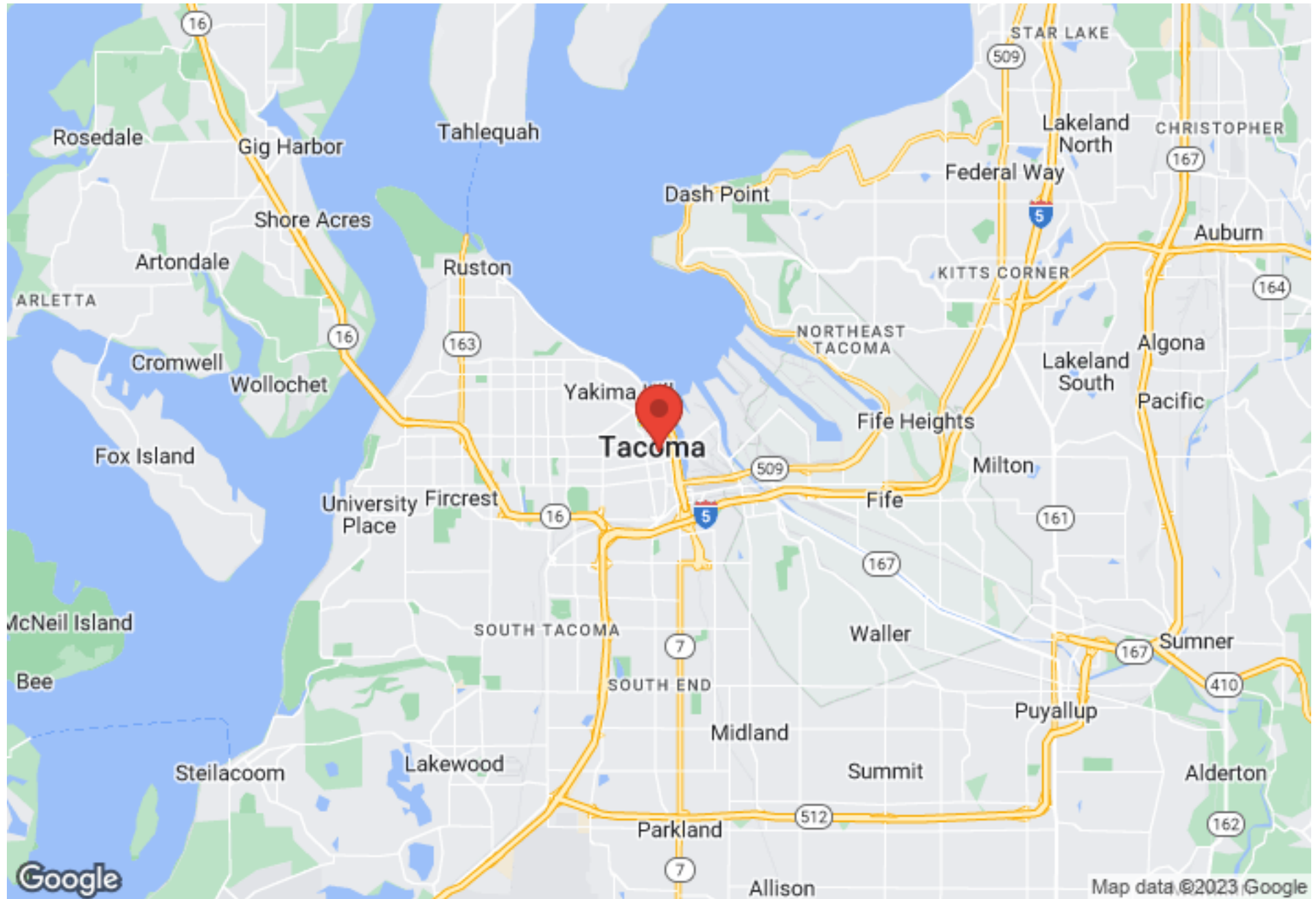
BUSINESS MAP

1137 FAWCETT AVENUE



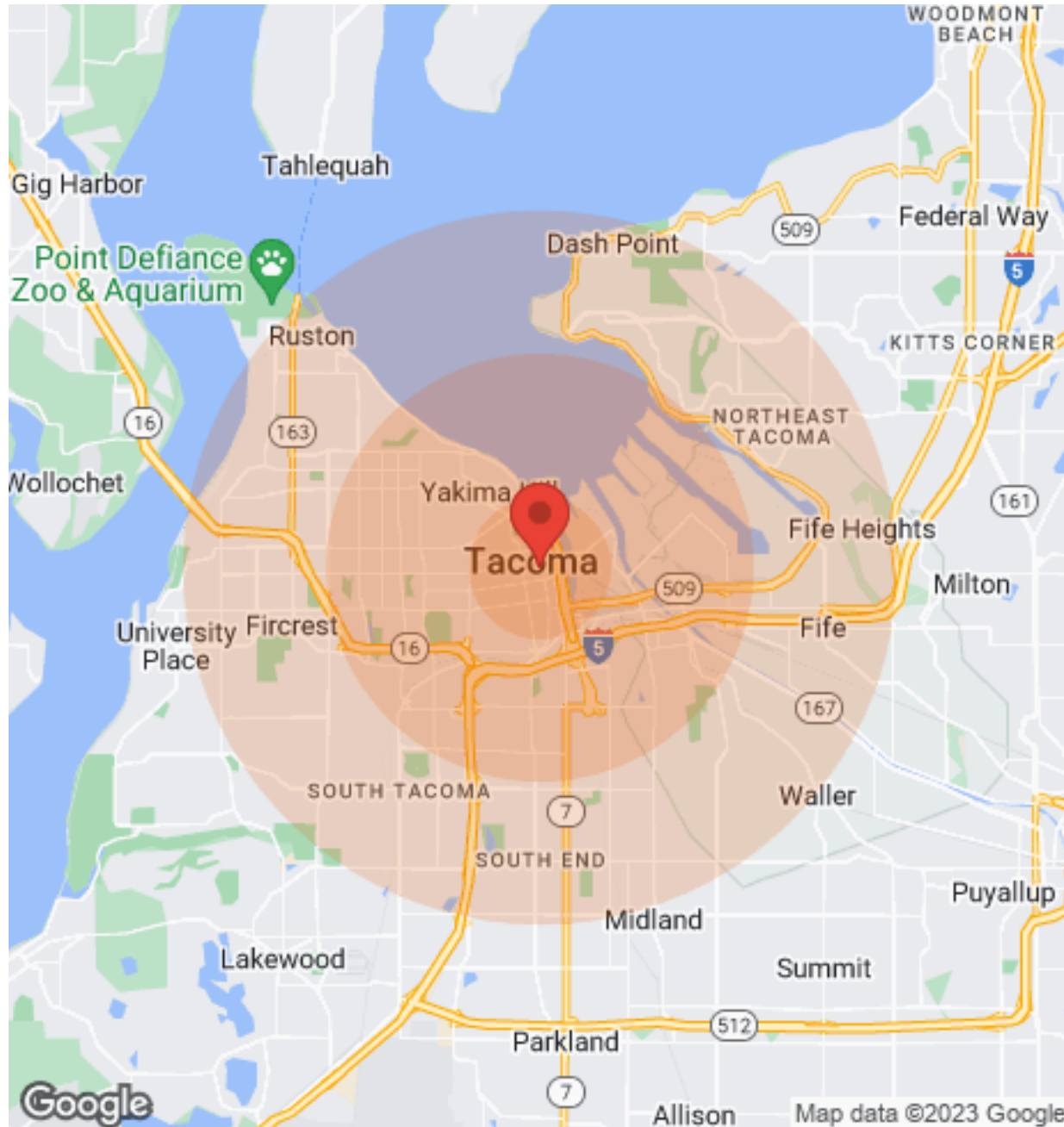
REGIONAL MAP

1137 FAWCETT AVENUE



DEMOGRAPHICS

1137 FAWCETT AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	8,325	44,753	117,799
Female	8,414	47,017	124,332
Total Population	16,739	91,770	242,131

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,833	17,777	48,766
Ages 15-24	1,652	11,126	32,035
Ages 25-54	7,117	39,283	97,355
Ages 55-64	2,201	11,245	29,567
Ages 65+	2,936	12,339	34,408

Race	1 Mile	3 Miles	5 Miles
White	10,473	66,358	169,964
Black	3,488	9,296	21,452
Am In/AK Nat	150	903	1,809
Hawaiian	47	292	1,614
Hispanic	1,460	10,120	29,716
Multi-Racial	3,496	21,564	62,340

Income	1 Mile	3 Miles	5 Miles
Median	\$24,593	\$48,667	\$52,392
< \$15,000	2,858	6,516	13,167
\$15,000-\$24,999	1,071	4,241	9,723
\$25,000-\$34,999	1,055	4,491	10,436
\$35,000-\$49,999	714	5,480	14,061
\$50,000-\$74,999	741	7,154	18,766
\$75,000-\$99,999	415	3,663	11,968
\$100,000-\$149,999	459	3,851	11,944
\$150,000-\$199,999	130	935	3,248
> \$200,000	54	701	1,946

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,012	44,046	108,642
Occupied	7,796	39,623	99,957
Owner Occupied	1,564	19,203	55,664
Renter Occupied	6,232	20,420	44,293
Vacant	1,216	4,423	8,685