

# SALE

## 38TH AVE RETAIL BUILDING

6615 - 6617 38th Ave NW Gig Harbor, WA 98335



Sale Price

**\$1,575,000**

### OFFERING SUMMARY

Building Size: 10,574 SF

Lot Size: 0.841 Acres

Year Built: 1963

Partially Renovated: 2022

Zoning: RB2

### PROPERTY OVERVIEW

100% Leased Multi-Tenant Retail/Office Building. Currently 6 tenant occupied. Partial improvements made in 2022. Recently upgraded HVAC system in portion of large building. Owner-User capable. Income generating billboard and buildings viewed from Highway 16. Residential and Business District (RB-2) zoning allows variety of uses including: Multi-family, Day care, Personal, Professional and Business Services. Additional Parcel to the South for additional parking and outdoor activities. See Zone Use Table Link below for list of allowed uses. Parcels 0221083089 and 0221083087.

### DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	930	3,058	4,630
Total Population	1,854	6,190	10,033
Average HH Income	\$101,425	\$103,277	\$109,131

### RB-2 ZONE USE TABLE LINK

**Brandon Thomas**

206 303 9595

bthomas@cbcworldwide.com

**Vladimir Olyanich**

425 615 0577

volyanich@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# SALE

## 38TH AVE RETAIL BUILDING

6615 - 6617 38th Ave NW Gig Harbor, WA 98335



**Brandon Thomas**  
206 303 9595  
bthomas@cbcworldwide.com

**Vladimir Olyanich**  
425 615 0577  
volyanich@cbcworldwide.com

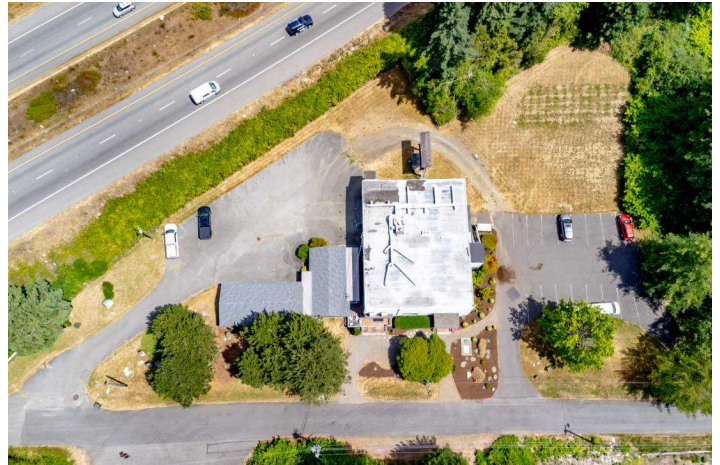


**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# SALE

## 38TH AVE RETAIL BUILDING

6615 - 6617 38th Ave NW Gig Harbor, WA 98335



**Brandon Thomas**  
206 303 9595  
bthomas@cbcworldwide.com

**Vladimir Olyanich**  
425 615 0577  
volyanich@cbcworldwide.com

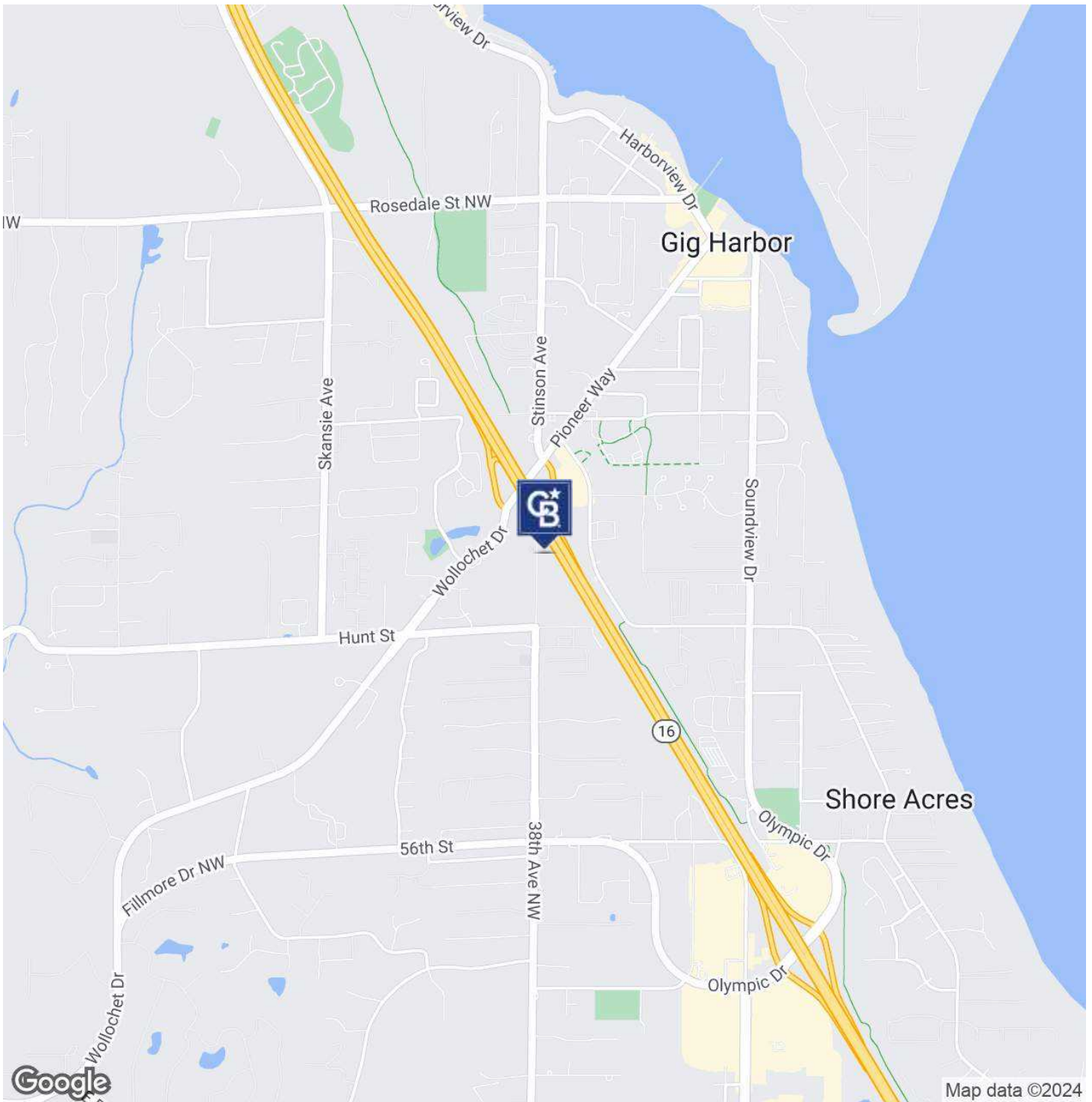


**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH

# SALE

## 38TH AVE RETAIL BUILDING

6615 - 6617 38th Ave NW Gig Harbor, WA 98335



**Brandon Thomas**  
206 303 9595  
bthomas@cbcworldwide.com

**Vladimir Olyanich**  
425 615 0577  
volyanich@cbcworldwide.com



**COLDWELL BANKER  
COMMERCIAL**  
DANFORTH