



For sale

1201 S 30th St

Tacoma, WA 98409

 **JLL** SEE A BRIGHTER WAY

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Executive summary

Executive summary

Location aerial

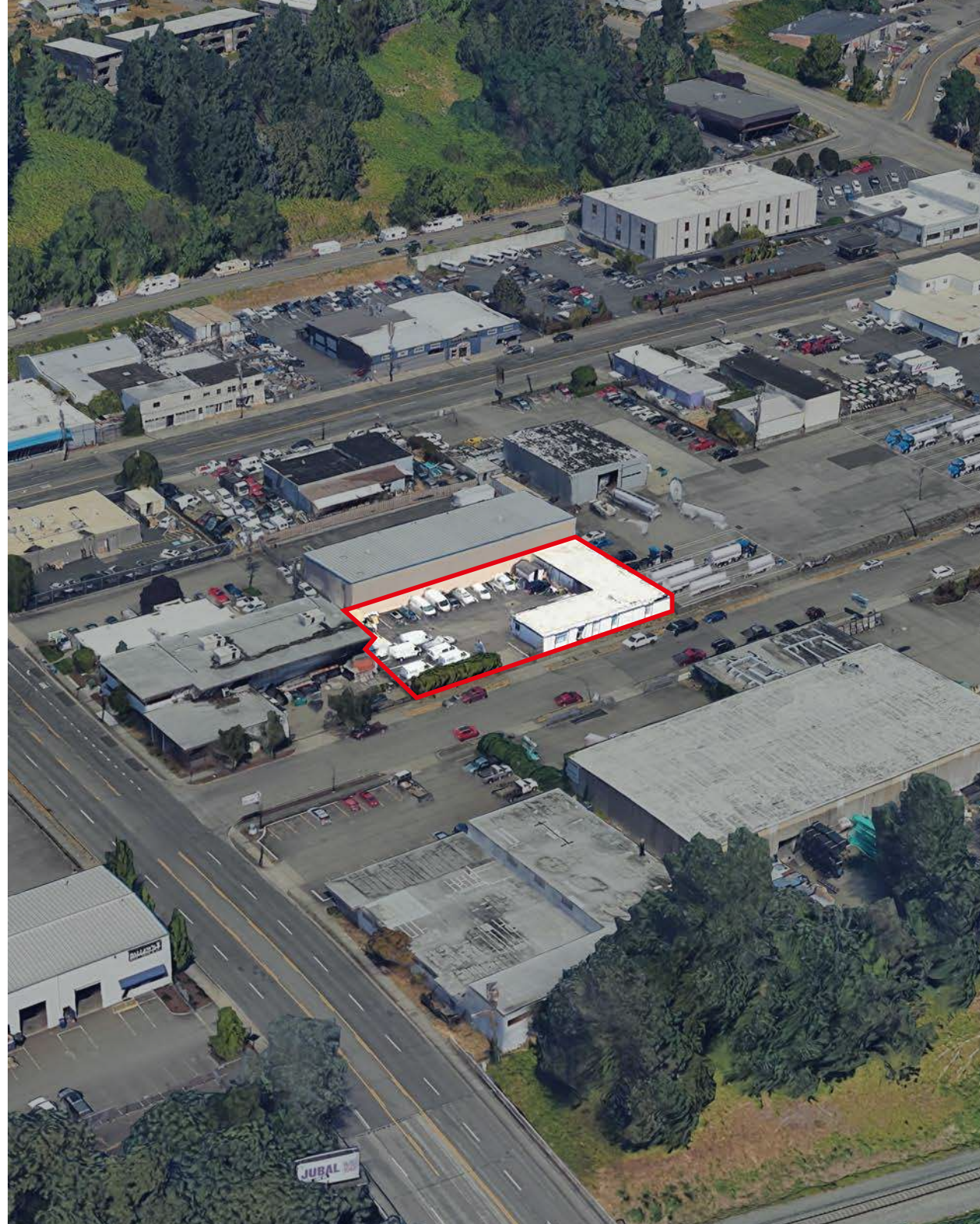
Location map

Executive **Summary**

We are delighted to introduce an exceptional commercial real estate opportunity located at 1201 S 30th St in Tacoma, WA. This property, situated within one of Tacoma's six designated opportunity zones, offers immense potential for both light industrial development and access to valuable tax incentives.

With its strategic and central Tacoma location with M1 zoning designation, the property is perfectly positioned to take advantage of Tacoma's thriving light industrial market. The opportunity zone status further enhances its appeal, providing investors with significant tax advantages and the opportunity to make a positive impact within the community. Whether utilized for light manufacturing, warehousing, research and development, wholesale trade, or service and repair operations, this property at 1201 S 30th St offers a unique chance to participate in Tacoma's economic growth and development while benefiting from opportunity zone incentives.

Seize the opportunity at 1201 S 30th St and capitalize on both the growth of the light industrial sector and the promising tax benefits associated with Tacoma's opportunity zones.



Address	1201 S 30th St Tacoma, WA 98409
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Offering price	\$777,000
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Land area	0.3512 AC; 15,290 SF
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Price/SF	\$50.82
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Building area	3,582 SF
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Year built	1965
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Stories	1
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Tacoma Art Museum

Greater Tacoma Convention Center

Museum of Glass

Tacoma Dome



1201 S 30th St.
Tacoma, WA 98409



Lemay Museum

Allenmore Golf Course

16

COSTCO WHOLESALE

TARGET

STARBUCKS

THE JOY JOINTS

TJ-MAXX

HOBBY LOBBY

Walmart

DOLLAR TREE

Michael's

ROSS DRESS FOR LESS

Guitar Center

TACO BELL

BURGER KING

Dominos Pizza

macy's

Krispy Kreme DOUGHNUTS

ULTA BEAUTY

KOHL'S

DICK'S SPORTING GOODS

Apple

UNI QLO

TEXAS de BRAZIL

NORDSTROM rack

SEPHORA

NORDSTROM

JCPenney





1.3 MILES

Interstate 5

<2 MILES

Tacoma CBD

21.5 MILES

Sea Tac Airport

29,258 VPD

Traffic count for S Tacoma Way



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Property description

Property summary

Site aerial

Property Summary

1201 S. 30th St, Tacoma, WA 9840

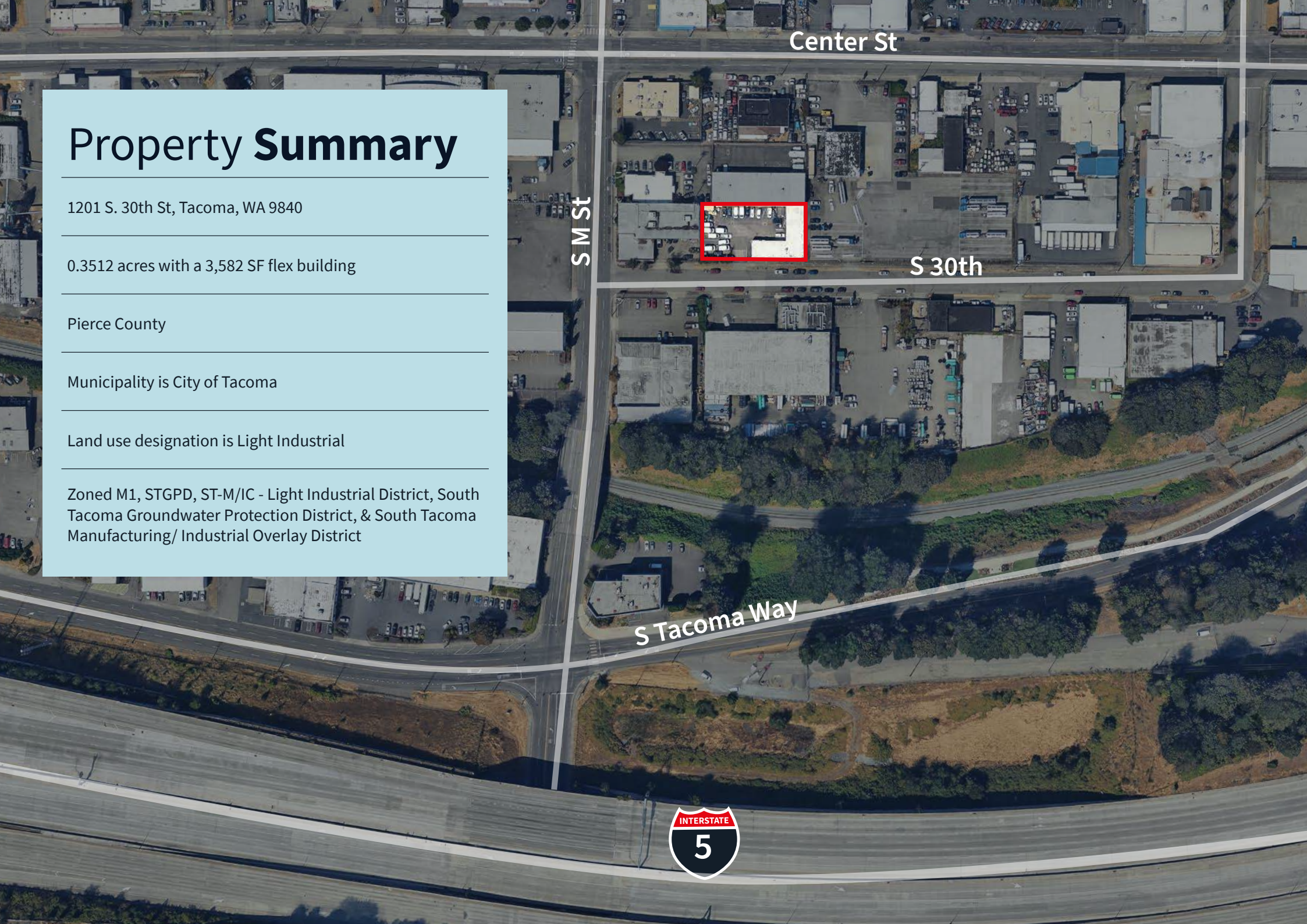
0.3512 acres with a 3,582 SF flex building

Pierce County

Municipality is City of Tacoma

Land use designation is Light Industrial

Zoned M1, STGPD, ST-M/IC - Light Industrial District, South Tacoma Groundwater Protection District, & South Tacoma Manufacturing/ Industrial Overlay District



Center St

S M St

S 30th

S Tacoma Way



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Market overview

Pierce County



Market Overview

Tacoma, located in Pierce County of Washington State, is a thriving city with a pro-business environment and abundant commercial real estate investment opportunities. The region benefits from its strategic location between Seattle and Portland, boasting a vibrant economy and excellent transportation infrastructure. Major employers like MultiCare Health System, CHI Franciscan, and State Farm have been attracted to Tacoma's commitment to business growth and development, contributing to its economic resilience.

Pierce County's business-friendly policies and low tax rates make Tacoma an appealing destination for entrepreneurs and investors. The city offers a diverse economy with major industries including manufacturing, construction, healthcare, technology, and distribution. Tacoma combines a lower cost of living than Seattle with access to a skilled workforce and a high quality of life, making it an attractive location for professionals in these sectors.

Recent years have seen Tacoma experience a revitalization, with commercial and mixed-use developments reshaping the skyline. The growing population and demand for housing have fueled real estate development, including new office spaces, retail centers, and residential complexes. Moreover, Tacoma's commitment to sustainability has attracted environmentally conscious businesses such as Columbia Banking System and TrueBlue, further cementing its reputation as a progressive and forward-thinking city. With its strong business environment, diverse economy, and robust real estate market, Tacoma in Pierce County presents an enticing investment landscape.

Largest local employers



Get in touch

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