



OFFERING MEMORANDUM

FORMER KFC TACOMA

3101 S 38TH ST | TACOMA, WA 98409



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PARCEL	9710001081
PARCEL SIZE	0.23 AC
BUILDING SIZE	1,896 SF
PRESENT USE	Fast Food
ZONING	CC
YEAR BUILT	1989
LISTING PRICE	\$1,200,000.00

- Free-standing
- Ample Parking
- Strong Demographics
- Excellent Visibility on 14k+ VPD S 38th St
- Co-Market Tenants include McDonald's, Taco Time NW, Brown Bear Car Wash, Michaels, & more!

[CLICK TO VIEW IN MAPS](#)

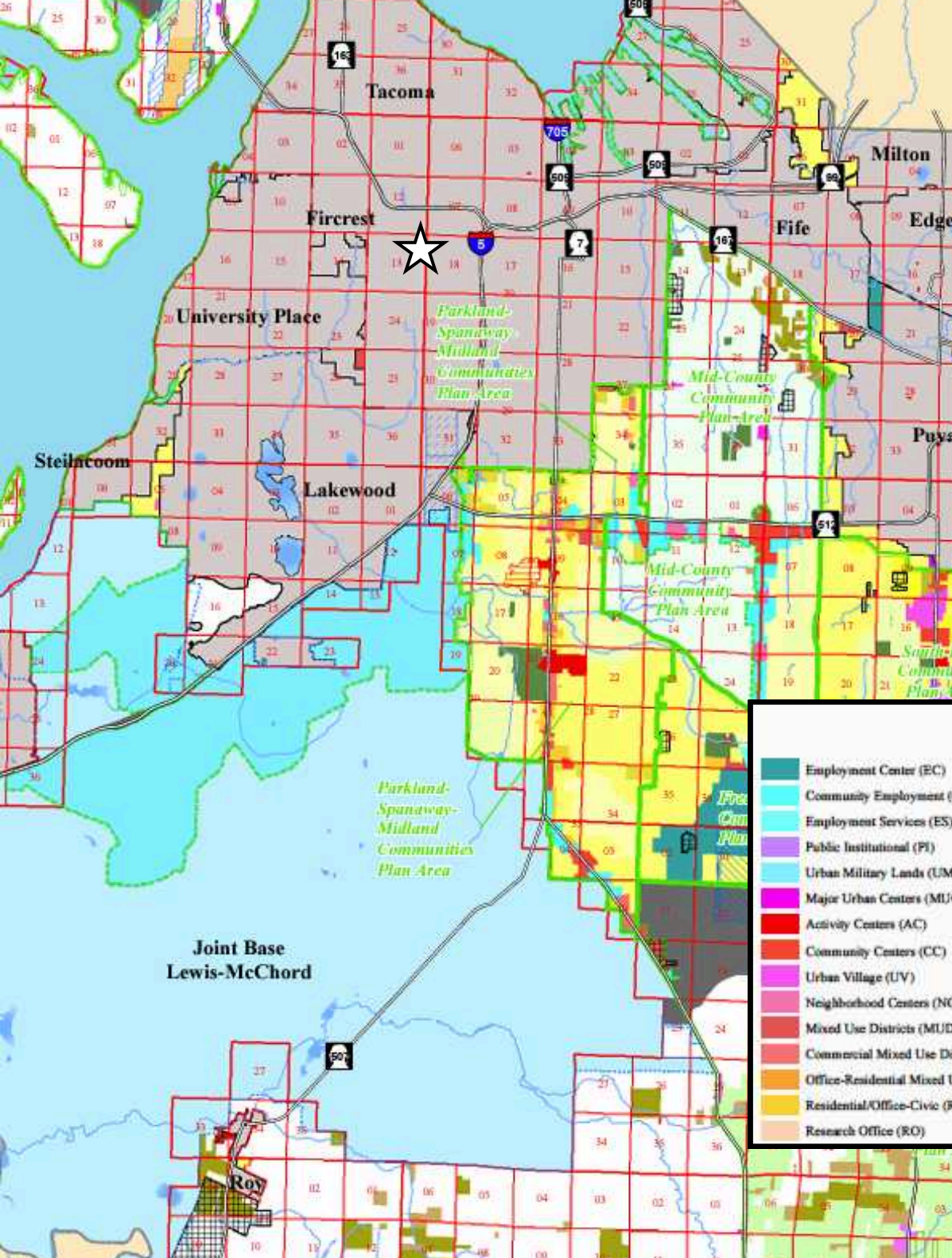


2 PARCEL MAP

CC ZONING

This zone is intended to provide for those commercial establishments which serve the shopping and service needs for large sections of the county and provides visitor services and accommodations for both destination and en route travelers.

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Zoning		
Employment Center (EC)	High Density Residential (HRD)	Village Residential (VR)
Community Employment (CE)	Moderate-High Density Residential (MHR)	Eas. Pub. Fac./Rural Airport (EFRAN)
Employment Services (ES)	High Density Single-Family (HSF)	Eas. Pub. Fac./Rural Airport (EFRAS)
Public Institutional (PI)	Moderate Density Single-Family (MSF)	Rural Separator (Rsep)
Urban Military Lands (UML)	Single-Family (SF)	Rural 10 (R10)
Major Urban Centers (MUC)	Residential Resource (RR)	Rural 5 (R5)
Activity Centers (AC)	Master Planned Communities (MPC)	Rural Sensitive Resource (RSR)
Community Centers (CC)	Emp. Based Planned Communities (EBPC)	Rural Farm (RF)
Urban Village (UV)	Rural Military Land (RML)	Rural 20 (R20)
Neighborhood Centers (NC)	Rural Activity Center (RAC)	Rural 40 (R40)
Mixed Use Districts (MUD)	Gateway Community (GC)	Master Planned Resort (MPR)
Commercial Mixed Use Districts (CMUD)	Rural Industrial Center (RIC)	Park and Recreation (PR)
Office-Residential Mixed Use Districts (OMUD)	Rural Neighborhood Center (RNC)	Designated Forest Land (FL)
Residential/Office-Civic (ROC)	Village Center (VC)	Agricultural Resource Land (ARL)
Research Office (RO)	Tourist Commercial (TC)	



223k
TOTAL
POPULATION

153k
DAYTIME
POPULATION

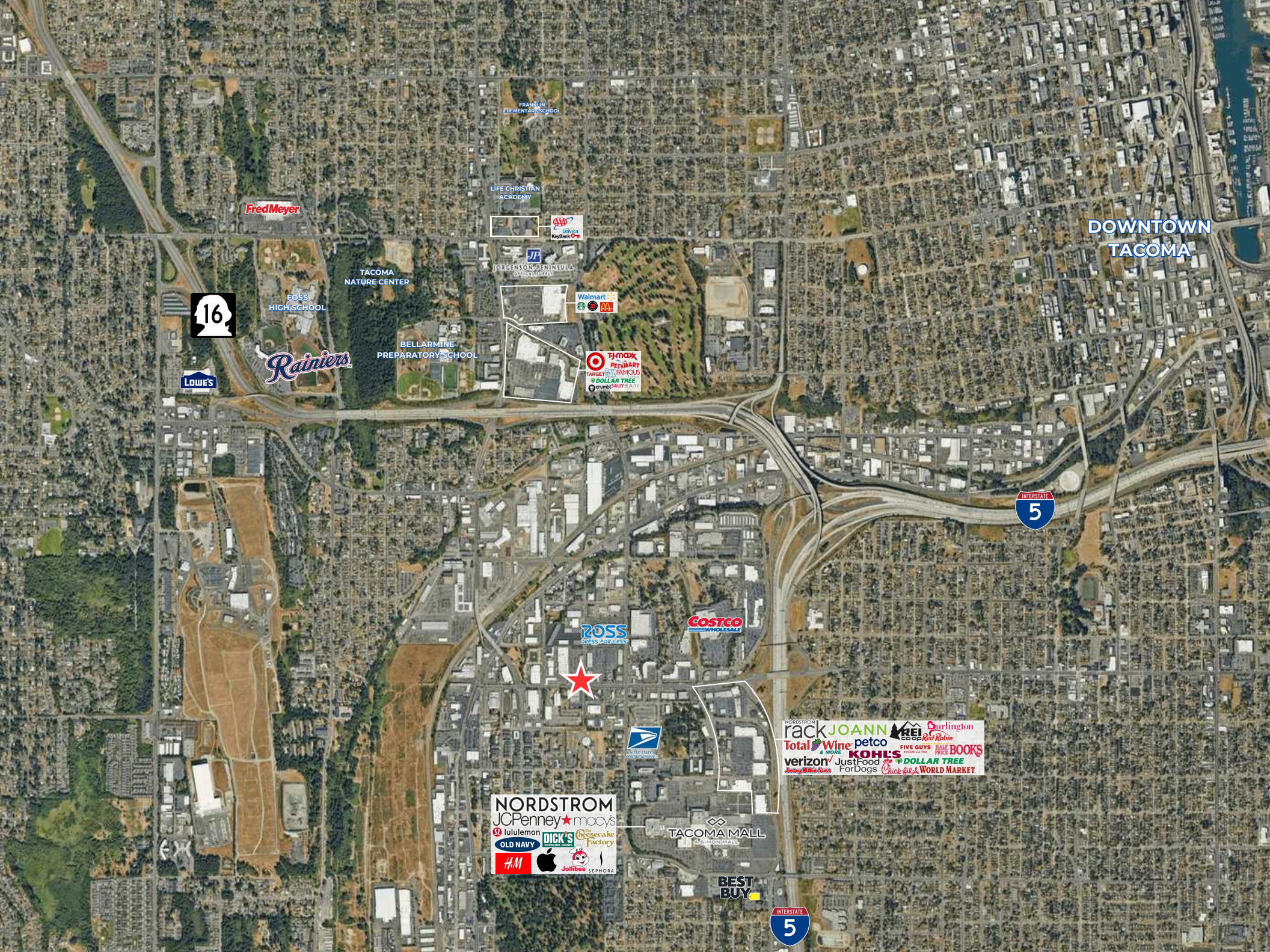
\$116k
AVG. HOUSEHOLD
INCOME

9.9k
BUSINESSES

67%
ADULTS WITH
COLLEGE EDUCATION

85.7k
EMPLOYEES

*2024 PROJECTIONS FOR TACOMA, WA. COLLECTED VIA SITESUSA



DOWNTOWN
TACOMA



Rainiers



ROSS
HIGH SCHOOL

TACOMA
NATURE CENTER

BELLARMINE
PREPARATORY SCHOOL

JORGENSEN PENINSULA
COMMUNITY CENTER



TACOMA MALL
A SIMON MALL





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