

LAKEWOOD DEVELOPMENT OWNER/USER OPPORTUNITY

54,369 SF Site

FOR SALE *\$1,950,000*

9805 GRAVELLY LAKE DR SW | TACOMA, WA 98499

km Kidder
Mathews



EXCLUSIVELY LISTED BY

DREW FRAME

Senior Vice President
253.722.1433
drew.frame@kidder.com

AUSTIN KELLEY

Senior Vice President
253.722.1413
austin.kelley@kidder.com

WILL FRAME

Executive Vice President
253.722.1412
will.frame@kidder.com



KIDDER.COM

This is a confidential Offering Memorandum and is provided solely for your limited use and benefit in evaluating this investment opportunity.

Neither the Owner or Kidder Mathews, nor any of their respective directors, officers, affiliates or representatives make any representation, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating this investment opportunity and any offer you make to purchase the Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivery and approved by the Owner and any conditions to the Owner's obligations have been satisfied or waived.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are confidential, that you will hold and treat them in the strictest confidence, that you will not disclose this Offering Memorandum to any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) with the prior written authorization of Kidder Mathews and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property and you will not use the Offering Memorandum or any of the content in any fashion or manner detrimental to the interest of Owner or Kidder Mathews.

By receipt of this Offering Memorandum, you have been advised that Kidder Mathews is acting as a broker exclusively on behalf of Seller in connection with the marketing and sale of the Property.

By receipt of this Offering Memorandum, you acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency" and/or any such required materials required by the State of Washington.

Kidder Mathews is pleased to have the exclusive listing the Lakewood Redevelopment Opportunity.

An extremely rare opportunity to own a corner-piece four-parcel development with a wide range of potential uses.

Resting on about 1.24 acres and zoned CBD, Lakewood redevelopment has multiple allowed uses that include retail, commercial, and multifamily development. This unique development opportunity sites on the corner of Lake Grove and Gravelly Lake Dr allowing new ownership excellent street frontage and great proximity to local transit and employment.

A truly unique owner opportunity or redevelopment opportunity, this site is well-positioned to benefit from Lakewood’s rapidly growing marketplace.



PROPERTY OVERVIEW

SALE PRICE	\$1,950,000
TOTAL BUILDING SF	8,781 SF
TOTAL SITE	1.25 AC / 54,369 SF
ZONING	Lakewood CBD
PARCELS	0219022049, 0219022074, 0219022084, 0219022094

OFFER REQUIREMENT

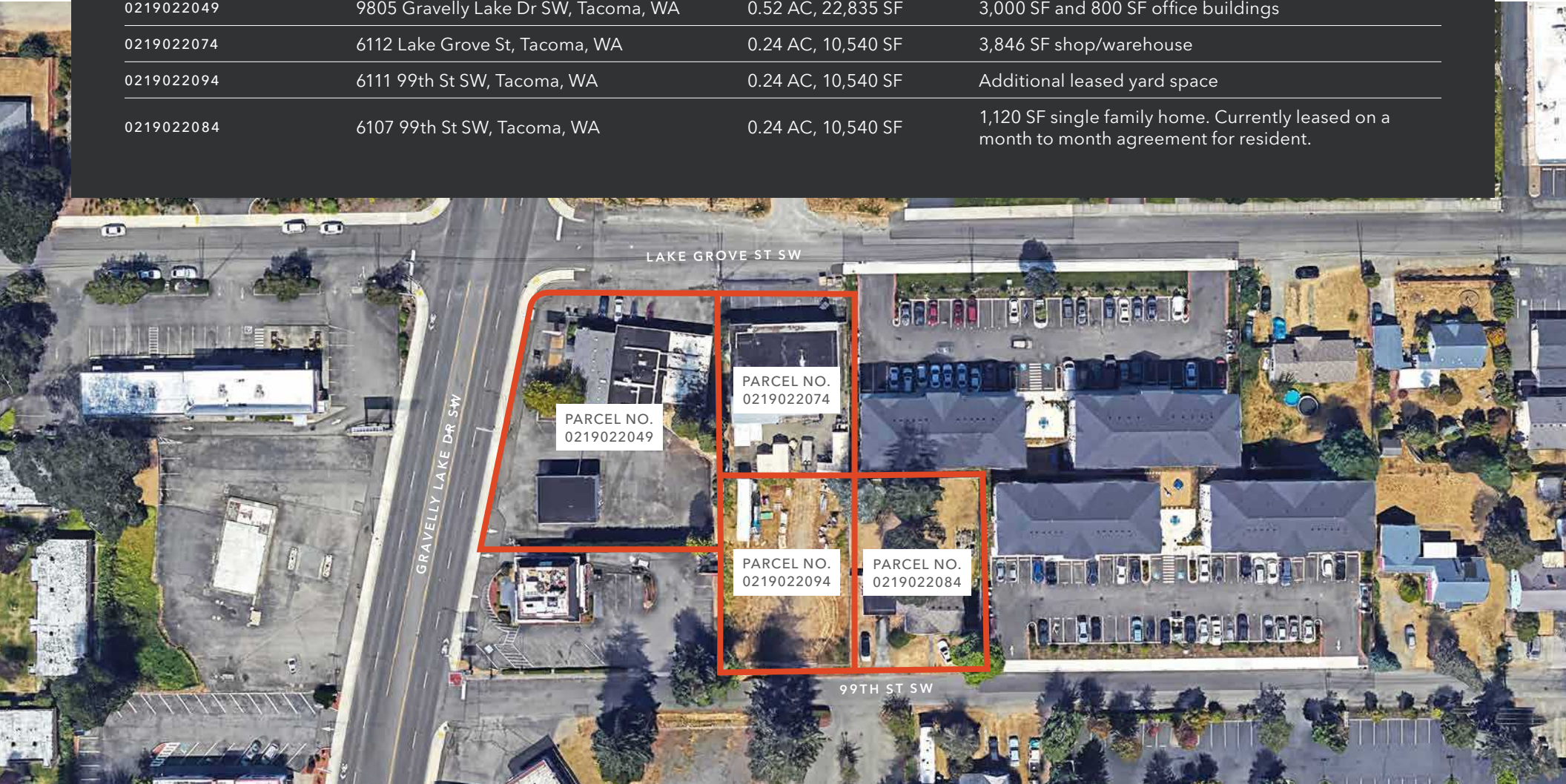
The purchaser of the Lakewood redevelopment opportunity is responsible for presenting sellers with proposed terms and condition for the transfer of ownership. All offers must be submitted to listing broker and must include the following terms and information.

- Purchase Price
- Earnest money deposit, including non-refundable portion and timing of deposits
- Timing for due diligence and post diligence closing period
- Source of funds for acquisition

EXECUTIVE SUMMARY

PARCEL DETAILS

Parcel Number	Address	Site	Building
0219022049	9805 Gravelly Lake Dr SW, Tacoma, WA	0.52 AC, 22,835 SF	3,000 SF and 800 SF office buildings
0219022074	6112 Lake Grove St, Tacoma, WA	0.24 AC, 10,540 SF	3,846 SF shop/warehouse
0219022094	6111 99th St SW, Tacoma, WA	0.24 AC, 10,540 SF	Additional leased yard space
0219022084	6107 99th St SW, Tacoma, WA	0.24 AC, 10,540 SF	1,120 SF single family home. Currently leased on a month to month agreement for resident.



TACOMA

Tacoma ranks as the 3rd largest city in Washington State, attracting a diverse and vibrant community.

Tacoma's strategic location, merely 33 miles south of Seattle, makes it an appealing choice for residents seeking job opportunities and a more manageable commute. The city's advantageous position provides access to a variety of job centers, making it a magnet for professionals and job seekers looking to establish themselves in a competitive job market.

Tacoma's economic landscape is fortified by major employers such as Boeing, a prominent aerospace company, and MultiCare Health System, a leading healthcare organization, along with CHI Franciscan, a renowned medical provider. These institutions provide diverse and stable job prospects across industries, contributing to Tacoma's robust employment ecosystem.

The combination of job availability, lower living costs compared to Seattle, and a thriving urban environment has created an attractive atmosphere for both individuals and families looking to settle in the area. With its picturesque waterfront, cultural amenities, and recreational opportunities, Tacoma offers an appealing blend of career growth and a high quality of life, making it a desirable destination for those seeking a balanced and fulfilling lifestyle.



219K
POPULATION



3RD
LARGEST CITY
IN WA STATE



Pierce County has been one of the fastest growing counties in the state of Washington since the 1960's and consistently exceeds the state's overall rate of growth.

Pierce County, provides strong support to a diverse range of manufacturers, including industry giants like Boeing, Milgard Manufacturing, James Hardie Building Products, Toray Composites (America), Inc., and Medallion Foods. In addition to these manufacturing powerhouses, prominent companies like Recreational Equipment, Inc. (REI), Whirlpool, and Costco have also established major distribution centers within the county.

THRIVING HEALTHCARE SECTOR

Healthcare plays a significant role in Tacoma's growing employment base, with numerous hospitals and medical centers contributing to this sector's expansion.

The second-largest employer in Tacoma is MultiCare Health System, which provides jobs to 7,400 residents. This not-for-profit healthcare organization operates Tacoma General Hospital, featuring a 24-hour emergency Level II trauma center, the MultiCare Regional Cancer Center, and the region's largest and most advanced Neonatal Intensive Care Unit (NICU).

Other major healthcare employers in the area include CHI Franciscan with 6,500 employees and Kaiser Permanente with 755 employees. Looking ahead, MultiCare has plans to establish the Mary Bridge Children's Hospital, which will encompass a 250,000 square foot inpatient tower and an ambulatory building. The ambulatory building will house specialty clinics, urgent care services, and behavioral health crisis management services. This upcoming hospital is scheduled to commence patient care in early 2026.



MULTICARE TACOMA GENERAL HOSPITAL

MultiCare Health System's Tacoma General Hospital is the largest hospital in Tacoma, Washington. It is a level II trauma center with 437 beds and the second-largest obstetrical care center in the state of Washington.



MULTICARE ALLENMORE HOSPITAL

Leading medical facility renowned for its exceptional patient care and comprehensive medical services. With state-of-the-art facilities with 130 patient beds and a team of skilled healthcare professionals.



MULTICARE MARY BRIDGE CHILDREN'S HOSPITAL

Mary Bridge Children's in Tacoma, offers expert pediatric health care services with specialty and primary care clinics and 340 patient beds.



ST. JOSEPH MEDICAL CENTER

Serving Tacoma and surrounding areas, St. Joseph Medical Center is consistently ranked among the top hospitals in Washington with 361 patient beds.

HIGHER EDUCATION

Home to several esteemed institutions, Tacoma provides a wide array of educational opportunities for students of all interests and backgrounds. This vibrant higher education scene not only enhances the city's intellectual capital but also strengthens its cultural fabric and economic growth.

UNIVERSITY OF WASHINGTON - TACOMA

Situated at the southern end of the Tacoma Central Business District, the University of Washington - Tacoma (UWT) branch campus plays a central role in the city's landscape. Spanning approximately 46 acres, including extensive land reaching west to Tacoma Ave. S, UWT transitioned to a four-year degree program in 2007, experiencing remarkable growth with an annual enrollment now exceeding 5,100 students. As a result, the vibrant urban campus has emerged as a key focal point within the Downtown CBD, driving present-day revitalization efforts and contributing significantly to Tacoma's dynamic and progressive transformation.

TACOMA COMMUNITY COLLEGE

Tacoma Community College (TCC) is a leading institution of higher education, making a significant impact in Tacoma, Washington. With a mission to provide accessible and affordable education, TCC offers a diverse array of programs that cater to a wide range of students. The college has experienced impressive growth over the years, with an annual enrollment now exceeding 11,000 students, showcasing its popularity and importance in the community.



A prominent branch campus of the University of Washington, offering a wide range of undergraduate and graduate programs in the heart of Tacoma

10 MILES FROM OAK TERRACE



A leading institution of higher education, providing accessible and diverse educational opportunities to students

5.8 MILES FROM OAK TERRACE

LOCATION OVERVIEW

9805
GRAVELLY
LAKE DR SW

LAKE GROVE ST SW

GRAVELLY LAKE DR SW



LAKEWOOD TOWNE
CENTER

5 MIN
WALK

SAFeway

Marshalls



ROSS
DRESS FOR LESS

Office
DEPOT

PETSMART

AMC
THEATRES

BARNES
& NOBLE

PartyCity

Michaels

Panera
BREAD

Burlington

BRIDGEPORT
WAY SW

2 MIN
DRIVE

Walgreens

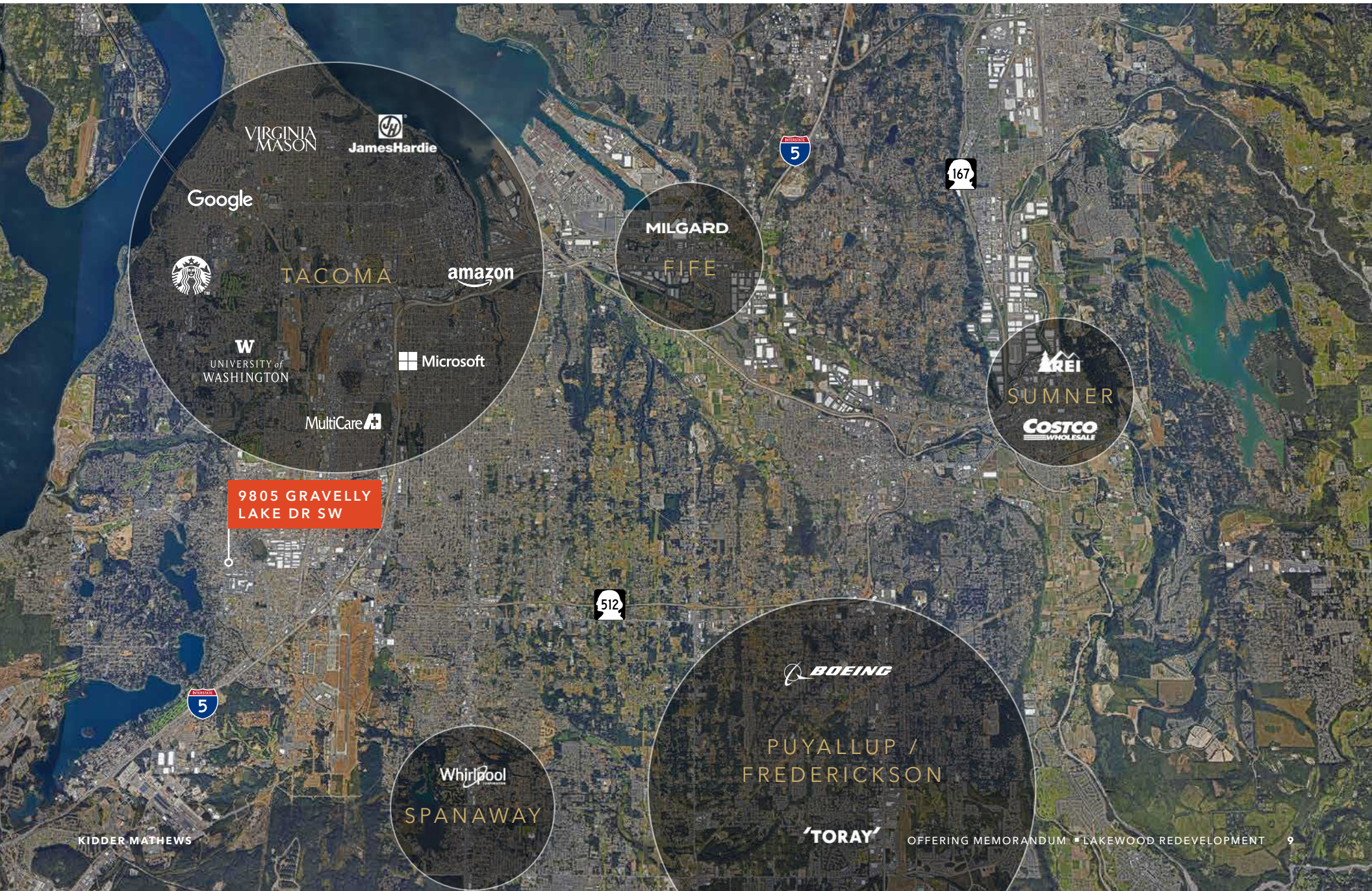


CVS
pharmacy



Chick-fil&

LOCATION OVERVIEW



9805 GRAVELLY LAKE DR SW

VIRGINIA MASON
JamesHardie
Google
Starbucks
TACOMA
amazon
UNIVERSITY of WASHINGTON
Microsoft
MultiCare

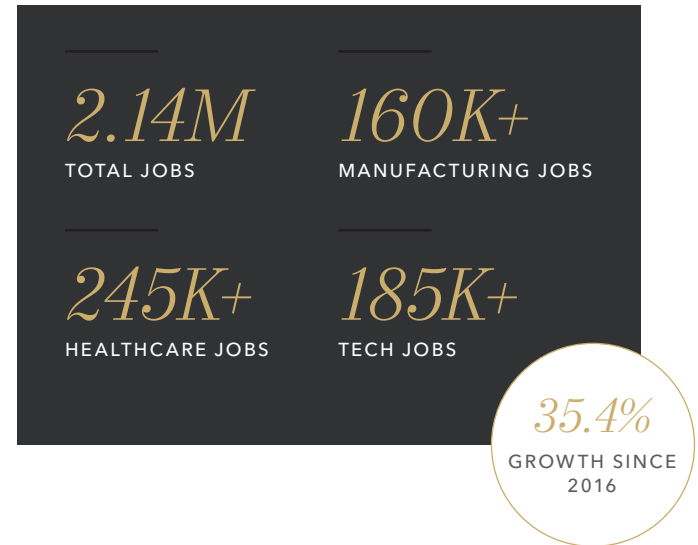
MILGARD
FIFE

REI
SUMNER
COSTCO WHOLESALE

Whirlpool
SPANAWAY

BOEING
PUYALLUP /
FREDERICKSON
TORAY

THE PUGET SOUND IS THE LARGEST METRO AREA IN THE STATE WITH 17.6% POPULATION GROWTH SINCE 2010



NOTABLE EMPLOYERS

4,046,743 population

1st largest metro area in the State, 5th largest in the West, and 15th largest in the U.S.

\$126,819 average household income

128,041 employers

Sources: ESRI, Geekwire, and Puget Sound Business Journal

80,000
EMPLOYEES

57,666
EMPLOYEES

56,908
EMPLOYEES

54,000
EMPLOYEES

49,526
EMPLOYEES

43,496
EMPLOYEES

22,103
EMPLOYEES

20,183
EMPLOYEES

Exclusively listed by

DREW FRAME

Senior Vice President

253.722.1433

drew.frame@kidder.com

AUSTIN KELLEY

Senior Vice President

253.722.1413

austin.kelley@kidder.com

WILL FRAME

Executive Vice President

253.722.1412

will.frame@kidder.com

KIDDER.COM

