

**FOR SALE**

3710 Grandview Street  
Gig Harbor, WA 98335



# GRANDVIEW STREET OFFICE

Jamie Firth | Lisa Tallman

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

# FOR SALE

▶▶ 1,920 SF + 960 SF FINISHED BASEMENT

PRICE: \$1,200,000

- Built – 1992, adjusted in 2000
- 0.257 Acre lot (11,209 SF)
- Located in the City of Gig Harbor
- *Please do not disturb tenant*
- Monument signage on Grandview St
- Great access to downtown Gig Harbor & Highway 16.
- Great investment or future owner/user opportunity!

## Financial Analysis - Actual 2023

Income	Annual
Rent	\$52,452
NNN Reimbursement	\$9,847.78
<b>Total Income</b>	<b>\$62,299.78</b>

Expenses	
Insurance	\$1,187.01
Repairs and Maintenance	\$377.18
Taxes	\$5,647.11
Landscape & Window Cleaning	\$2,335.82

<b>Total Expenses</b>	<b>\$9,847.78</b>
<b>NOI</b>	<b>\$52,452</b>

SUMMARY



OLYMPIC CREST  
INSURANCE, INC

SPACE OCCUPIED  
BY TENANT

TERMINATION DATE: 2027



# DEMOGRAPHICS

## POPULATION

Mile 1	Mile 3	Mile 5
6,503	29,136	68,749

## AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$167,643	\$167,626	\$173,278

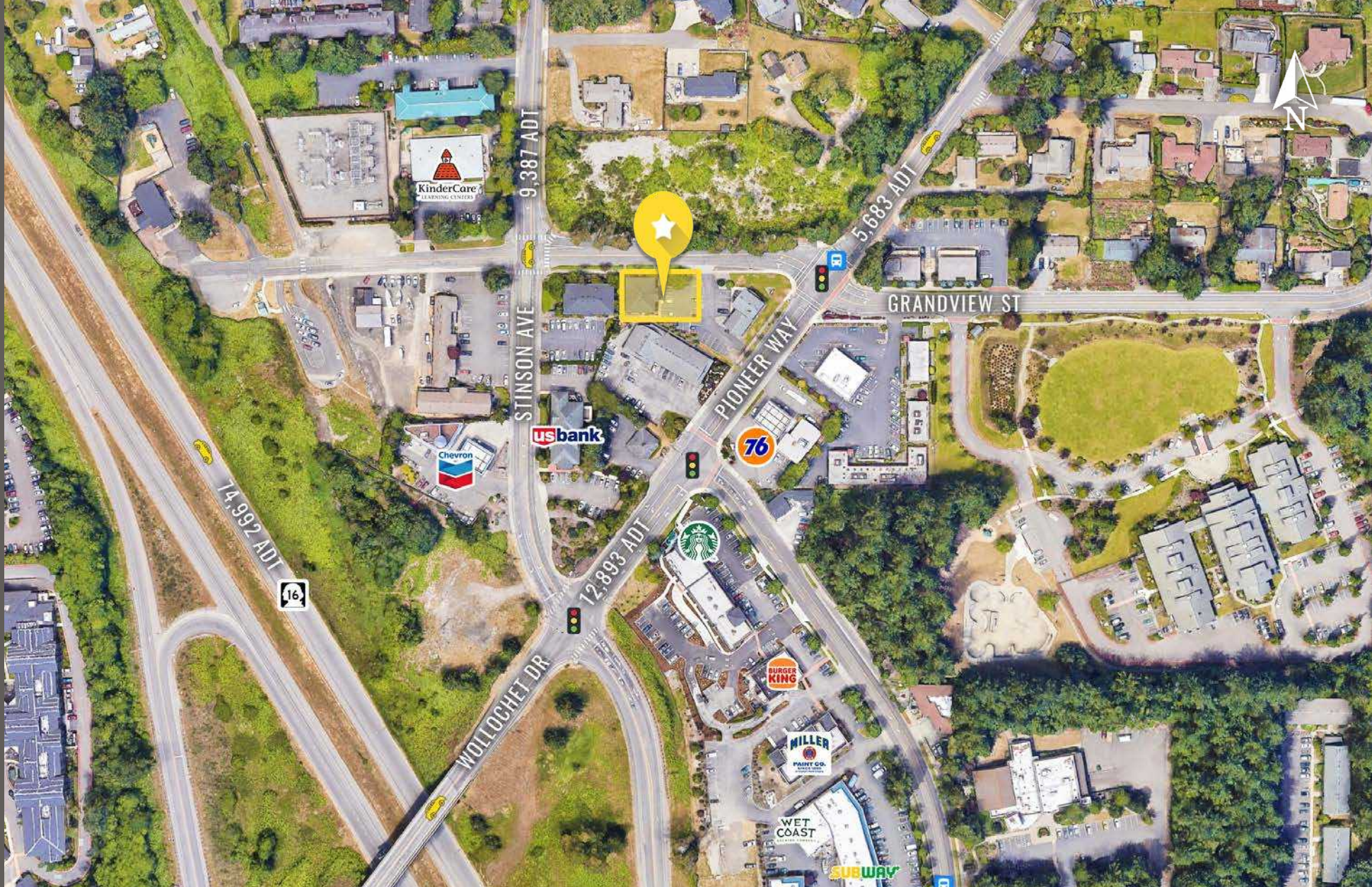
## DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
6,418	23,053	44,438



DEMOGRAPHICS

LOCATION DETAILS



Downtown Gig Harbor  
Retail & Dining Nearby



Moments from  
Freeway Access



Bus Route 100 Service from  
Gig Harbor to Tacoma

LOCATION AERIAL



**COSTCO WHOLESALE** *Walgreens*  
**MATTRESS FIRM** **BIG 5**  
**THE HOME DEPOT** **MOD** AlaskaUSA **Pizza Hut**  
Office DEPOT OfficeMax Starbucks **McDonald's**  
**Albertsons** **petco** **PETE PIT** **QDOBA**  
**Target** **H&R BLOCK** **verizon**  
**DESERT SUN** **GNC**  
**FAMOUS footwear** **CHASE** **State Farm**

**Fred Meyer**  
**MATTRESS FIRM**  
**HOPS & DRUMS** **Bright Now! DENTAL**  
**DQ** **TJ** Starbucks  
**PET SMART** **WILLER FARGO** **OCEAN 5**  
**KAISER PERMANENTE** **MURPHY'S**

**ROSS** **SALLY BEAUTY**  
**GameStop**  
**goodwill** **ULTRA CUTTERS POINT COFFEE CO.** **ROUND TABLE PIZZA**  
**McDonald's** **BARTELL DRUGS** **Carl's Jr.**

**Michaels** **LUNCH BOX** **Applebee's**  
**KOHL'S** **ATI** **menchie's**  
**PACIFIC DENTAL SERVICES** **DESERT SUN TANNING SALON** **Bank of America**  
**Great Clips** **T Mobile** **Jason Murrays**

**O'Reilly** **ACE** hair masters  
**AUTO PARTS** **CUTTERS POINT COFFEE CO.** **MudBay**  
**ups** **SUBWAY** **SUNSET GRILL**  
**VICTRA** Starbucks **RITE AID**

**MultiCare** **Marshalls** **Benerra**  
**BetterConnected** **HomeGoods** **GALAXY**  
**chico's LOFT** **TALBOTS** **ME**  
**Sport Clips** **CUTTERS POINT COFFEE CO.** **BEN & JERRY'S** **GREEN HOUSE**

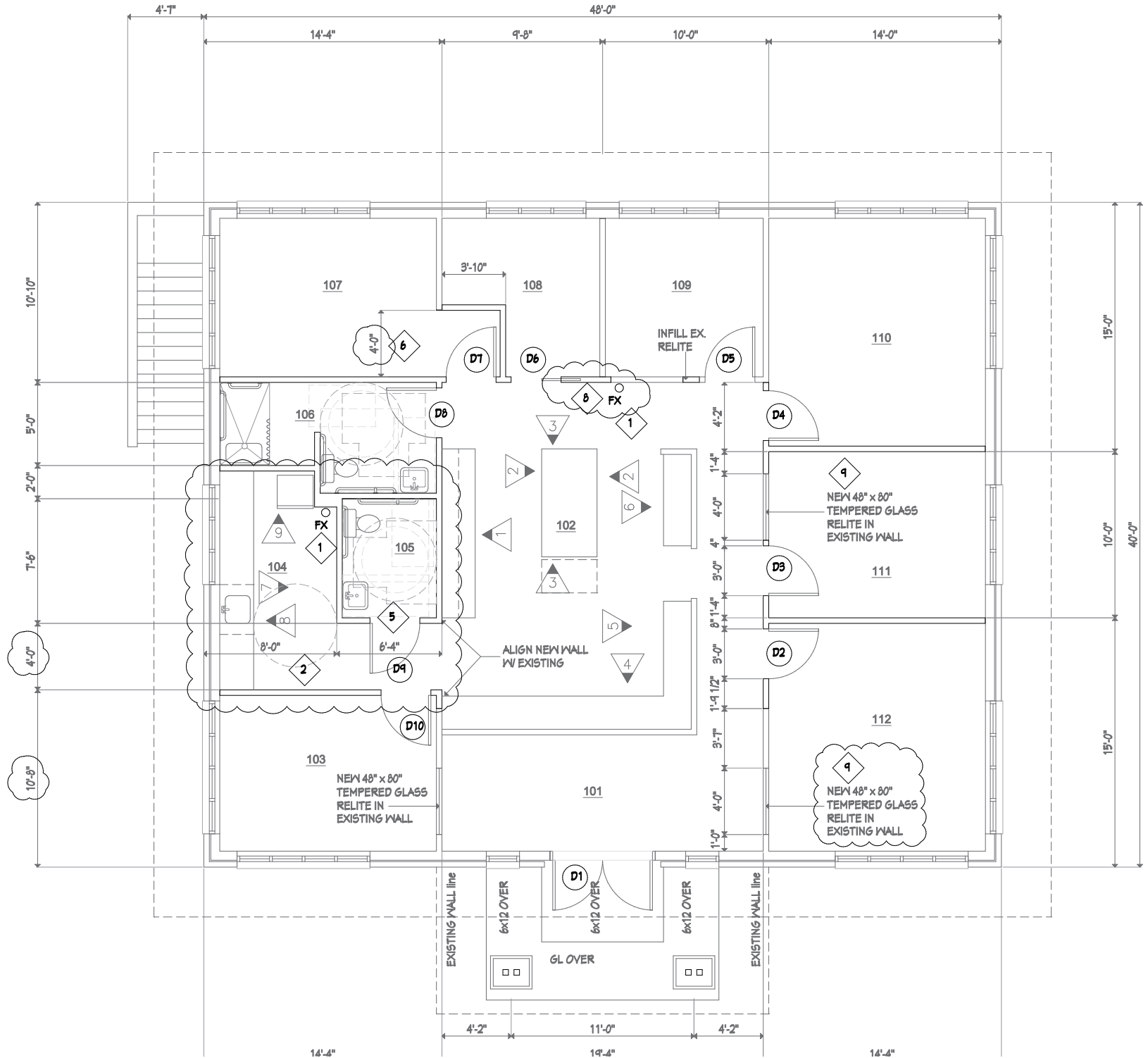


GIG HARBOR BAY

DOWNTOWN GIG HARBOR

RUSTON

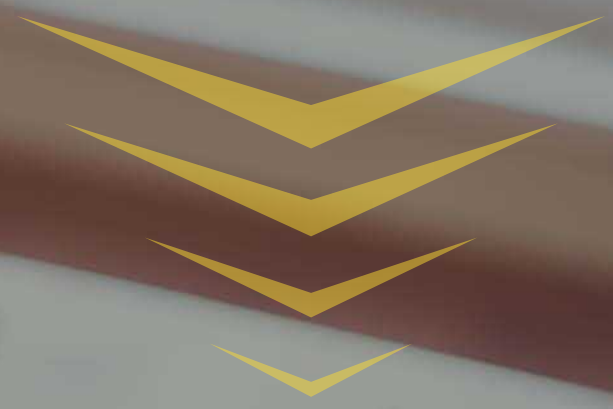
# FLOOR PLAN






**GIG HARBOR, WA** is both a bay on the Puget Sound and a harbor town that has been named one of the Smithsonian Magazines Top Five Small Towns for culture, heritage and charm. Its unique location, close to metropolitan centers, yet positioned on a quiet, beautiful and historic peninsula - provides visitors and residents with excellent site-seeing, history, culture, dining, shopping and more.

TACOMA | KIRKLAND | SEATTLE | PORTLAND




## RELATIONSHIP FOCUSED. RESULTS DRIVEN.

**LISA TALLMAN**

 253.471.5504

 [lisa@firstwesternproperties.com](mailto:lisa@firstwesternproperties.com)

**JAMIE FIRTH**

 253.284.3649

 [jamie@firstwesternproperties.com](mailto:jamie@firstwesternproperties.com)



First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | [fwp-inc.com](http://fwp-inc.com)

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