



OFFERING BROCHURE

## FREDERICKSON DEVELOPMENT SITE

Prime 5 acre development site that  
can accommodate 120 apartment  
units, 15-20 single family homes or  
35-40 townhouses

17313 22nd Ave E  
Tacoma, WA 98445





## PROPERTY HIGHLIGHTS

PURCHASE PRICE	\$2,000,000
ADDRESS	17313 22nd Ave E, Tacoma, WA 98445
SITE AREA	217,800 SF (5.0 acres)
PARCEL(S)	0319263008
ZONING	NCORE (neighborhood corridor)



## ENTITLEMENT HIGHLIGHTS

ENTITLED USE	Multifamily Residential
UNITS	120 Total 55 - 2BD/2BTH, 1,000 SF 65 - 3BD/2BTH, 1,380 SF
PARKING	256 Total 75 Garage stalls 111 Surface stalls (standard) 60 Surface stalls (compact) 10 ADA surface stalls
BUILDINGS	5
BUILDING HEIGHT(S)	3-4 Stories

## EXECUTIVE SUMMARY

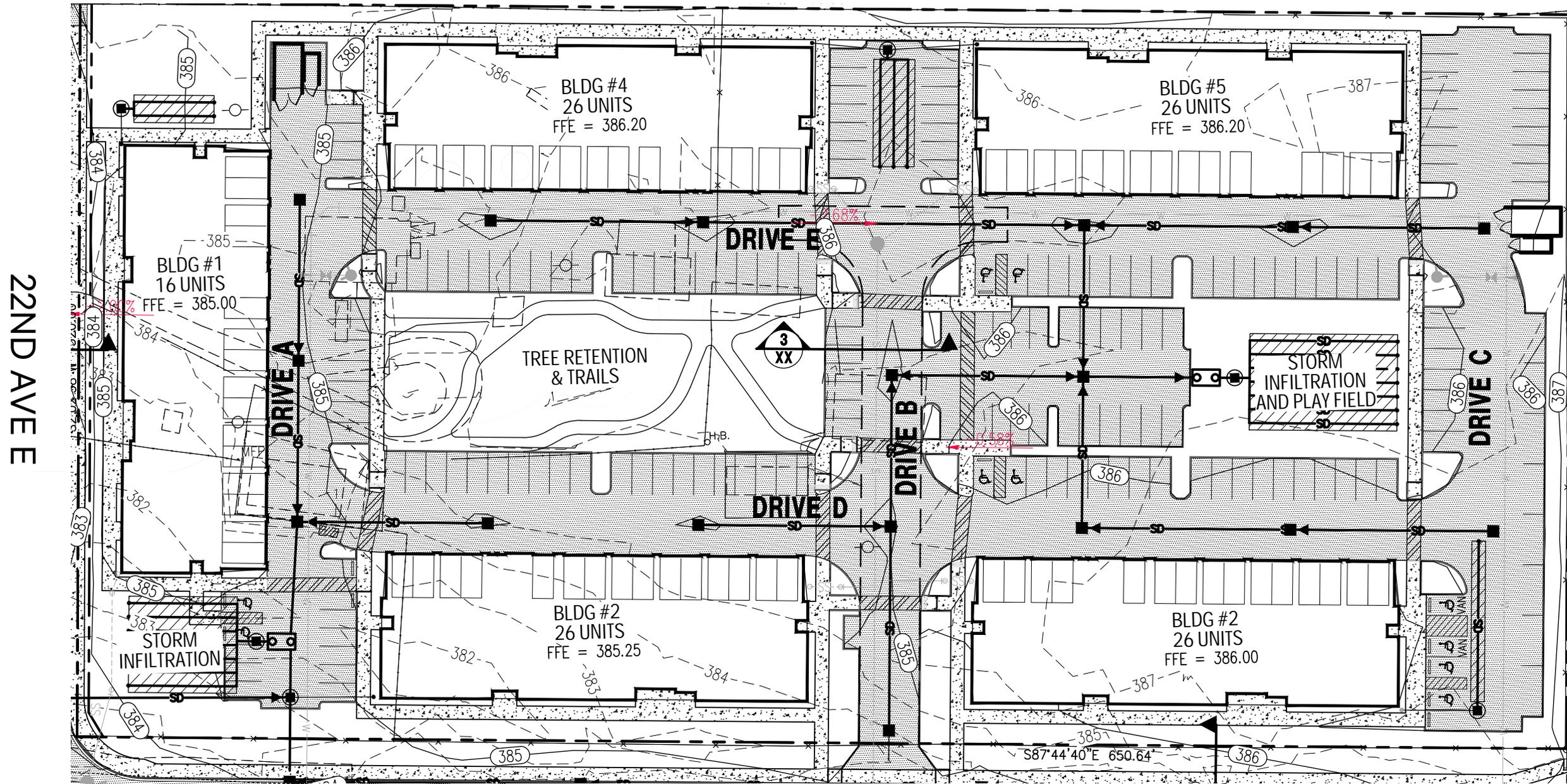
Cushman & Wakefield Capital Markets (“C&W”) is pleased to present an exclusive opportunity to acquire the Frederickson Development site. The 5-acre site is flat and rectangular and can accommodate a variety of different end uses. Current ownership is in the entitlement process for a 120-unit apartment community however, the site could also be repurposed for single family homes and/or townhouses.



SOUTHEAST FRONT FACADE



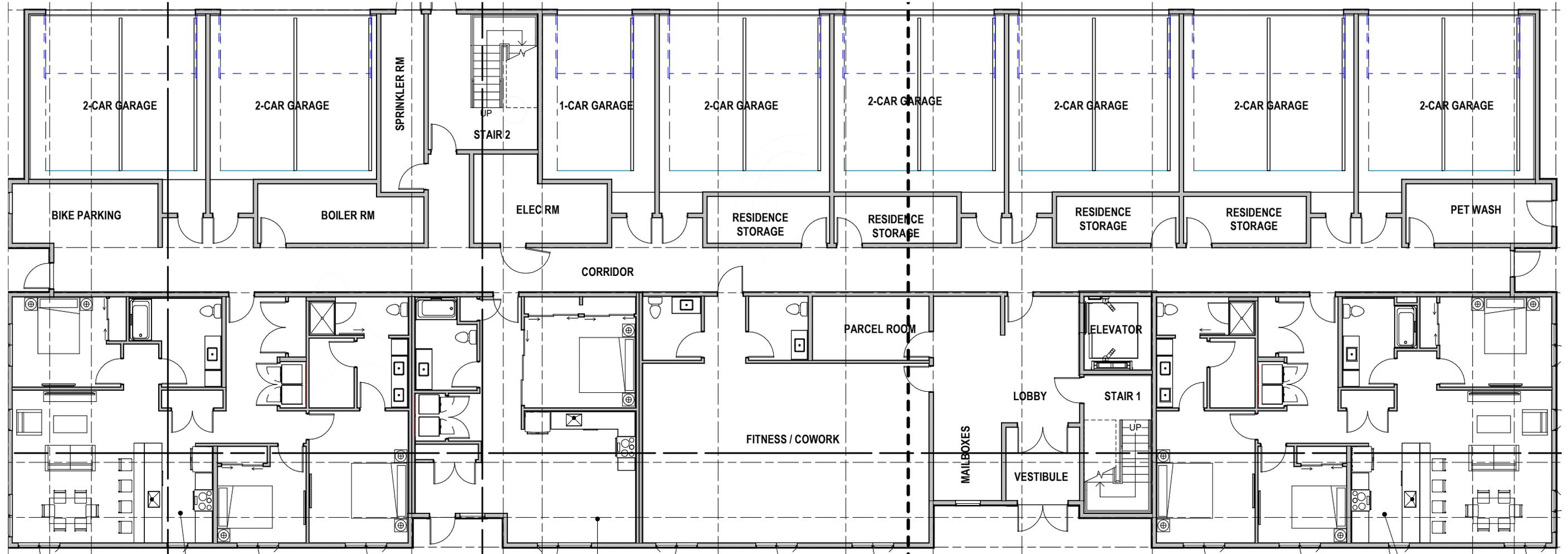
# SITE PLAN // GARDEN-STYLE WITH 5 BUILDINGS



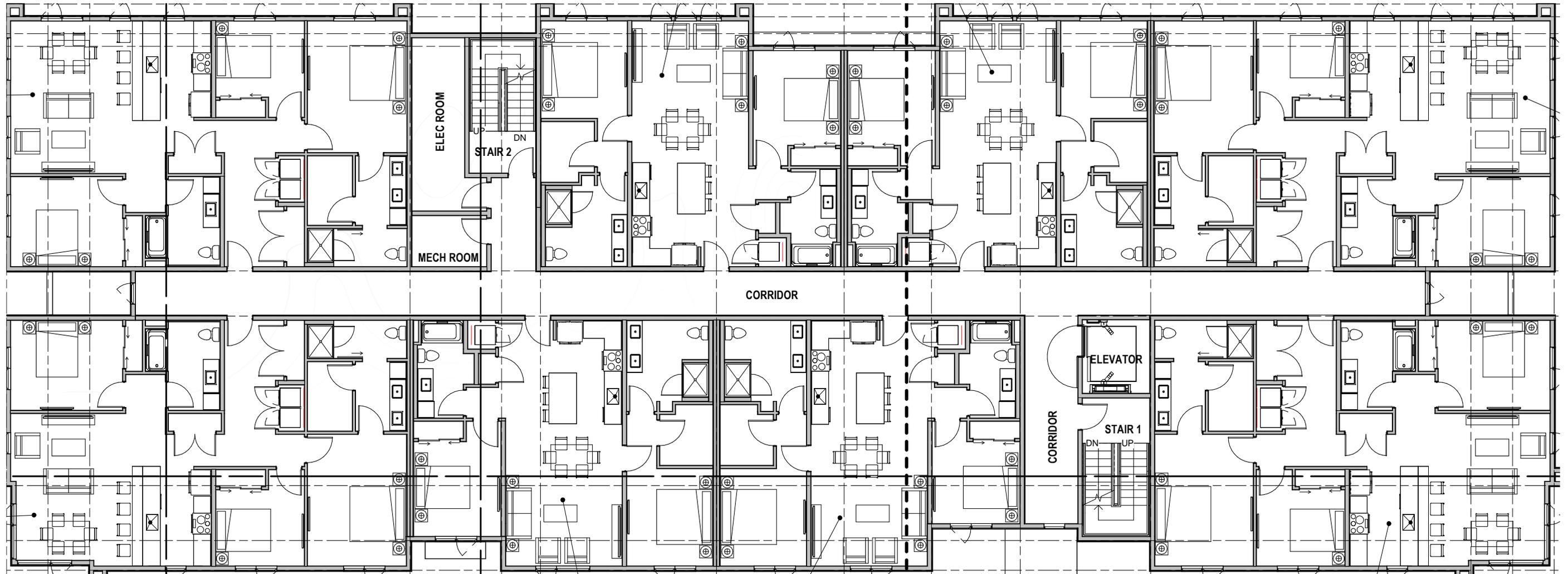
22ND AVE E

174TH ST E

# BUILDING PLAN // LEVEL ONE



# BUILDING PLAN // LEVELS TWO - FOUR





SOUTHEAST FRONT FACADE



NORTHEAST REAR FACADE



SOUTHWEST FRONT FACADE

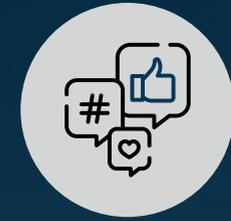


NORTHWEST REAR FACADE

# TACOMA

**TACOMA**, known as the City of Destiny, shines as one of the nation's most livable and walkable cities, boasting a vibrant downtown core, excellent public transportation, and an array of recreational marvels. From scenic waterfront parks and captivating entertainment hubs to enriching museums and diverse retail experiences, Tacoma has it all. Recent rejuvenation efforts, including enhanced freeway access, the introduction of a light rail system, a revamped waterfront, and new cultural institutions, have paved the way for an affluent tenant influx.

As the second-largest city in Puget Sound and Washington's third-largest, Tacoma is a vibrant home to 221,000 residents. Anchored by a robust education and employment framework, prominent names like the Health System, CHI Franciscan, Boeing, and Amazon bolster the local workforce. Tacoma is also home to major public and institutional employers like the University of Washington - Tacoma, Port of Tacoma, and Joint Base Lewis -McCord. Tacoma has benefited from domestic migration from in recent years as residents look for quality and relative affordability, as the cost of living in Tacoma-Pierce County is 31% cheaper than living in Seattle. Tacoma is strategically placed almost equidistant from Seattle and Olympia, Washington's largest city and capital, respectively, allowing residents easy commutes to employers scattered across the I-5 corridor.



## FACTS AND STATS

**1st**

Largest City in  
Pierce County

**2nd**

Largest City in Puget  
Sound

**3rd**

Largest City in  
Washington State

**950,000**

Residents in Pierce  
County

**221K**

Population in  
Tacoma

**31%**

Lower cost of living  
than Seattle

**#3**

Best Places to Live  
in the U.S., 2023  
(Bankrate.com)

**#12**

Best Places for  
Business & Careers,  
2019 (Forbes)



### TACOMA'S LARGEST NOTABLE EMPLOYERS



54,000



8,300



5,700



2,150



1,800



1,550



1,200



800



750



700

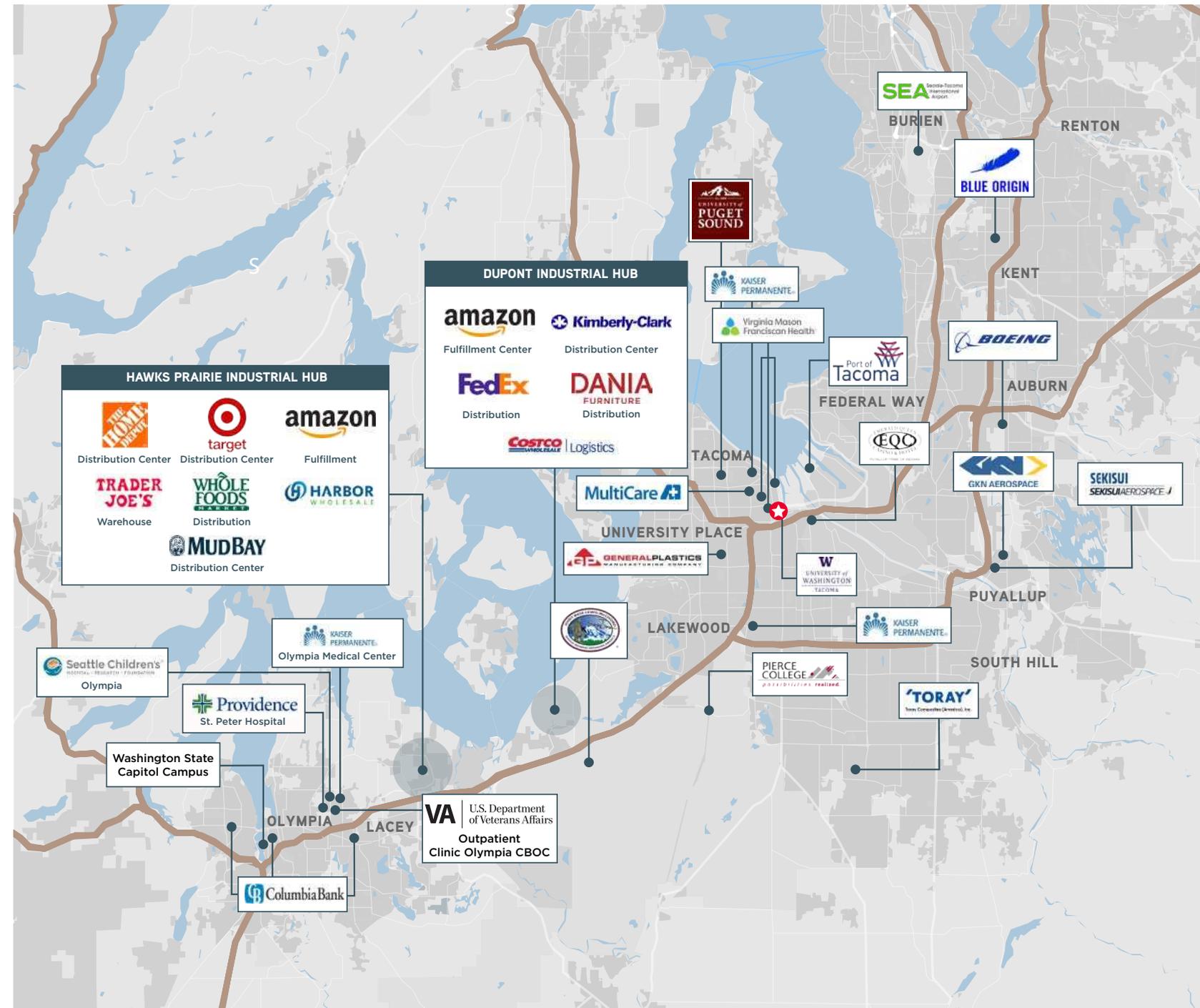


675



670

## EMPLOYMENT OVERVIEW



## MAJOR EMPLOYERS



### JOINT BASE LEWIS-MCCORD

Located just 8 minutes from Pacific Ridge, Joint Base Lewis McCord (JBLM) is a world-class military installation that supports more than 37,200 active Guard and Reserve Service members and 16,400 civilian workers. The post supports over 58,600 family members, 39,600 local retirees, and 138,400 retiree family members. The base has a total active population of nearly 290,000 inhabitants, making it the fourth largest military installment worldwide by population. It is the premier military installation in the northwest and is the most requested duty station in the army.

- 4th largest army base in the world
- \$15 billion economic impact
- 4th largest employer in Washington State
- 54,000 employees
- #1 employer in Pierce County



### HEALTHCARE

Anchoring this dynamic growth is MultiCare Health Systems, a true powerhouse and Tacoma's second largest employer, proudly engaging 8,300 skilled residents. MultiCare's prestigious flagship, Tacoma General Hospital, stands tall, housing a state-of-the-art 24-hour emergency level II trauma center, the illustrious MultiCare Regional Cancer Center, and the region's crown jewel – the largest and most advanced NICU. MultiCare Health System,

Tacoma's healthcare vibrancy resonates further, with distinguished entities like CHI Franciscan boasting a workforce of 5,700 professionals. Tacoma also includes employers such as Kaiser Permanente, Korean Women's Association, Community Health Care, TRA Medical Imaging, DaVita, and many more.



### PORT OF TACOMA

The Port of Tacoma, one of the area's largest and most important employers that supports more than 42,100 jobs (14,500 direct jobs) and generates nearly \$3 billion in labor income. In 2015, the ports of Tacoma and Seattle formally combined to form the Northwest Seaport Alliance (NWSA). Together, they form the fourth-largest container gateway in North America.



### AEROSPACE

In Pierce County, the aerospace industry surges with unparalleled vigor, establishing it as a pulsating hub and the third-largest nucleus of aerospace innovation in the illustrious state of Washington. More than 80 innovative aerospace firms converge to shape the future.

The Boeing Company, a global aerospace beacon and Pacific Northwest company hosts South Puget Sound operations in Renton, Kent, Auburn, and Puyallup. In addition to Boeing, there are other groups Toray Composite Materials America Inc., General Plastics Manufacturing Company, GKN Aerospace, and Sekisui Aerospace Inc.. Blue Origin is also headquartered in the nearby Kent Valley with over 2,500 employers.

# PROXIMITY TO SOUTH PUGET SOUND'S LEADING EMPLOYERS

South Puget Sound is the global aerospace and advanced manufacturing hub

## Fast Facts:



**10,000+**  
BUSINESS



**\$6.7 BILLION**  
ANNUAL REVENUE



**125M SF**  
OF COMMERCIAL AND  
INDUSTRIAL SPACE



**252,000**  
EMPLOYEES

- **37K** jobs added over the last decade
- **49K** manufacturing jobs
- **22K** aerospace/outer-space jobs
- **19%** of Washington state's employment in Global Trade and Supply Chain Management

## Major Employers:

*Alaska*

- **9,600** Washington State Employees
- **128K** new SeaTac office opened in 2020

amazon

- **4,000** Employees at Kent Distribution Center

*BOEING*

- **58,000** Washington State Employees
- **2.5K** in Kent
- **10K** in Renton
- **5.3K** in Renton

**BLUE ORIGIN**

- **3,500** employees
- **233K** new Kent Headquarters

## Other Notable Employers:



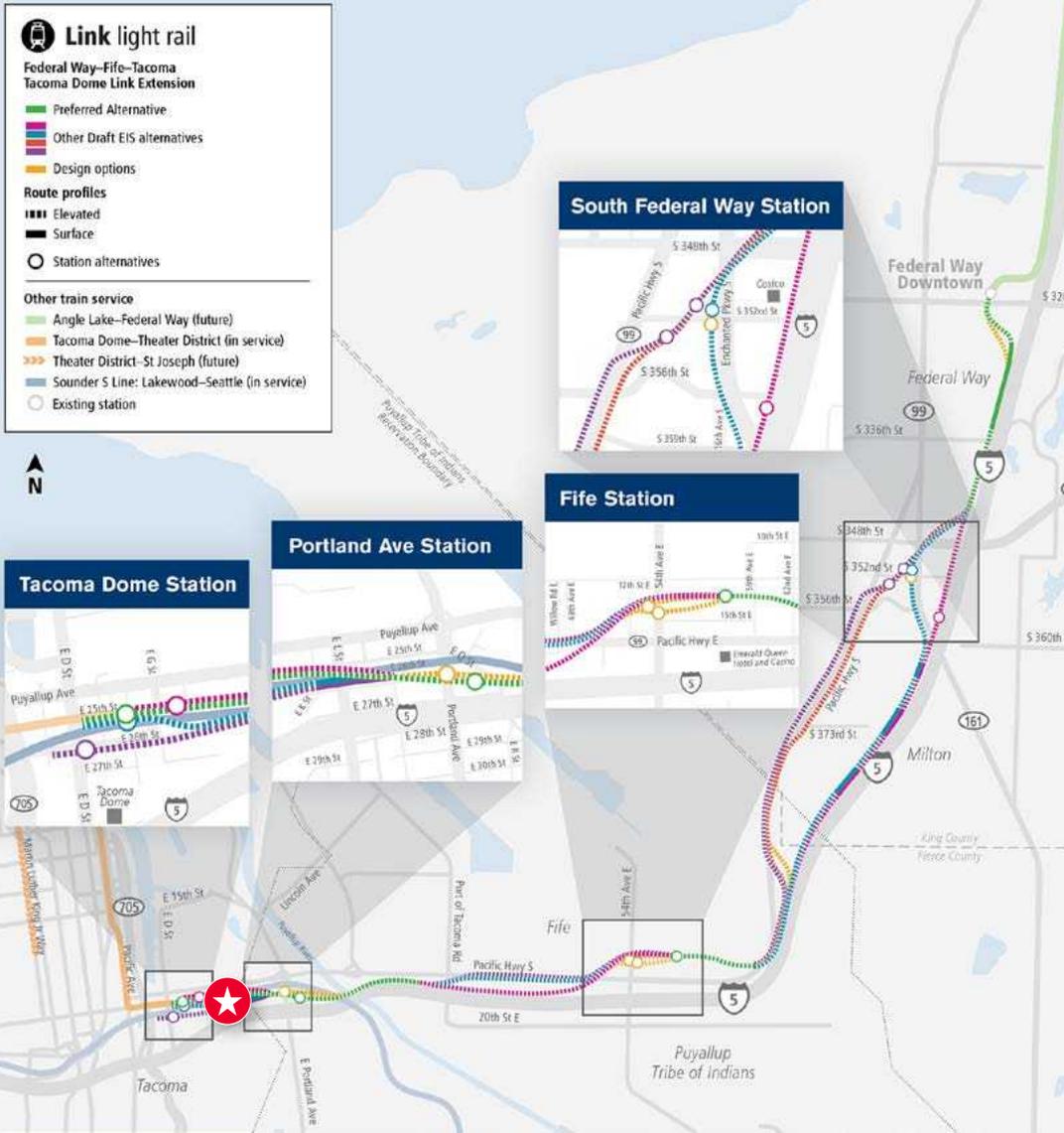


# TACOMA'S DOME DISTRICT: THE ULTIMATE TRANSIT ORIENTED NEIGHBORHOOD

The Dome District is a vibrant urban neighborhood strategically located at the heart of Tacoma's transportation network. This thriving business district offers unparalleled access to regional and downtown Tacoma attractions, as well as local community amenities. Surrounded by Downtown Tacoma, Thea Foss Waterway, the I-5 freeway, and the Port of Tacoma, the Dome District serves as a crucial regional transportation hub.

Anchored by the iconic Tacoma Dome, the district is home to Pierce Transit's Tacoma Dome Station, Sound Transit's Sounder, Link Light Rail, and Amtrak services. This makes it a highly convenient location for accessing downtown, freeways, shopping, the waterfront, and parks.

Within the Dome District, you'll discover an array of services, shopping options, restaurants, and activities, making it a dynamic area for both residents and visitors to explore.



# TACOMA ACTIVITIES

## ENTERTAINMENT & ARTS



### THE TACOMA DOME

- Largest indoor venue in the state of Washington - 21,000 seating capacity



### CHENEY STADIUM

- Home to the Tacoma Rainiers



### TACOMA MALL

- Premier shopping and dining destination in Pierce County
- 150 stores and restaurants: Nordstrom, H&M, Apple, lululemon, Cheesecake Factory, BJ's Brewhouse, and Texas de Brazil

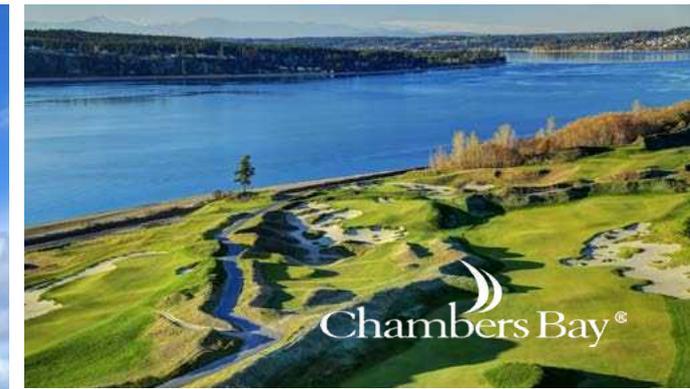
- EMERALD QUEEN CASINO
- TACOMA ART MUSEUM
- MUSEUM OF GLASS
- WASHINGTON STATE HISTORY MUSEUM
- LEMAY - AMERICA'S CAR MUSEUM
- PANTAGES THEATER
- BREWERY BLOCKS
- TACOMA TOWN CENTER



MOUNT RAINIER NATIONAL PARK



POINT DEFIANCE PARK



Chambers Bay®



CRYSTAL



PANTAGES THEATER



MUSEUM OF GLASS



TACOMA DOME

## OUTDOOR RECREATION & ACTIVITIES



### CRYSTAL MOUNTAIN SKI RESORT

- Largest ski resort in the state of Washington



### POINT DEFIANCE PARK AND POINT DEFIANCE ZOO & AQUARIUM

- 3 million annual visitors
- Only combined zoo and aquarium in the Pacific Northwest



### CHAMBERS BAY GOLF COURSE

- Home of the 2015 US Open

- TACOMA AND RUSTON WATERFRONT
- MOUNT RAINIER NATIONAL PARK
- POINT DEFIANCE PARK
- WRIGHT PARK AND W.W. SEYMOUR BOTANICAL CONSERVATORY

# HIGHER EDUCATION



## PACIFIC LUTHERAN UNIVERSITY

### AWARDS AND RECOGNITION

- Washington State's #1 Best Small College to Help Graduates Find a Job
- #9 in the Nation for Financial Aid, LendEDU
- Top 10 Best Value Schools in the West, U.S. News and World Report

**1888**

FOUNDED

**2,400**

UNDERGRADUATE STUDENTS

**300**

GRADUATE STUDENTS

**12:1**

STUDENT TO STAFF RATIO



## UNIVERSITY OF WASHINGTON - TACOMA

### AWARDS AND RECOGNITION

- UW Tacoma's overall economic impact to the state of Washington was \$313.5 million
- #1 Top Performer for Social Mobility in the West
- #2 Best Bang for Your Buck in the West, Washington Monthly
- 8/10 alumni stay in Washington State

**1990**

FOUNDED

**4,100**

UNDERGRADUATE STUDENTS

**700**

GRADUATE STUDENTS

**10,000**

MASTER PLAN TO GROW ENROLLMENT



## UNIVERSITY OF PUGET SOUND

### AWARDS AND RECOGNITION

- UW Tacoma's overall economic impact to the One of 40 "Colleges That Change Lives"
- Four-star rating in Money magazine's "Best College in America" listing
- Best Regional Colleges (Western), Princeton Review
- Best Value Colleges, Princeton Review
- Top 20 "Most Beautiful Campuses in America" Princeton Review

**1888**

FOUNDED

**1,900**

UNDERGRADUATE STUDENTS

**300**

GRADUATE STUDENTS

**275**

FULL & PART TIME STAFF

# SOUTH SOUND OVERVIEW



Designated Regional Growth Center

## 10.5 BILLION

planned public investment between 2019-2029 in infrastructure and capital improvement projects



3 light rail stations



40,000+ Jobs

## SEA-TAC

The city limits embrace 10.5 square miles, including the airport and more than 32,000 residents, and swells with more than 80,000 workers and travelers on an average weekday. The city is home to approximately 950 business, about 70 of which are “Fortune 1000” companies. Companies such as Alaska Air and Horizon have their headquarters in SeaTac.

With a regional economic impact of more than \$22.5 billion in business revenue, SEA generates more than 151,400 jobs (87,300 direct jobs), representing over \$3.6 billion in direct earnings and more than \$442 million in state and local taxes.



## SEA-TAC AIRPORT'S GROWING ECONOMIC POTENTIAL

Driven by the region's economic strength, the rate of air travel continues to grow. Total annual passenger counts are expected to nearly double, to a projected 66 million by 2034, compared to the airport's current volume. This surge in activity means tens of thousands of new airport-dependent jobs will be created on-site and in the tourism industry. Expanding the airport to accommodate this growth will generate thousands of construction jobs and other opportunities for businesses large and small. Plans include a new international arrivals facility, renovation of the north part of the airport and an upgrade of the baggage system.

### 22.5B

in business revenue

### 8th

busiest airport in the US

### 87,300

direct jobs

### 151,400

jobs generated

### 66M

annual passengers projected by 2034



# TACOMA INTERNATIONAL

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