

FOR SALE

Tacoma Mall Area Infill Development

4810 S Wilkeson St, Tacoma WA



★ macy's
furniture
gallery

GIADRONE
MIDDLE SCHOOL

S 48TH ST



LISTING BROKERS

4810 S Wilkeson St, Tacoma WA

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EXECUTIVE SUMMARY

4810 S Wilkeson St, Tacoma WA

First Western Properties is pleased to present to present the opportunity to acquire 3.89 acres with 600 feet of frontage directly on I-5, adjacent to the Tacoma Mall.

THIS EXCEPTIONAL 3.89-acre site is located in the dynamic city of Tacoma, offering easy access to I-5 and the rapidly expanding, 1.3 million square foot Tacoma Mall. With its C-2 zoning, this property offers investors the opportunity to build a high density multifamily community with up to 475 units. Boasting great visibility due to its location on I-5, this property is a rare find. With its convenient location and versatile zoning, this property is ideal for a wide range of commercial ventures. Take advantage of this unique opportunity to secure a prime location in a thriving market.



Price:	Market Pricing
Bid Date:	TBD
Terms:	Conventional Purchase
Total Land Area:	± 3.89 acres / ± 169,448 SF
Address:	4810 S Wilkeson St, Tacoma WA 98408
Parcels:	2110000294, 2110000285, 2110000271, 2110000310, 2110000331
Zoning:	C-2
City Incentives:	8- and 12-year Multifamily Tax Exemption (MFTE)
Height Limit:	45'

PROPERTY OVERVIEW

4810 S Wilkeson St, Tacoma WA

ACROSS THE STREET from the Tacoma Mall, the largest retail center in Pierce County 1.3 million square feet of retail

TRANSIT ORIENTED design with close freeway access and Tacoma Mall Transit Station

EASY ACCESS to I-5 and great visibility

OPPORTUNITY to build a high-density multifamily community with up to 475 units.

VERSATILE C-2 zoning allows a variety of high intensity commercial and residential uses

FRONTAGE on I-5 (600 feet)



LOCATION OVERVIEW

4810 S Wilkeson St, Tacoma WA

T.J-maxx
PET SMART
TARGET
Office DEPOT
HOBBY LOBBY

16 73,000 CPD

STACOMA WAY

5

Michaels
OUTBACK STEAKHOUSE
K&G FASHION SUPERSTORE
BURGER KING
TACO BELL
ROSS DRESS FOR LESS
Marlene's MARKET & GELI

Starbucks
JARED The Galleria Of Jewelry
at&t
WING STOP
BIG 5
SNEAKERS

COSTCO WHOLESALE

SKI MART
BevMo! FedEx Kinkos

38TH STREET - 44K CPD

McDonald's

Arbys

Ashley HOMESTORE

Chick-fil-A

UNITED STATES POSTAL SERVICE

DOLLAR TREE
SAFEWAY
HALF PRICE BOOKS
Red Robin
Bright Now!
KREI
verizon

NORDSTROM
JCPenney
macy's
FOREVER 21
H&M

TACOMA MALL

200K CPD
5

WORLD MARKET
ALBERT LEE
JO-ANN fabric and craft stores
petco

47TH STREET

Firestone

48TH STREET

BEST BUY

AZTECA



TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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