

**FOR SALE**

2514 S 47th Street  
Tacoma, WA



# 47TH STREET LAND

Jameson Sullivan

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**47TH STREET LAND** is located directly across from the Tacoma Mall, which is Pierce County's premier shopping destination featuring over 150 specialty stores. This property boasts frontage along 47th Street, serving as a vital east-west connection bridging busy Tacoma Mall Boulevard and Pine Street. Positioned centrally within Tacoma, the property's value is further heightened, offering a multitude of possibilities for potential use. Its zoning permits a wide array of mixed-use transit-supportive developments. With its strategic location, zoning flexibility, and proximity to a thriving shopping hub, 47th Street Land presents a unique opportunity for a variety of projects, including retail, residential, office space, or innovative mixed-use developments that can cater to the diverse needs of the community.



## 2514 S 47TH STREET

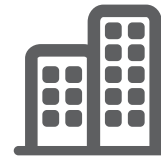
- Land Size: 12,967 SF/0.298 Acres
- Parcel Number: 6060000101
- Zoning: Urban Center Mixed-Use with STGGPD Overlay, City of Tacoma
- Power/Sewer/Water Available
- Traffic Count: 11,633 ADT
- Purchase Price: \$400,000



Population



Average HH Income



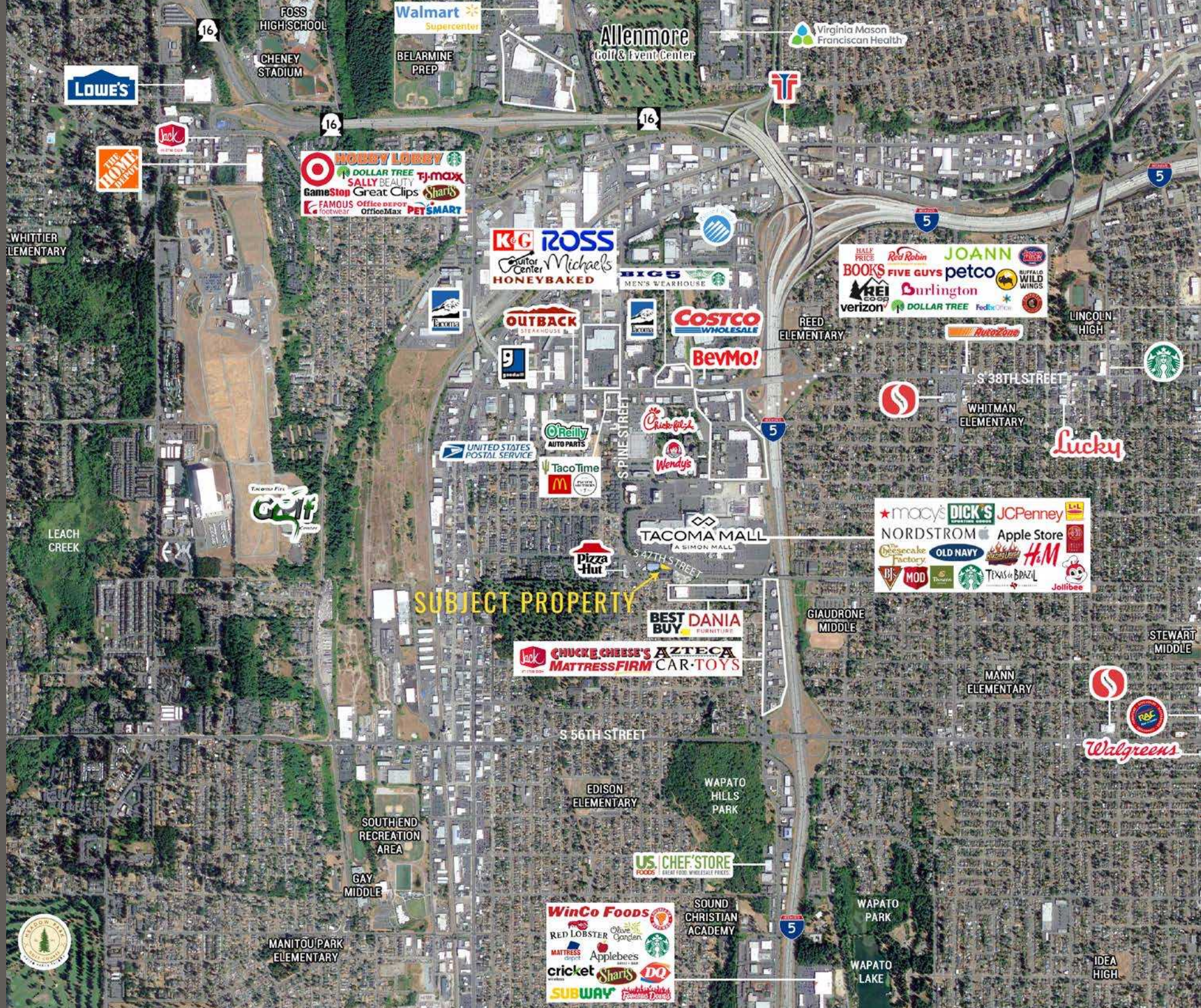
Daytime Population

Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	16,014	\$92,701	8,049
Mile 3	147,038	\$101,787	51,823
Mile 5	315,548	\$106,366	122,761



LOCATION AERIAL



**SUBJECT PROPERTY**

**TACOMA MALL**  
A SIMON MALL

**CHUCKE CHEESE'S**  
**MATTRESS FIRM**  
**CAR TOYS**

**BEST DANIA**  
FURNITURE

**WinCo Foods**  
**RED LOBSTER**  
**Applebees**  
**cricket**  
**Subway**

**US CHEF'S STORE**  
FOODS | GREAT FOOD WHOLESALE PRICES

**macy's** **DICK'S** **JCPenney**  
**NORDSTROM** **Apple Store**  
**Old Navy** **H.M.**

**HOBBY LOBBY**  
**DOLLAR TREE** **TJ-maxx**  
**GameStop** **SALLY BEAUTY**  
**Great Clips** **Shari's**  
**FAMOUS Footwear** **Office DEPOT** **PETSMART**

**K&G ROSS**  
**Michael's**  
**HONEYBAKED**

**COSTCO WHOLESALE**

**OUTBACK STEAKHOUSE**

**BevMo!**

**Red Robin** **JOANN**  
**BOOKS** **FIVE GUYS** **petco**  
**verizon** **DOLLAR TREE** **Buffalo Wild Wings**

**Lucky**

**Walgreens**

**Lowe's**

**Walmart Supercenter**

**Allenmore Golf & Event Center**

**Virginia Mason Franciscan Health**

**FOSS HIGH SCHOOL**

**CHENEY STADIUM**

**BELARMIN PREP**

**WHITTIER ELEMENTARY**

**LEACH CREEK**

**Takoma Park Golf Center**

**UNITED STATES POSTAL SERVICE**

**O'Reilly AUTO PARTS**

**Taco Time**

**McDonald's**

**Chick-fil-A**

**Wendy's**

**Pizza Hut**

**REED ELEMENTARY**

**S 38TH STREET**

**WHITMAN ELEMENTARY**

**LINCOLN HIGH**

**GIAUDRONE MIDDLE**

**STEWART MIDDLE**

**MANN ELEMENTARY**

**S 56TH STREET**

**EDISON ELEMENTARY**

**WAPATO HILLS PARK**

**SOUTH END RECREATION AREA**

**GAY MIDDLE**

**MANITOU PARK ELEMENTARY**

**SOUND CHRISTIAN ACADEMY**

**WAPATO PARK**

**WAPATO LAKE**

**IDEA HIGH**



CITY SUMMARY



**TACOMA, WA** is rooted in the arts and has a vibrant urban core that is alive with culture. Situated along the Puget Sound, Tacoma is a mid-sized urban port city of Pierce County just over 30 miles south of Seattle. The museum district is home for its world-renowned Museum of Glass, while the waterfront, parks, gardens and wildlife make Tacoma a nature wonderland ready for all to explore.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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