

RETAIL/FLEX



FOR SALE/LEASE



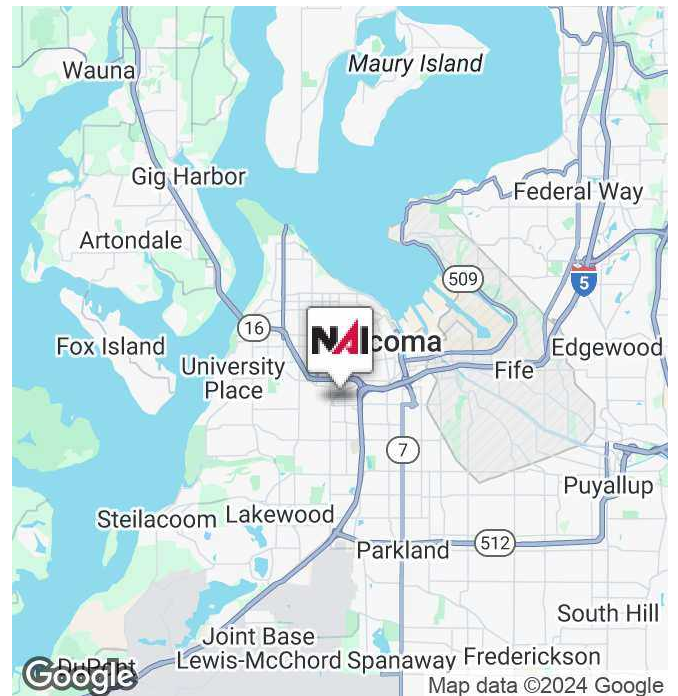
PURCHASE PRICE REDUCED!

3802 South Cedar

Tacoma, Washington 98409

Property Highlights

- **Total Building Size: 30,053 SF**
- **Available For Lease: 3,571- 11,222 SF**
 - 7,651 SF retail endcap
 - 3,571 flex/warehouse
- **In-place NNN income from 3 existing tenants**
- **High Visibility, Hard Corner at So. 38th & So. Cedar St.**
- **Rear Loading (dock & grade level) & Yard**
- **Zoning: Urban Center Mixed Use (UCX STGPD)**
- **High Density-Regional Growth Center & Opportunity Zone.**
- **Lease Rate: \$15.00/SF, NNN**
- **Purchase Price - Reduced!: \$5,950,000 (\$197.98 SF)**



<https://www.nai-psp.com>

Kim Marvik
Partner | 253.203.1325
kmarvik@nai-psp.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

RETAIL/FLEX



FOR SALE/LEASE



NAI Puget Sound Properties is pleased to exclusively offer for sale 3802 South Cedar Street, a 30,053 SF multi-tenant, retail/flex building that is strategically located at the intersection of South 38th and South Cedar Streets in the heart of the bustling, retail and commercial Tacoma Mall Neighborhood. This property is an ideal owner-user or investor investment providing cash flow from three existing tenants and either space to occupy or upside from lease-up. It is also situated in a designated high-density Regional Growth Center (RGC) and Opportunity Zone.



<https://www.nai-psp.com>

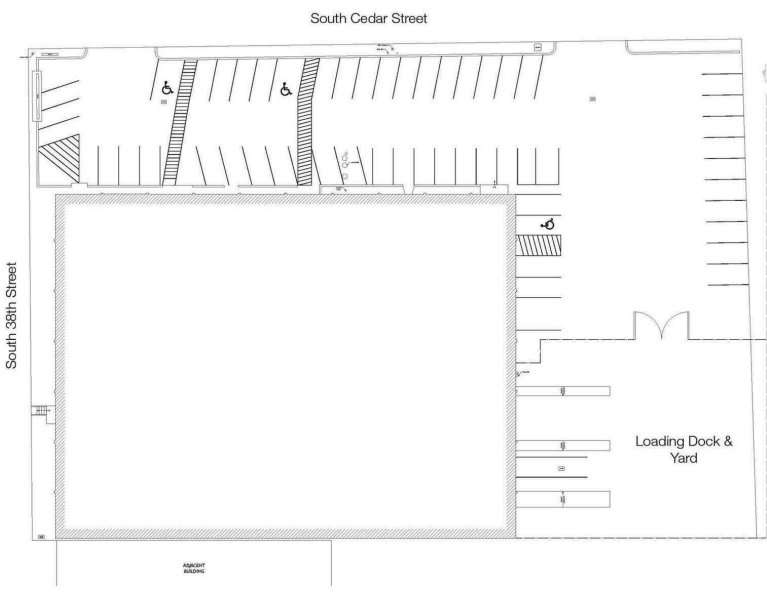
Kim Marvik
Partner | 253.203.1325
kmarvik@nai-psp.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

RETAIL/FLEX



FOR SALE/LEASE



Kim Marvik
 Partner | 253.203.1325
 kmarvik@nai-psp.com

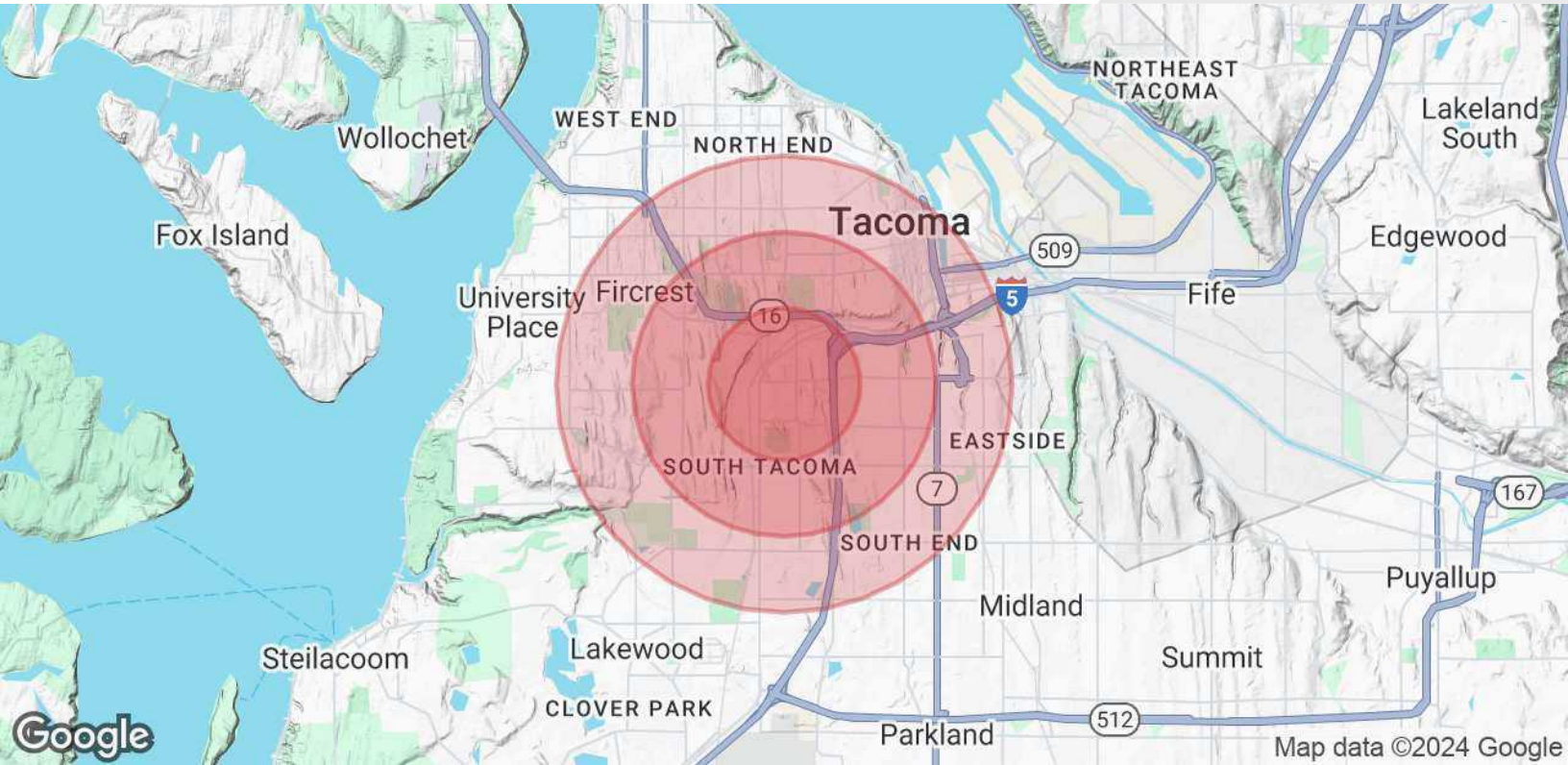
<https://www.nai-psp.com>

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

RETAIL/FLEX



FOR SALE/LEASE



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,704	57,554	138,319
Average Age	32.4	34.9	36.1
Average Age (Male)	31.7	34.7	35.8
Average Age (Female)	35.1	36.0	36.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,347	24,388	59,201
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$64,481	\$71,297	\$73,489
Average House Value	\$229,534	\$261,859	\$289,917

TRAFFIC	VOLUME	DISTANCE FROM PROPERTY
S 38th St	24,836	0.14 mi
S 39th St	14,339	0.17 mi
S Pine St	15,541	0.18 mi



<https://www.nai-psp.com>

Kim Marvik
Partner | 253.203.1325
kmarvik@nai-psp.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.