

FORMER BANK BUILDING FOR SALE OR LEASE

SOUTH TACOMA FORMER BANK BUILDING

8801 S TACOMA WAY, TACOMA, WA 98404



FORMER BANK BUILDING FOR SALE OR LEASE

KELLER WILLIAMS COMMERCIAL

1011 E Main, Suite 420
Puyallup, WA 98372



Each Office Independently Owned and Operated

PRESENTED BY:

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Commercial Broker

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#2539, WA

RACHEL CORP

Director of Commercial Real Estate

O: (253) 840-5574

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8801 SOUTH TACOMA WAY



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EXECUTIVE SUMMARY

8801 SOUTH TACOMA WAY



OFFERING SUMMARY

| | |
|------------------------|---|
| LEASE RATE: | \$18.00 - \$21.00/SF/YR, NNN |
| SALE PRICE: | \$2,450,000 |
| AVAILABLE SF: | 6,284 Main 4,376 Mezzanine 1,908 SF |
| LEASE TERM: | 5+ years |
| BUILDING CLASS: | B |
| BUILDING SF: | 10,660 |
| YEAR BUILT: | 1970 |
| RENOVATED: | 1985 |
| PARKING: | Uncovered |
| PARKING RATIO: | 4/1,000* |
| SUB-MARKET: | South Tacoma |
| ZONING: | C2 - Commercial |

*based on rentable square feet

PROPERTY OVERVIEW

Large iconic standalone building with drive thru, large working vault, tall pylon sign, plenty parking, sits on shy acre corner lot on busy S. Tacoma Way. Rentable SF on main floor and mezzanine. An additional 4,376 sf of basement storage included.



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LOCATION & HIGHLIGHTS

8801 SOUTH TACOMA WAY



LOCATION INFORMATION

Building Name: Iconic Brick & Glass Building
Street Address: 8801 S Tacoma Way
City, State, Zip: Tacoma, WA 98404
County: Pierce
Market: Tacoma
Sub-market: South Tacoma
Cross Streets: S Tacoma Way
Signal Intersection: Yes



LOCATION OVERVIEW

Located on the corner of South Tacoma Way and 88th St S in Lakewood. This building is ideally placed for excellent visibility at a large, lighted intersection and surrounded by a wide variety of local restaurants, shops, and services.

Easy access to I-5 and WA-512.

PROPERTY HIGHLIGHTS

- Bank or Credit Union allowed
- Located on corner of signalized intersection
- Very large & open main floor lobby
- 3 separate offices on main floor
- Mezzanine with large glass conference room
- Two, double door entries
- 4,000+ SF of storage in basement
- Covered, 2 lane Drive Thru
- Large pylon sign



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PROPERTY PHOTOS

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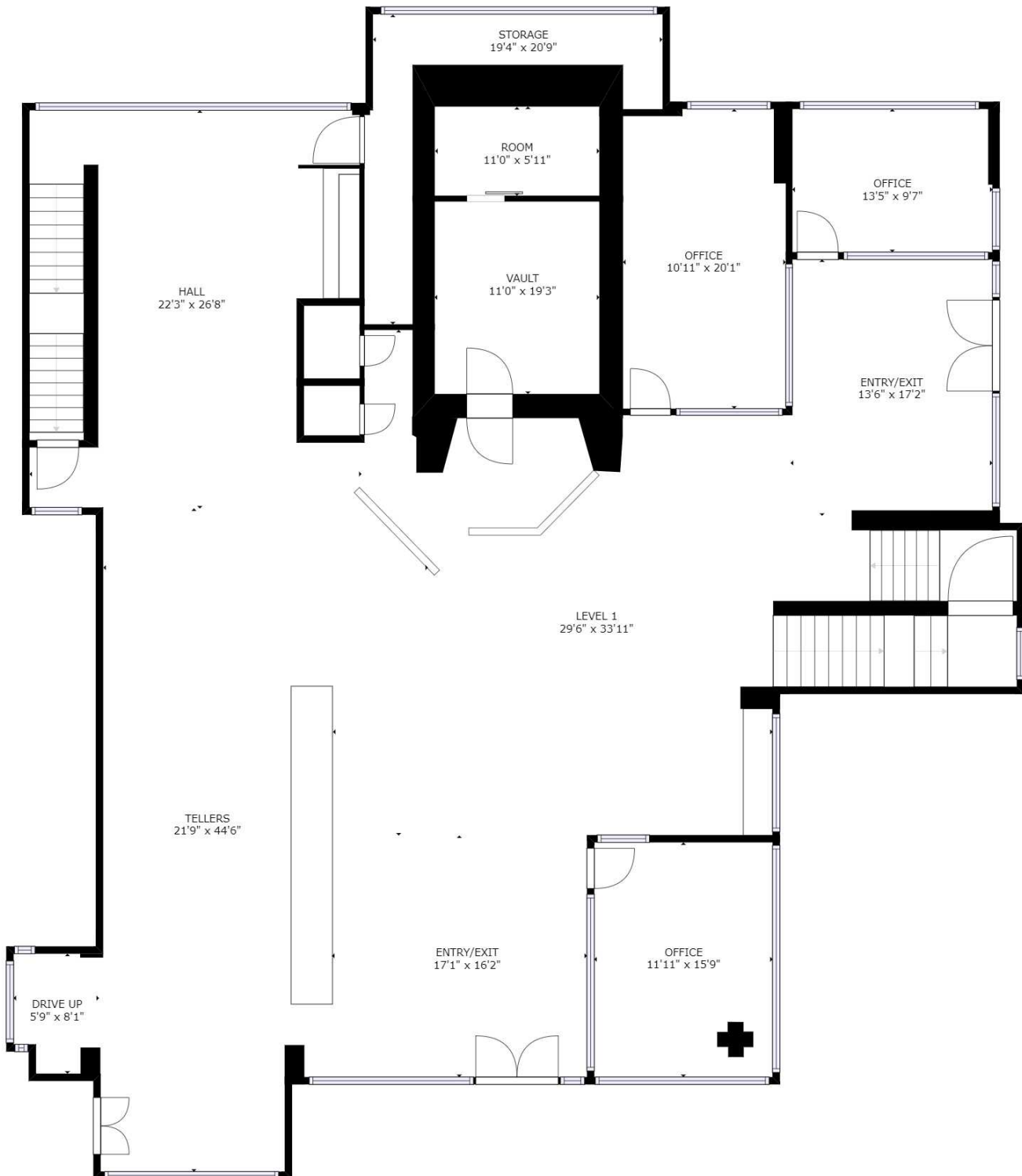
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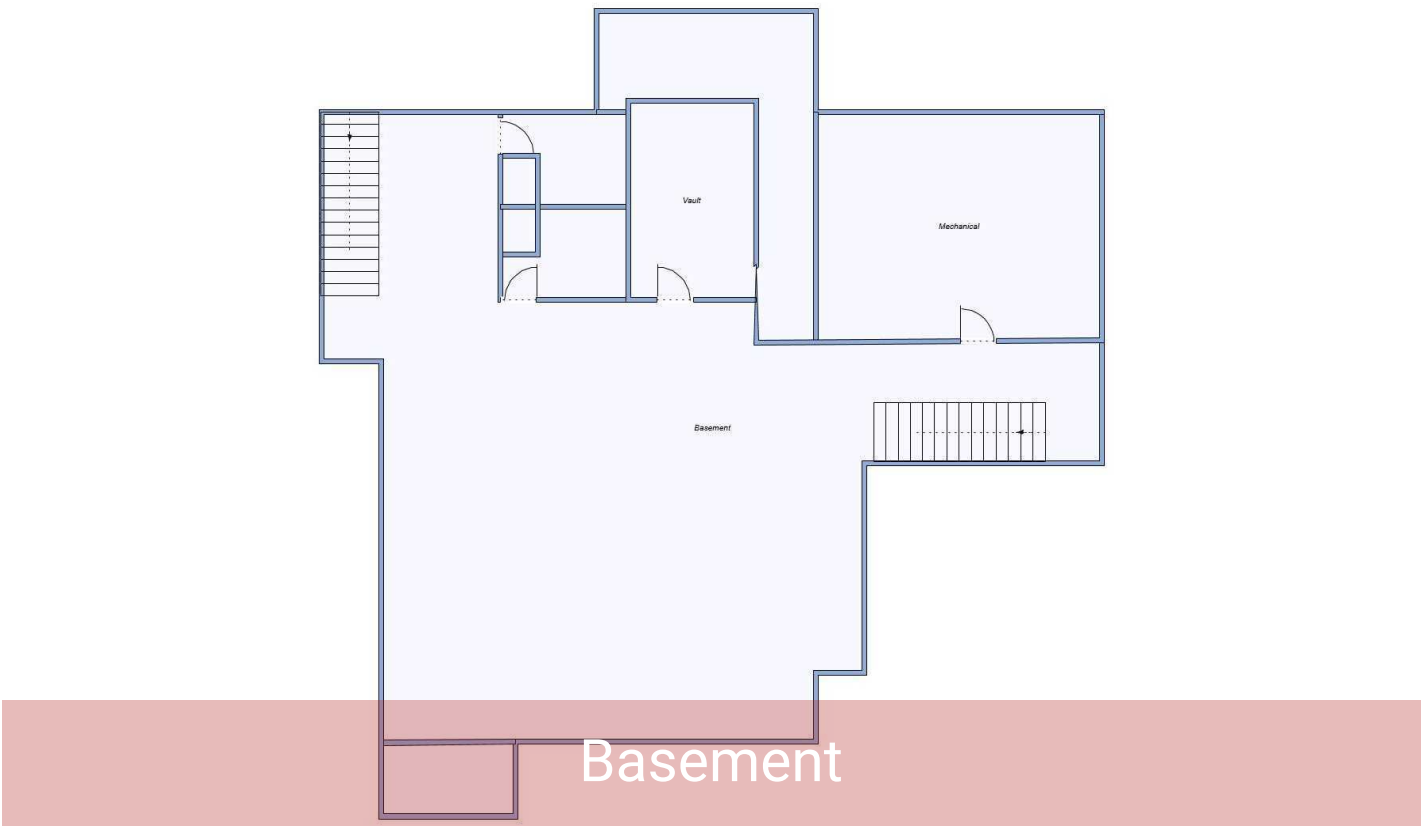
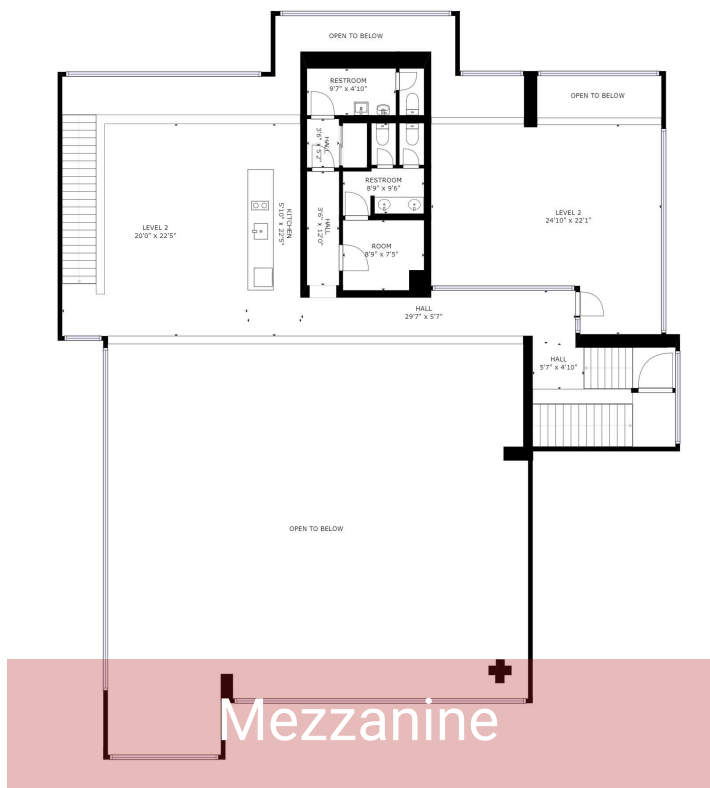
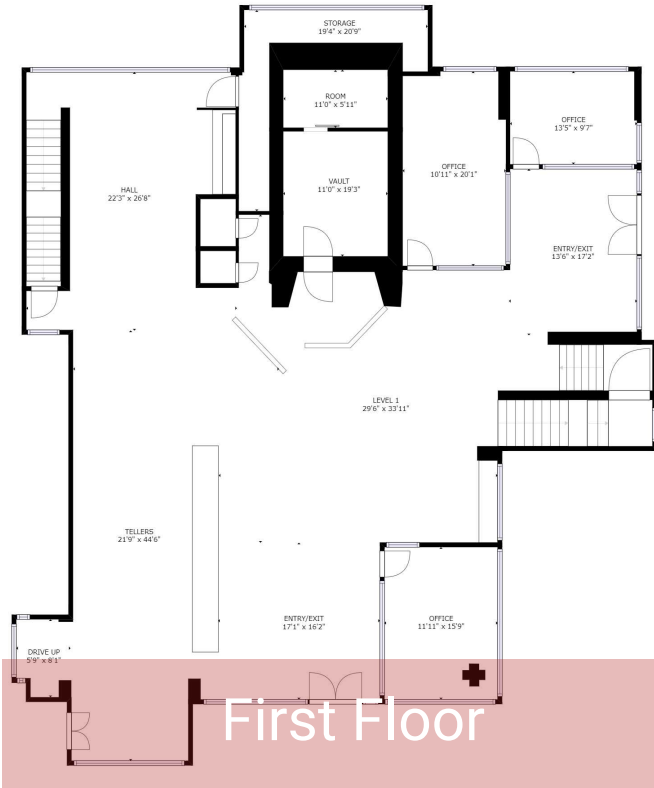
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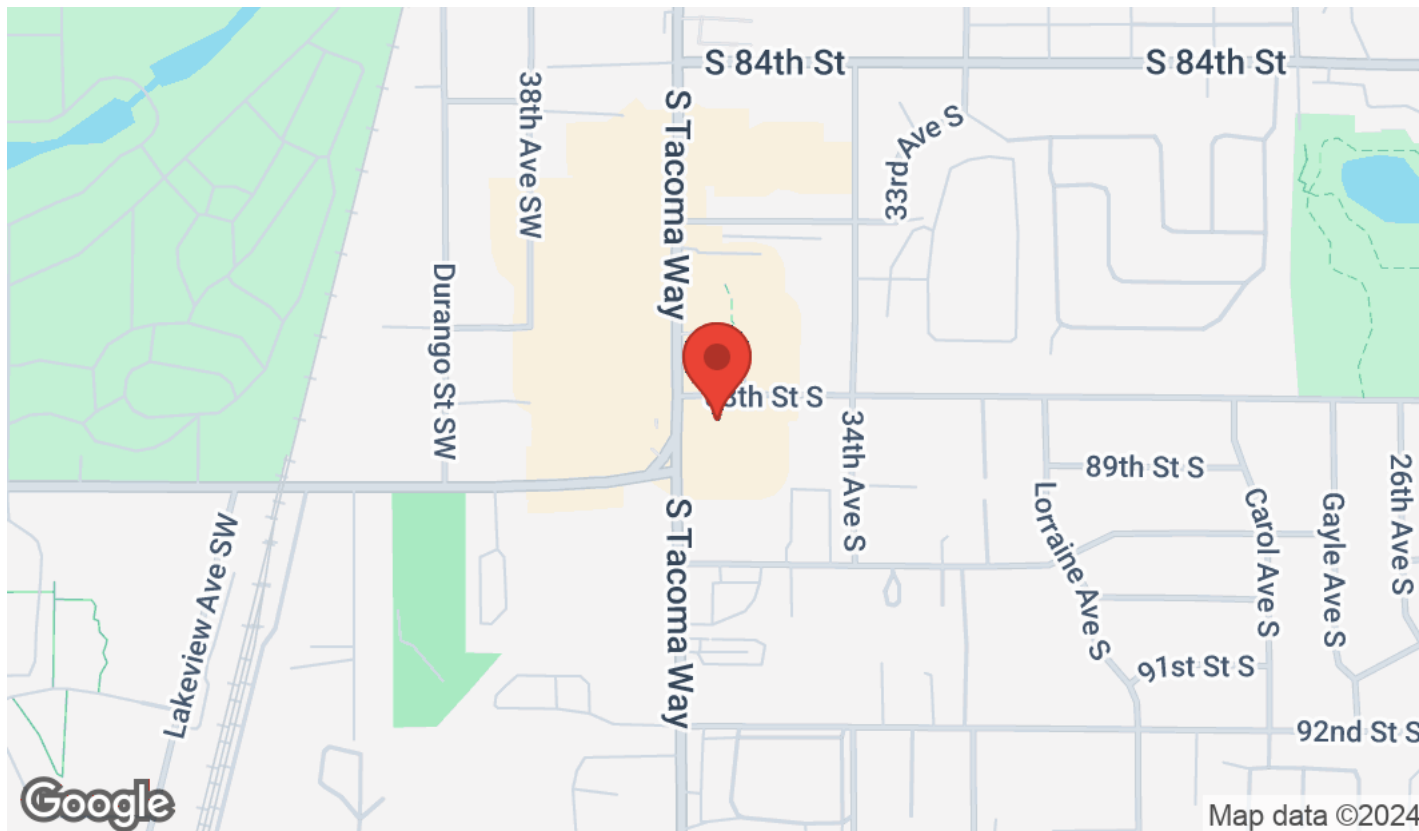
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LOCATION MAPS

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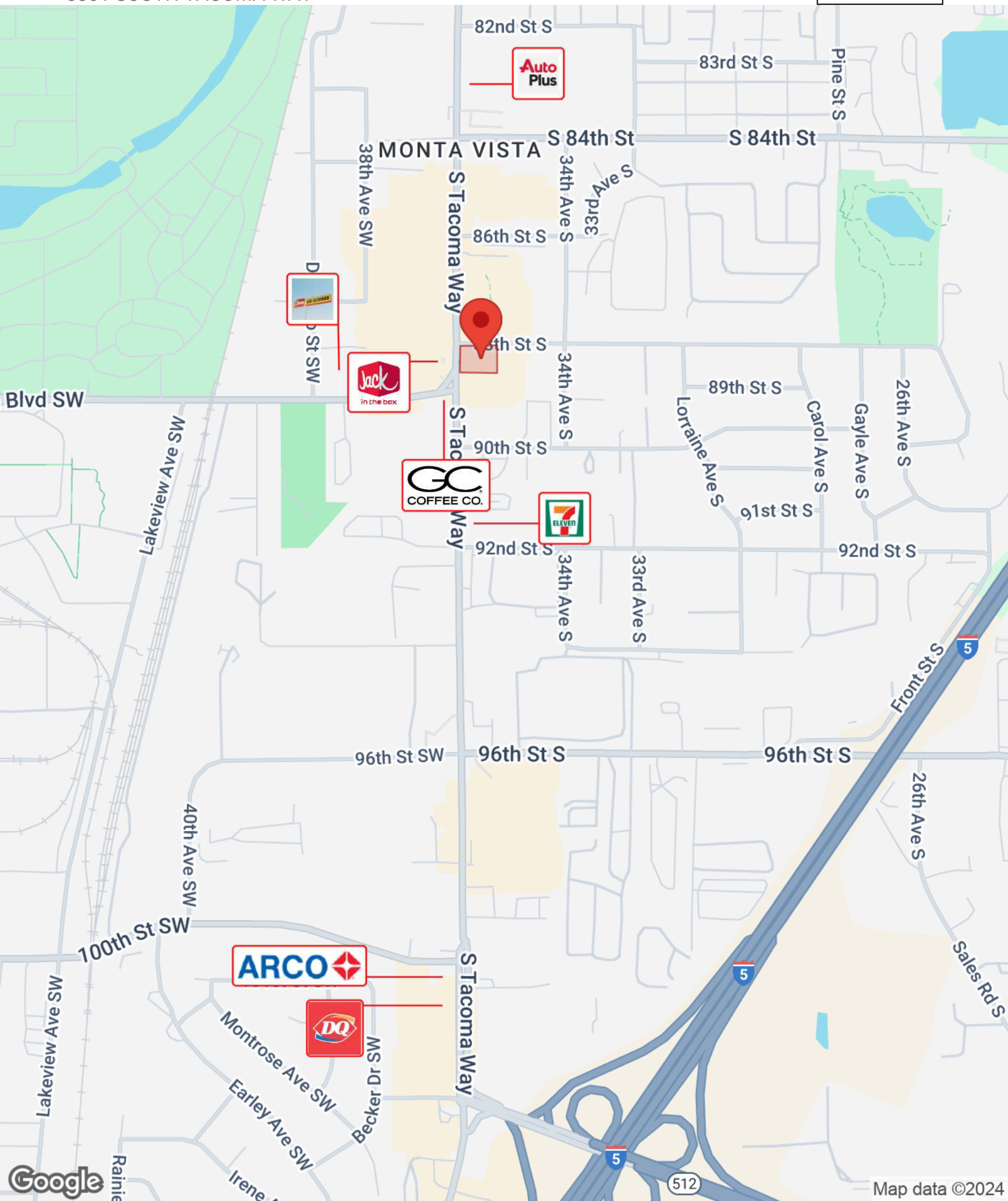
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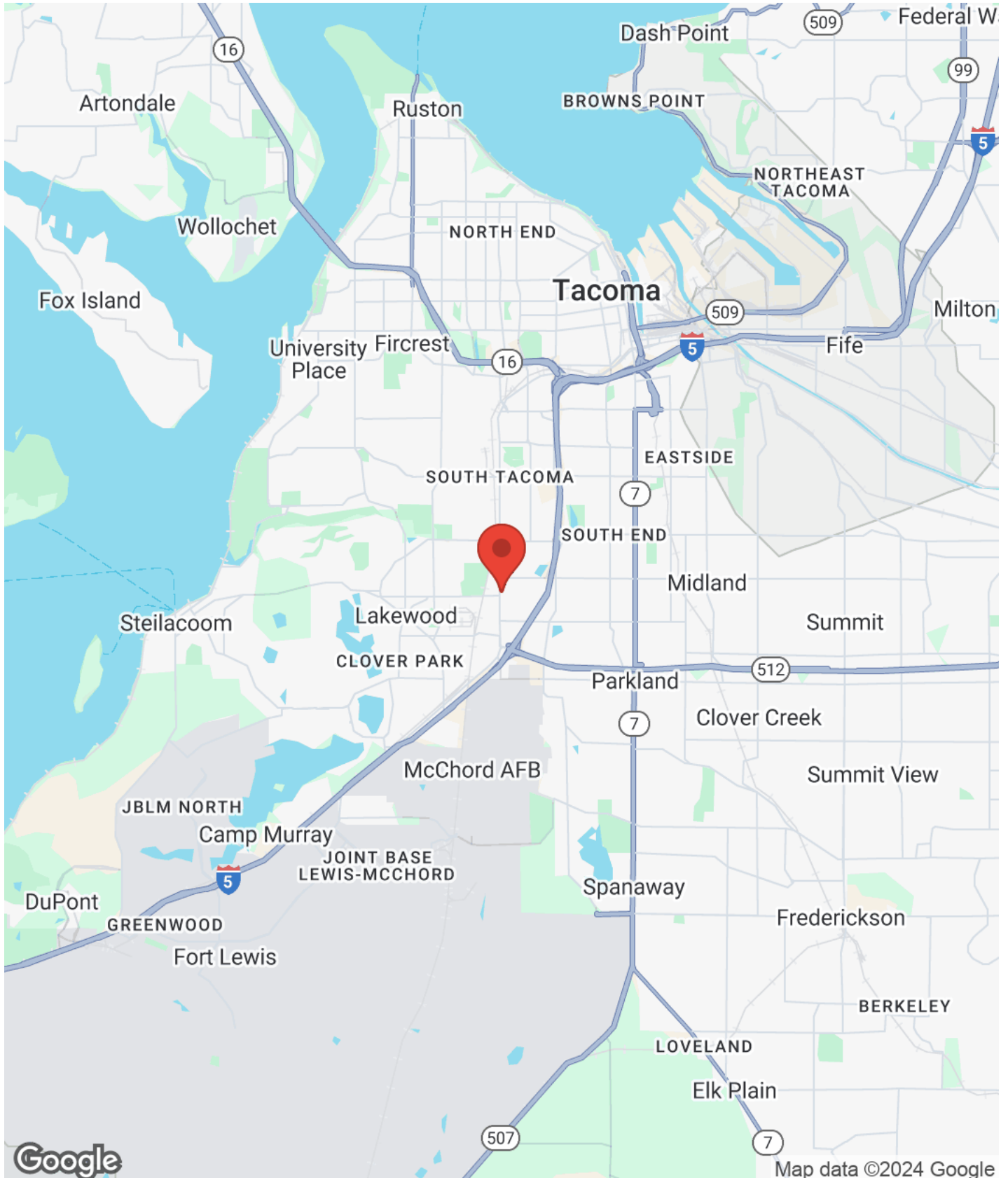
BUSINESS MAP

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REGIONAL MAP

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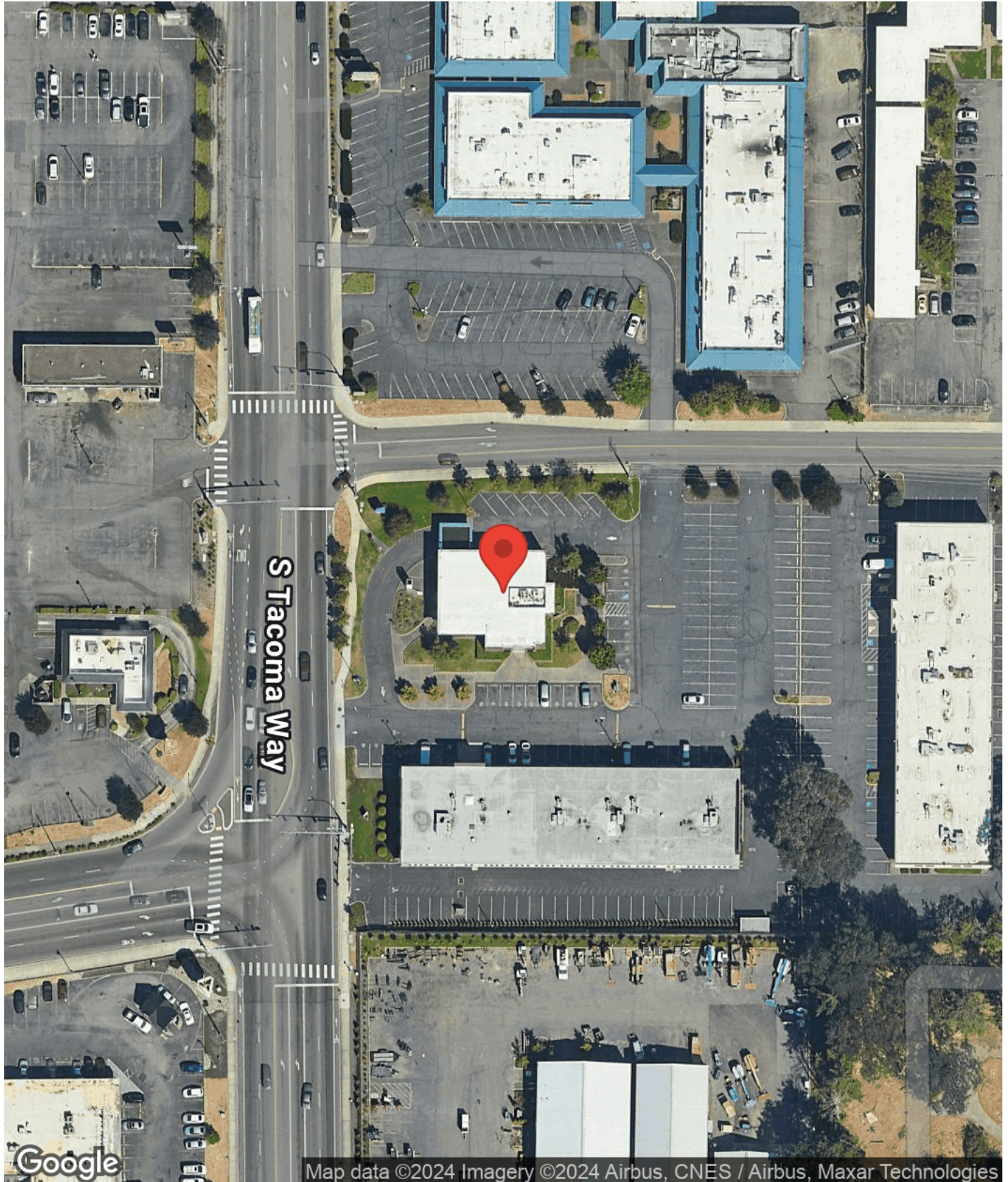
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AERIAL MAP

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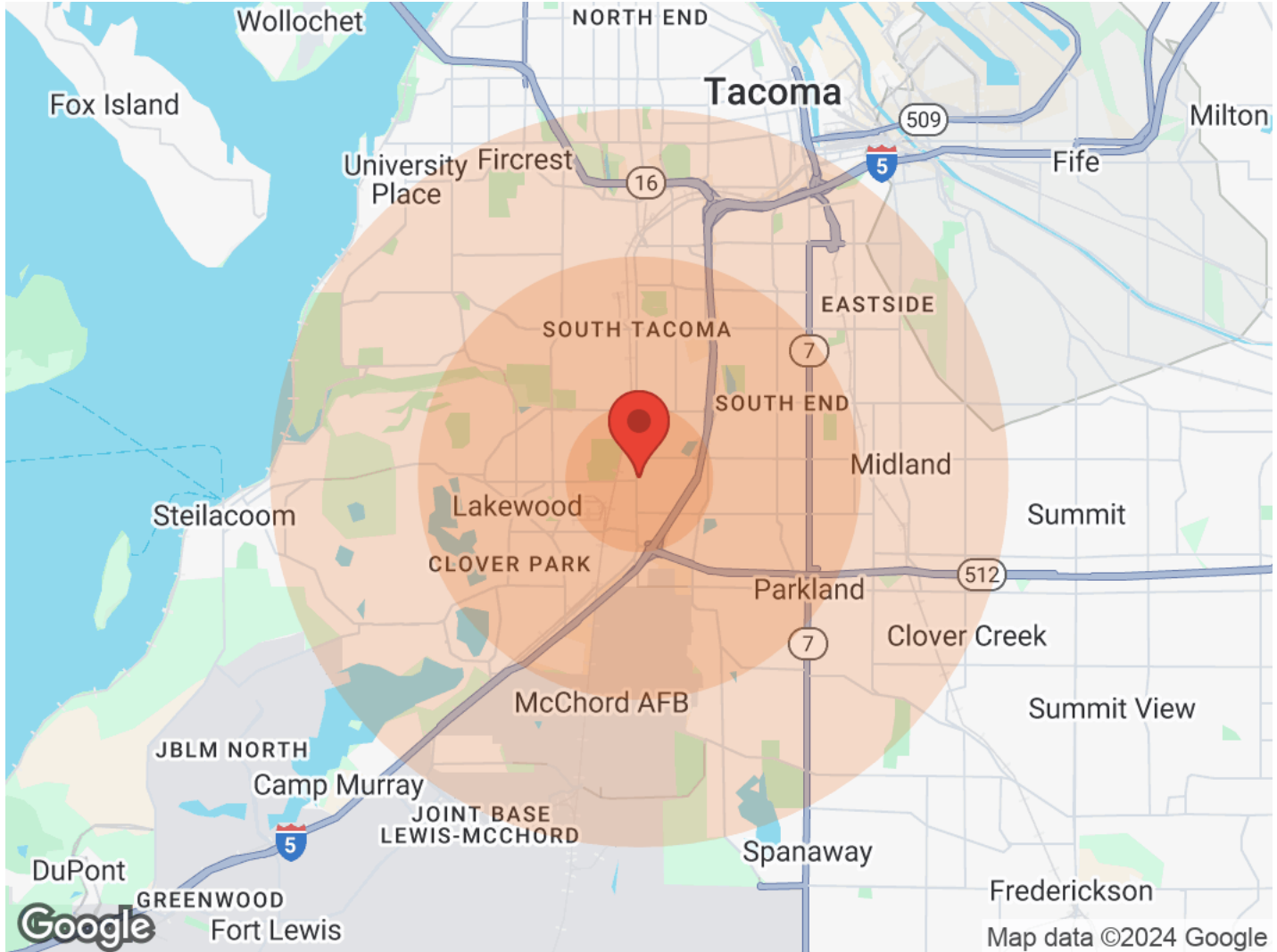
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DEMOGRAPHICS

8801 SOUTH TACOMA WAY



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 6,294 | 55,823 | 124,060 |
| Female | 6,996 | 58,441 | 130,293 |
| Total Population | 13,290 | 114,264 | 254,353 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 3,409 | 25,403 | 55,490 |
| Ages 15-24 | 1,795 | 15,404 | 34,732 |
| Ages 25-54 | 5,307 | 46,464 | 101,182 |
| Ages 55-64 | 1,129 | 12,400 | 28,457 |
| Ages 65+ | 1,650 | 14,593 | 34,492 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 5,971 | 66,864 | 160,108 |
| Black | 1,703 | 12,957 | 26,615 |
| Am In/AK Nat | 108 | 578 | 1,351 |
| Hawaiian | 350 | 2,212 | 3,759 |
| Hispanic | 4,602 | 20,604 | 38,925 |
| Multi-Racial | 7,826 | 42,032 | 83,848 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$34,707 | \$45,972 | \$46,600 |
| < \$15,000 | 1,197 | 7,121 | 13,531 |
| \$15,000-\$24,999 | 613 | 5,221 | 11,350 |
| \$25,000-\$34,999 | 680 | 5,104 | 11,891 |
| \$35,000-\$49,999 | 1,247 | 7,826 | 16,057 |
| \$50,000-\$74,999 | 947 | 8,743 | 20,324 |
| \$75,000-\$99,999 | 275 | 4,910 | 11,266 |
| \$100,000-\$149,999 | 232 | 3,218 | 9,153 |
| \$150,000-\$199,999 | 49 | 1,013 | 2,308 |
| > \$200,000 | N/A | 586 | 1,794 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 5,802 | 48,981 | 109,872 |
| Occupied | 5,259 | 45,011 | 100,955 |
| Owner Occupied | 1,570 | 21,285 | 51,968 |
| Renter Occupied | 3,689 | 23,726 | 48,987 |
| Vacant | 543 | 3,970 | 8,917 |

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