

**VIVA 4 LIFE**  
2620 N PROCTOR ST, TACOMA

BUILDING SQ. FT. 2,844 SQ. FT.  
LOT SIZE 4,620 SQ. FT.

**OFFERED AT**  
**\$2,200,000**



**FIDELITY NATIONAL TITLE**  
**#24001959-SC**

**GREAT FOR OWNER OPERATOR.**  
**PURCHASED IN 2018 AND REMODEL AND**  
**UPDATED 2019 WITH +/- \$400,000 IN**  
**IMPROVEMENT.**  
**LOCATED IN THE PREMIER DISTRICT OF**  
**PROCTOR IN TACOMA. ONE OF THE FIRST**  
**ESTABLISHED BUSINESS DISTRICTS.**

**MORE ABOUT TACOMA HERE!**  
**([HTTPS://WWW.CITYOFTACOMA.ORG/](https://www.cityoftacoma.org/))**  
**([WWW.VISITPIERCECOUNTY.COM/REGIONS/TACOMA/PROCTOR-DISTRICT/](http://www.visitpiercecouny.com/regions/tacoma/proctor-district/))**

**ORIGINALLY BUILT AS TWO UNITS 2618 &**  
**2620.**

**CURRENT BUSINESS IS A VEGAN AND GLUTEN**  
**FREE BISTRO**  
**2022 GROSS SALES: \$1,245,444**  
**2023 GROSS SALES: \$940,375**

**OWNERS PURCHASED AS A PASSION PROJECT**  
**FOR THE LOVE OF GOOD VEGAN FOOD! NOW**  
**THEY ARE READY TO RETIRE.**

**PLEASE CALL LISTING BROKERS FOR MORE**  
**INFORMATION**

**CONRAD A. TOPACIO,**  
**MOBILE: (206) 669-0576**

**CARRIE FIELD TOPACIO**  
**MOBILE: (206) 910-8838**



Information presented was compiled from data furnished by the owner and/or other sources deemed reliable; accuracy is not guaranteed. Prospective purchasers should verify all such information on their own behalf, or have information verified by their own attorney, accountant or business advisor.

# VIVA 4 LIFE



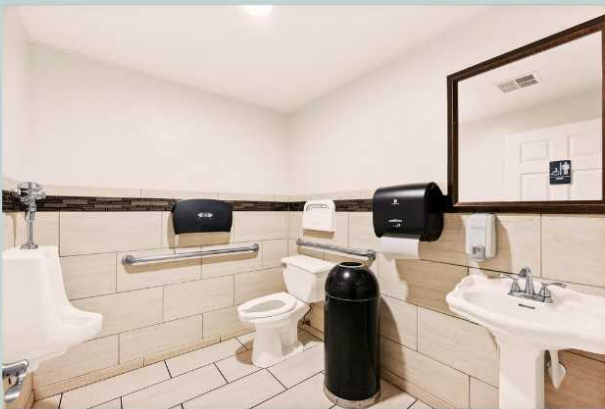
# VIVA 4 LIFE



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grease trap



outside dry storage



outside dry storage



Panel A 120/240 single phase



Panel B 120/240 single phase



REST ROOM

# TAKE A TOUR!

[Entry Into Kitchen.mp4](#)

[Mop Sink & Toilet.mp4](#)

[Walk-Ins.mp4](#)

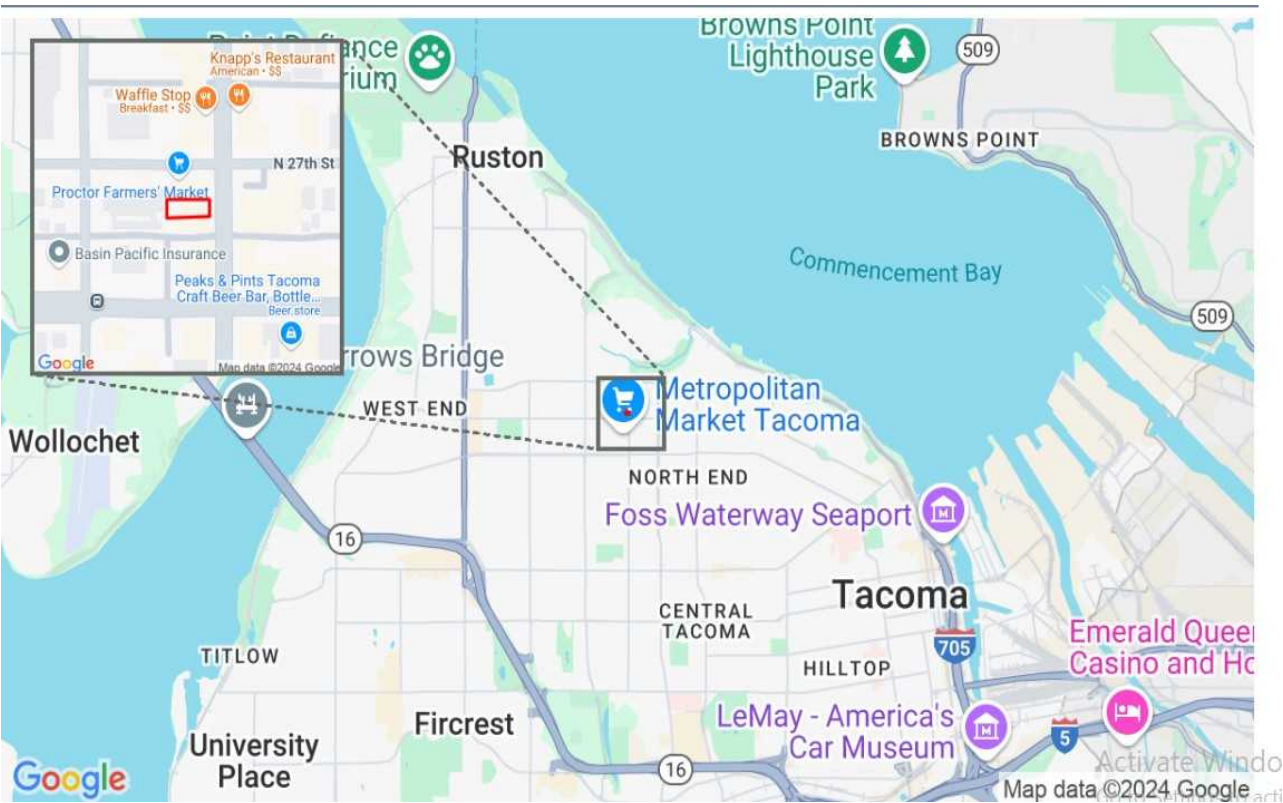
[Cook Line & Prep.mp4](#)

## MORE ABOUT TACOMA HERE!

<https://www.cityoftacoma.org/>

[www.visitpiercecouny.com/regions/tacoma/proctor-district/](http://www.visitpiercecouny.com/regions/tacoma/proctor-district/)







# Equipment

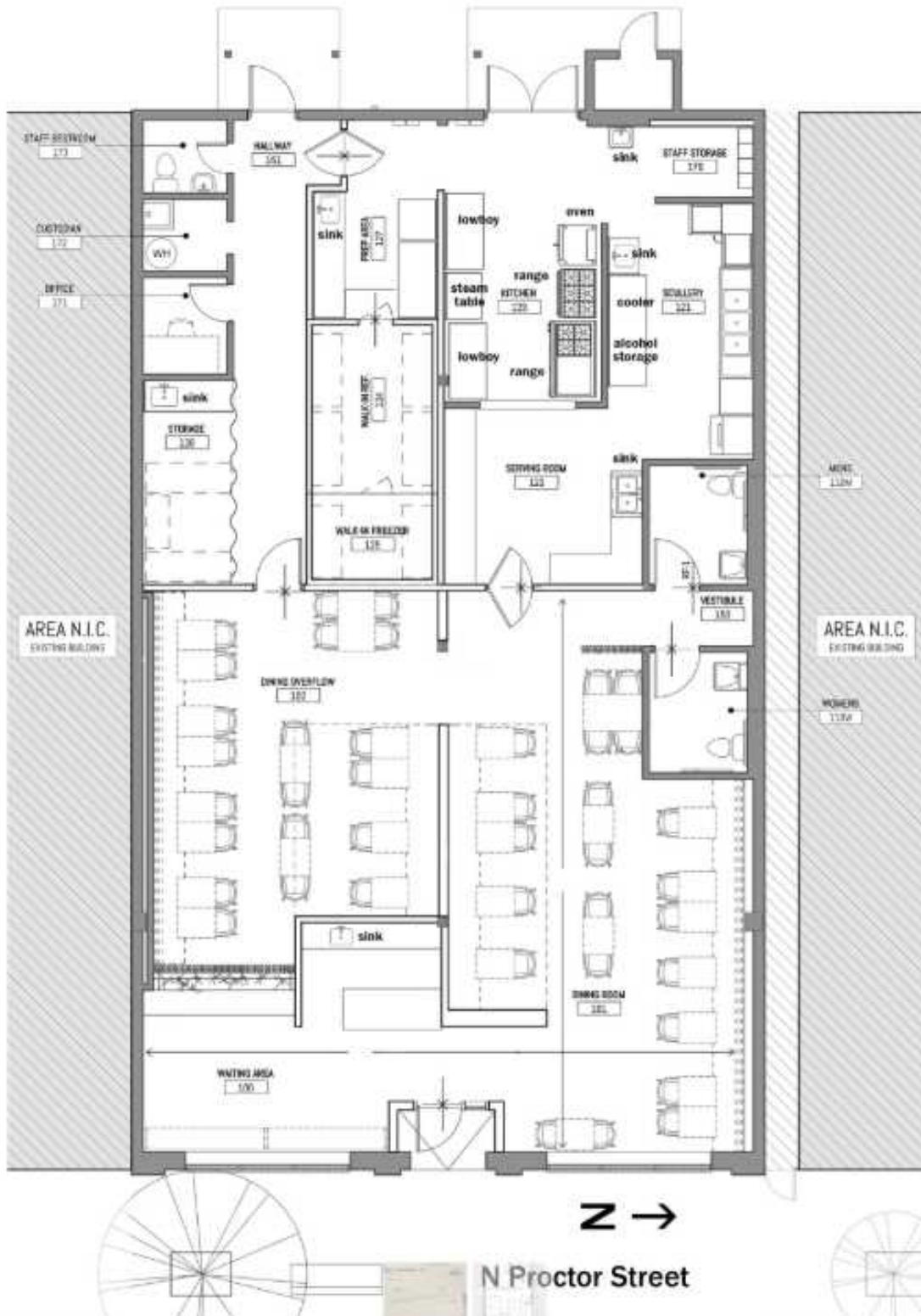
	<b>DEVICE</b>	<b>MAKE</b>	<b>MODEL #</b>
1	refrigerated work ta-	Hoshizaki	WR72A
2	mixer	Hobart	Legacy HL200
3	food processor	Robot Coupe	R2N Series
4	blender	Blendtec	Chef 600 - ES3
5	food processor	Robot Coupe	R 301 U Series D
6	blender	Blendtec	Chef 600 - ES3
7	refrigerated work ta- ble	TRUE	TSSU-48-12
8	steam table	BK	STE-3-120
9	refrigerated work ta- ble	TRUE	TSSU-48-12
10	double oven	Southbend	BGS/23SC
11	refrigeration stand	Hoshizaki	CRES49
12	6 burner cook top	Radiance	TAHP-36-6
13	range	Gartland	
14	refrigerator	TRUE	TBB-4
15	juicer	Norwalk	275
16	blender	Blendtec	Chef 600 - ES3
17	blender	Blendtec	Chef 600 - ES3
18	dishwasher	Auto-Chlor	A5 WaterSaver
19	ice maker	Hoshizaki	KN-515MAH
20	cooler	TRUE	TBB-2G
21	freezer	EdgeStar	CRF150SS-1
22	freezer	EdgeStar	CRF150SS-1
23	coffee maker	Bunn	CWTF201327
24	soup warmer	SYBO	ZCK165BT-4
25	dessert case	Pro-Kold	TEM200+



# Equipment

30 quart Hobart	10' type I hood
2- 3 door reach -in prep-cooler	48 Employee lockers
8 large metro racks	500 lbs ice machine
2 small black metro racks	2 door glass front beverage cooler
6x 4 walk in freezer	Heat lamp
6 x 12 walk in cooler	2 basin soup warmer
5 speed racks	2 - cash drawers
1 1/2 speed racks	POS - Touch bistro
2 - 2 door deli fridge	Grease trap
2 - stacking convection ovens	Safe
6 burner	POS
2 drawer fridge	2 - 200 amping single phase
4 burner with 36" flat top	8 Security cameras
And two owns	Dishes leased
Chip warmer	Walk-in cooler
48" slander	6 large Metro rack

# Equipment



# Demographics

## 2620 North Proctor Street

[Add scores to your site](#)

North End, Tacoma, 98407

Commute to **Downtown Ruston**

10 min 21 min 17 min 57 min [View Routes](#)

**Favorite**

**Map**

**Nearby Tacoma Apartments on Redfin**

[Looking for a home for sale in Tacoma?](#)

Walk Score  
**87**

### Very Walkable

Most errands can be accomplished on foot.

Bike Score  
**82**

### Very Bikeable

Biking is convenient for most trips.

[About your score](#)



Statistic	North End	Tacoma	Washington
Population	23,478	215,766	7,614,893
Population density (sq mi)	5,299	4,340	117
Median age	37.9	36.0	37.6
Male/Female ratio	0.9:1	1.0:1	1.0:1
Married (15yrs & older)	n/a	48%	56%
Families w/ Kids under 18	44%	43%	44%
Speak English	n/a	82%	81%
Speak Spanish	n/a	7%	8%

Numbers provided by areavibes.com , walkscore.com and FOR SALE BY OWNER.com



1833 N. 105th St, Suite 303 Seattle 98133