



936
PACIFIC
AVENUE

Conceptual Rendering

FOR SALE OR LEASE

PACIFIC AVENUE RETAIL / OFFICE

6,800 SF ON GROUND FLOOR | \$1,575,000 | \$20 PSF/YR NNN

JOHN BAUDER
PRINCIPAL
D 253.238.0043
jbauder@lee-associates.com

KYLE PROSSER
PRINCIPAL
D 253.444.3025
kprosser@lee-associates.com

HARRISON LAIRD
PRINCIPAL
D 253.238.0044
hlaird@lee-associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PURCHASE OR LEASE OPPORTUNITY

Located in Downtown Tacoma's core, this property is an ideal choice for **potential owners** or those seeking a **leasing opportunity**. Overlooking Pacific Avenue, it's close to notable spots like The Astor apartments and restaurants such as The Matador and Wooden City.

Only a block from the Link Light Rail Commerce Street Station and with direct access to I-705, this building offers convenient connectivity and ample parking options, serving drivers, pedestrians, and transit users.

Benefiting from increased foot traffic during events like the Tacoma Daffodil Parade, First Night Tacoma, and the TCMA St. Paddy's Day Marathon, this location ensures **consistent visibility and customer engagement**.

HIGHLIGHTS

- **FOR LEASE \$20 PSF + \$3.50 NNN**
- **FOR SALE \$1,575,000**

- **Building:** 6,800 SF
- **Land:** 7,500 SF
- **Parcel:** 2009040026
- **Zoning:** DCC (Downtown Commercial Core)

- Ground floor with Pacific Avenue frontage
- Off street surface parking north of building

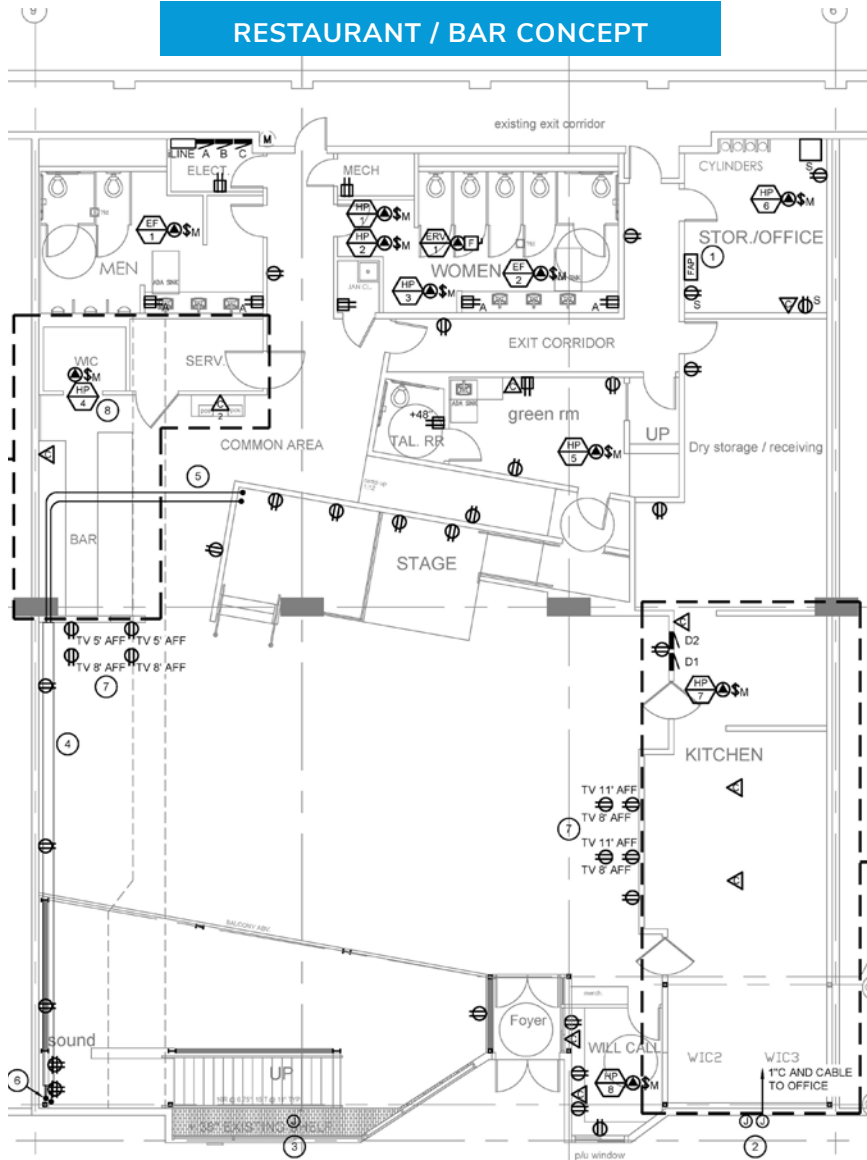
- Recent Upgrades:
 - Open clear span with 22'-24' ceiling height
 - New restrooms, 2" water line, and sewer line
 - Fully sprinklered for high occupancy



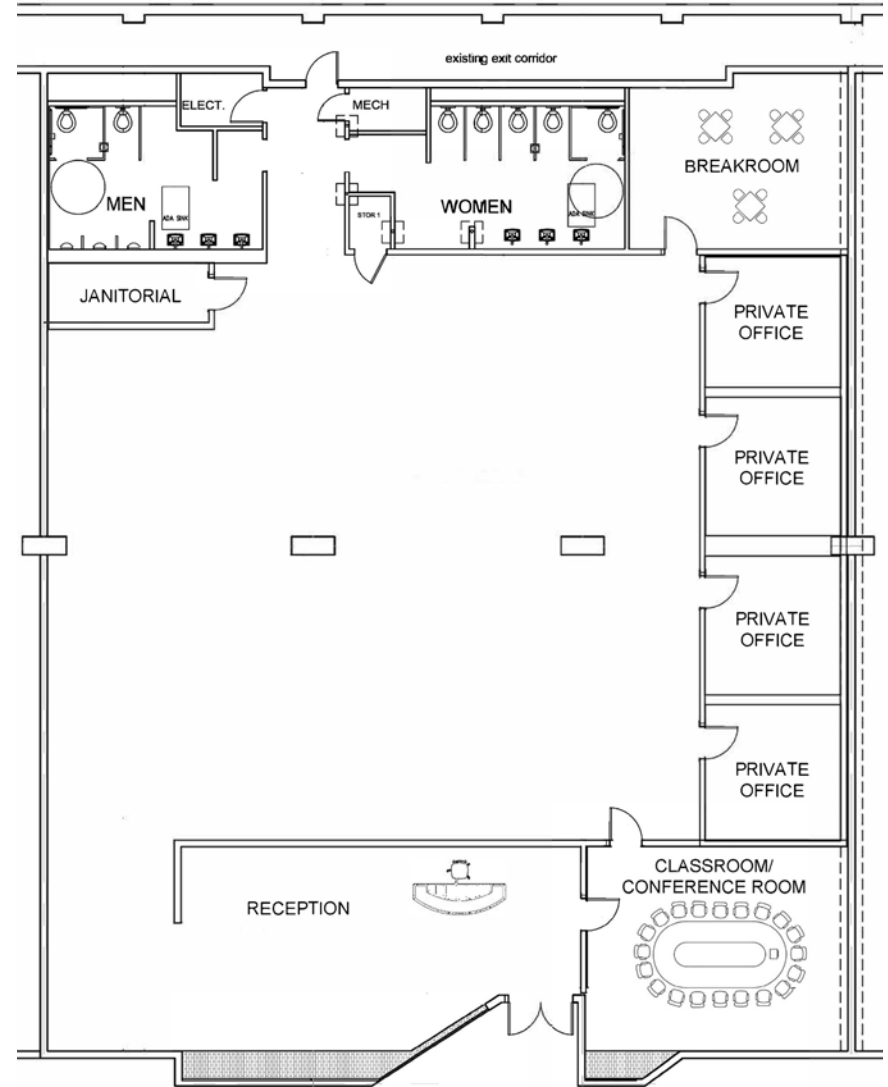
936 Pacific, Tacoma, WA

FLOOR PLAN CONCEPTS

RESTAURANT / BAR CONCEPT



OPEN OFFICE CONCEPT



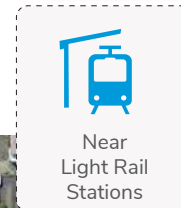
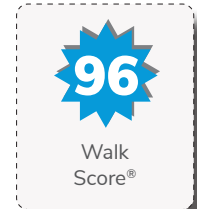
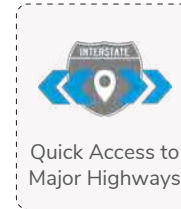
PRIME LOCATION IN DOWNTOWN TACOMA

3-BLOCK RADIUS

- Downtown / Financial District / CBD
- Theaters: Pantages, Rialto and Theater on the Square
- Broadway Farmers' Market (May-September)
- Retail, Dining & Nightlife
- I-705 On/Off Access (Connection to I-5 within 0.6 mile)

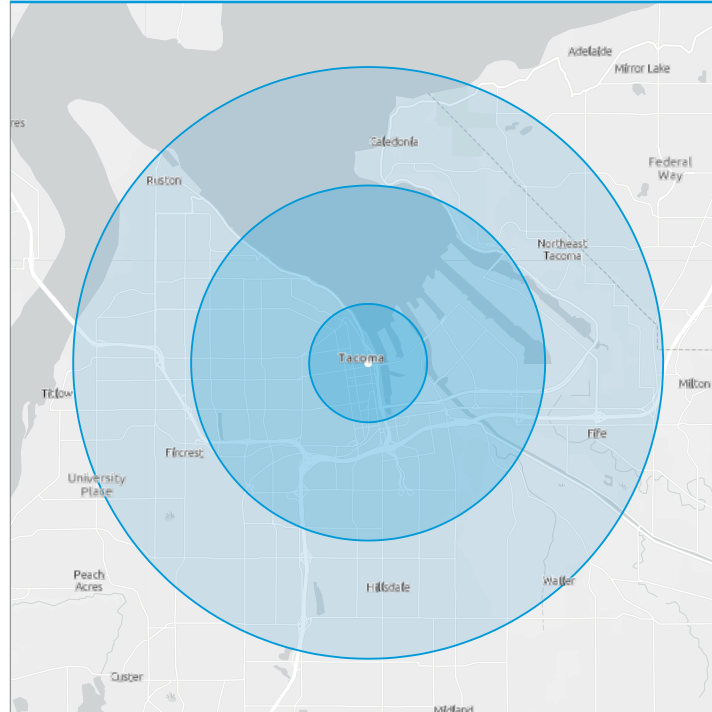
OTHER NEARBY FAVORITES

- University of Washington Tacoma
- Tacoma Art Museum
- Museum of Glass
- Wright Park
- Stadium District
- Opera Alley
- Antique Row
- McMenamins Elks Temple
- Northwest Ballet
- Foss Harbor Marina
- The Grand Cinema
- Puget Sound Pizza
- Red Star Taco Bar
- The Matador
- Wooden City



DEMOGRAPHICS

SOURCE: ESRI FORECASTS FOR 2023



2023 ESTIMATES	1-MILE	3-MILES	5-MILES
POPULATION	18,445	92,014	267,129
HOUSEHOLDS	9,483	38,907	106,500
AVERAGE HH SIZE	1.66	2.23	2.44
MEDIAN AGE	37.1	37.0	37.8
OWNER OCCUPIED HOUSING	1,924	19,418	59,220
RENTER OCCUPIED HOUSING	7,559	19,489	47,280
AVERAGE HH INCOME	\$82,915	\$103,250	\$108,415
MEDIAN HH INCOME	\$57,986	\$76,405	\$80,602



For more information, please contact one of the following individuals:

JOHN BAUDER

PRINCIPAL

D 253.238.0043

jbauder@lee-associates.com

KYLE PROSSER

PRINCIPAL

D 253.444.3025

kprosser@lee-associates.com

HARRISON LAIRD

PRINCIPAL

D 253.238.0044

hlaird@lee-associates.com



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

950 Pacific Avenue, Suite 200 | Tacoma, WA 98402 | 253.383.8382 | lee-nw.com



We obtained the information herein from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.