

OFFERING MEMORANDUM

1350-1352 Fawcett Ave

1350-1352 Fawcett Ave
Tacoma WA 98402

Tia Yeo
Skyline Properties Inc.
Real Estate Managing Broker
(253) 307-2244
tia@realestate-tia.com
Lic: 25008859



SKYLINE
COMMERCIAL

1350-1352 Fawcett Ave

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Aerial Map

Local Business Map

Major Employers

03 Demographics

Demographics

Exclusively Marketed by:



Tia Yeo

Skyline Properties Inc.
Real Estate Managing Broker
(253) 307-2244
tia@realestate-tia.com
Lic: 25008859



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1350-1352 Fawcett Ave Tacoma WA 98402
COUNTY	Pierce
BUILDING SF	2,400 SF
LAND ACRES	0.273
LAND SF	11,900 SF
YEAR BUILT	1961
YEAR RENOVATED	1990
APN	2013100090/2013100100

FINANCIAL SUMMARY

PRICE	\$1,499,999
PRICE PSF	\$625.00

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	22,462	106,767	272,683
2025 Median HH Income	\$59,338	\$78,611	\$85,452
2025 Average HH Income	\$87,274	\$105,990	\$114,591

Owner use retail building / Development site

- Land price: \$126.05/SF
- Existing Dry Cleaner, A 2,400 sq ft building on two parcels totaling 0.273 acres in the heart of downtown Tacoma.
- Lots of Opportunity, Continue the business or change the business to your desire, or develop into Multi-Family.
- Opportunity Zone and Multifamily Development Tax Exemption.
- Heart of Downtown Tacoma. Excellent Location, Close to Rail Station, Tacoma Convention Center, University of WA, Access to Hwy 705&I-5.



1350-1352 FAWCETT AVE

02

Location

Location Summary

Aerial Map

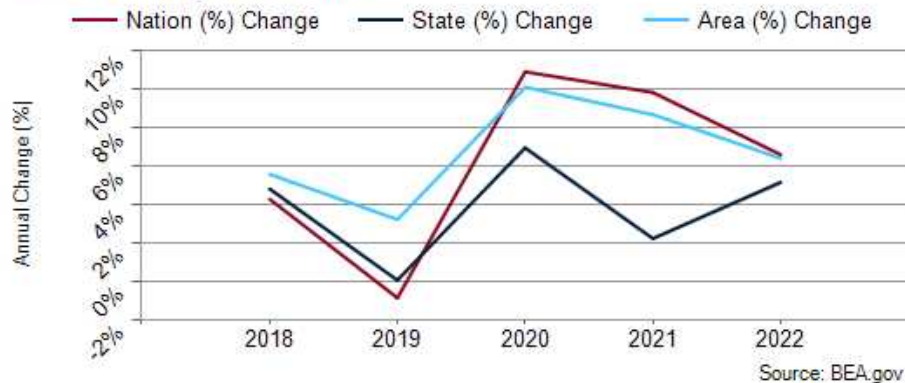
Local Business Map

Major Employers

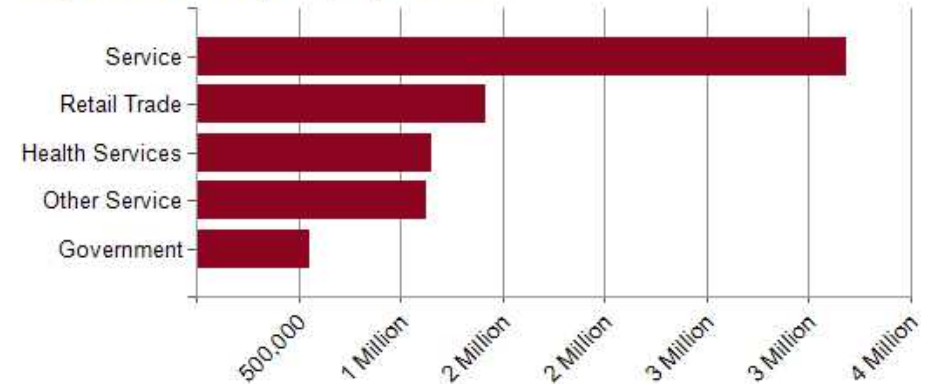
Downtown Tacoma

- **Growth and Development:** Downtown Tacoma has seen increased investment in both residential and commercial sectors. This includes new apartment buildings, mixed-use developments, and renovations of historic properties.
- **Market Trends:** The real estate market in Downtown Tacoma has seen rising property values and rental rates, reflecting robust demand for housing and commercial spaces. The multifamily housing market, in particular, has been buoyed by demand from young professionals and students.
- Overall, downtown Tacoma presents numerous opportunities for investment and development, supported by a growing population, increasing economic activity, and a favorable business environment.

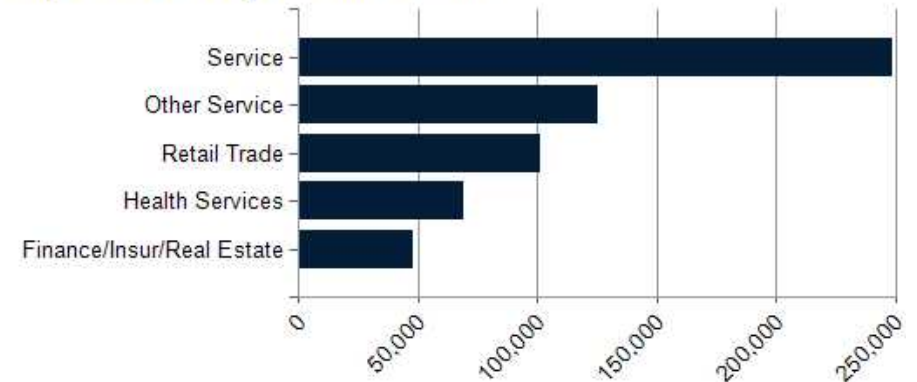
Pierce County GDP Trend



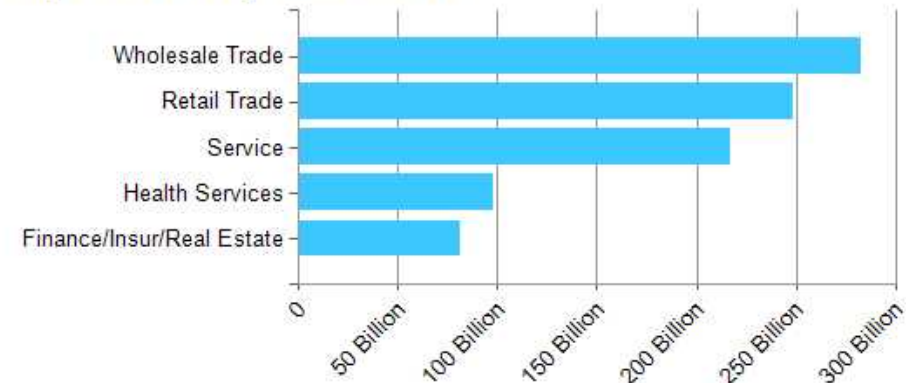
Major Industries by Employee Count



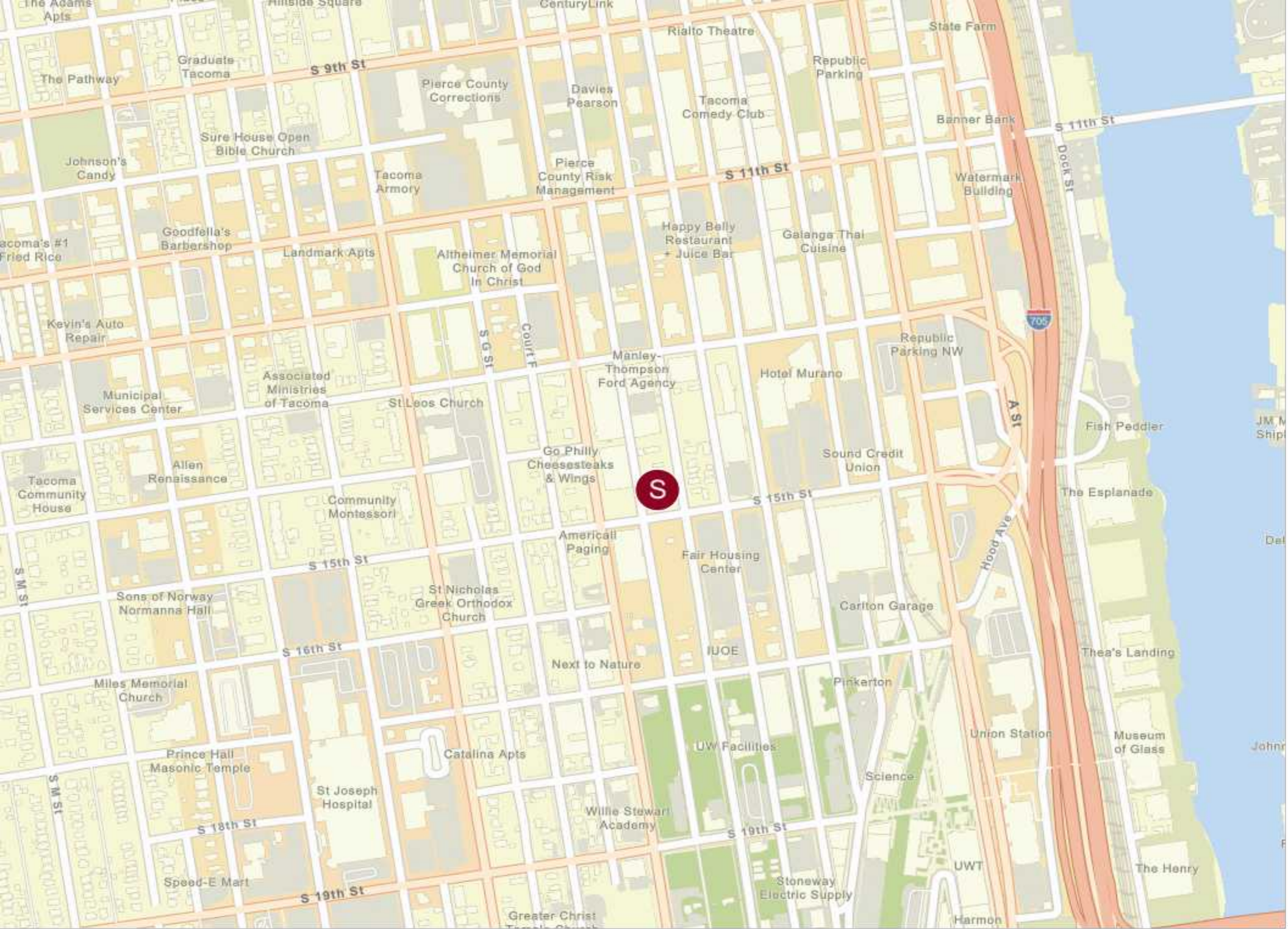
Major Industries by Business Count



Major Industries by Sales Amount



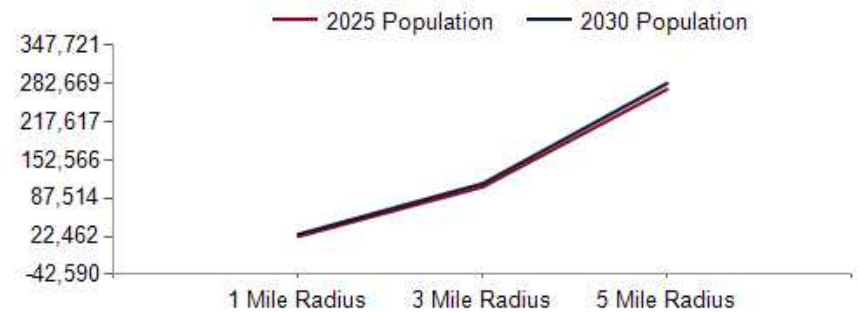




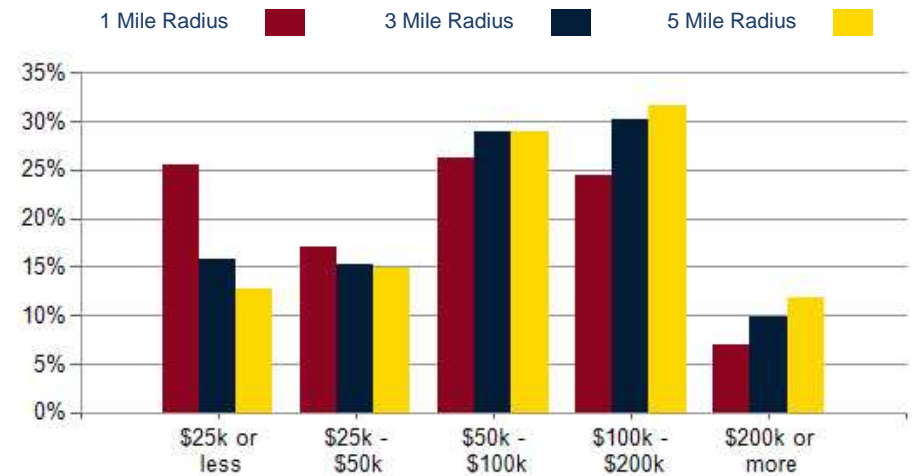
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,003	91,122	230,867
2010 Population	18,579	92,803	240,624
2025 Population	22,462	106,767	272,683
2030 Population	25,913	112,355	282,669
2025-2030: Population: Growth Rate	14.50%	5.15%	3.60%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,746	3,955	8,051
\$15,000-\$24,999	945	3,138	5,810
\$25,000-\$34,999	621	2,406	5,472
\$35,000-\$49,999	1,180	4,437	10,756
\$50,000-\$74,999	1,733	7,544	17,534
\$75,000-\$99,999	1,047	5,479	13,904
\$100,000-\$149,999	1,620	8,537	21,696
\$150,000-\$199,999	958	5,049	12,603
\$200,000 or greater	740	4,411	12,923
Median HH Income	\$59,338	\$78,611	\$85,452
Average HH Income	\$87,274	\$105,990	\$114,591

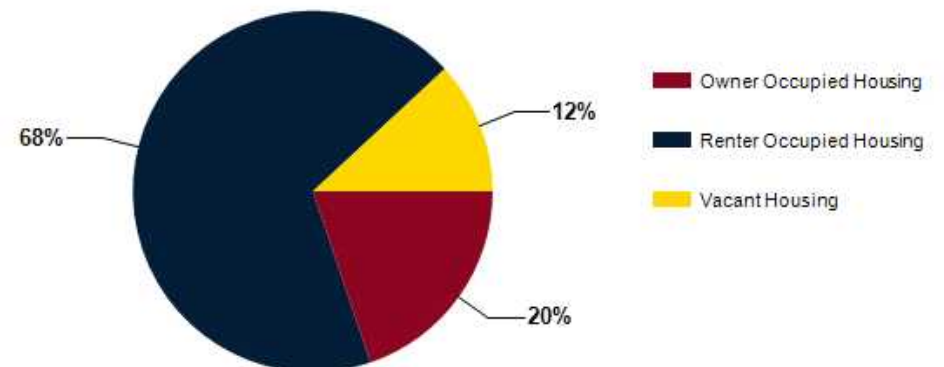
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,743	38,823	96,310
2010 Total Households	7,864	37,539	94,989
2025 Total Households	10,590	44,956	108,750
2030 Total Households	12,640	47,985	113,595
2025 Average Household Size	1.83	2.26	2.44
2025-2030: Households: Growth Rate	18.00%	6.55%	4.40%



2025 Household Income



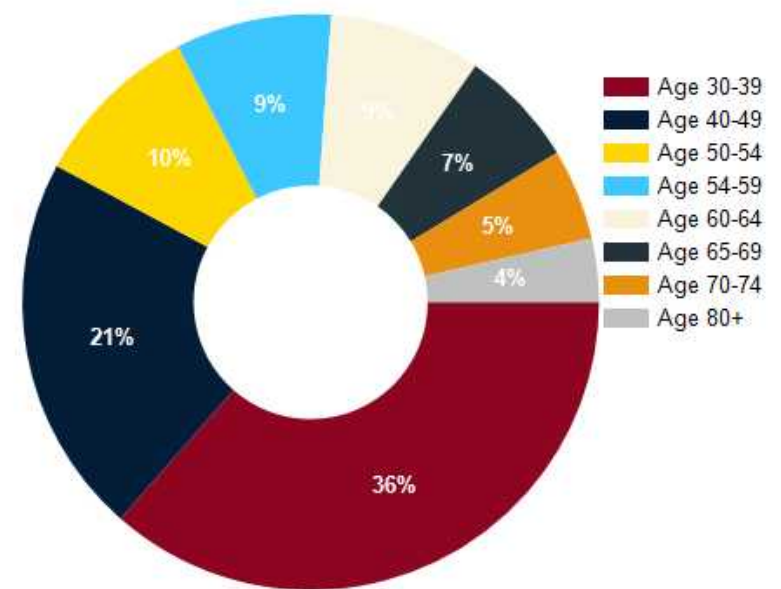
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,818	10,528	23,413
2025 Population Age 35-39	2,180	9,213	21,680
2025 Population Age 40-44	1,631	8,002	20,094
2025 Population Age 45-49	1,300	6,417	16,425
2025 Population Age 50-54	1,307	6,316	16,379
2025 Population Age 55-59	1,201	5,899	15,785
2025 Population Age 60-64	1,171	5,800	16,090
2025 Population Age 65-69	909	5,077	14,461
2025 Population Age 70-74	701	3,966	11,204
2025 Population Age 75-79	489	2,784	8,103
2025 Population Age 80-84	258	1,493	4,767
2025 Population Age 85+	224	1,340	4,654
2025 Population Age 18+	19,595	87,708	219,032
2025 Median Age	35	37	38
2030 Median Age	37	38	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,983	\$80,640	\$84,593
Average Household Income 25-34	\$90,718	\$104,317	\$109,103
Median Household Income 35-44	\$80,909	\$102,342	\$106,707
Average Household Income 35-44	\$114,828	\$130,110	\$136,310
Median Household Income 45-54	\$73,891	\$101,810	\$107,915
Average Household Income 45-54	\$101,147	\$127,380	\$137,318
Median Household Income 55-64	\$53,480	\$80,471	\$92,152
Average Household Income 55-64	\$83,214	\$109,958	\$123,361
Median Household Income 65-74	\$39,341	\$60,275	\$71,310
Average Household Income 65-74	\$66,419	\$86,537	\$100,370
Average Household Income 75+	\$51,347	\$64,110	\$72,776



1350-1352 Fawcett Ave

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Skyline Properties Inc. and it should not be made available to any other person or entity without the written consent of Skyline Properties Inc..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Skyline Properties Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Skyline Properties Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Skyline Properties Inc. has not verified, and will not verify, any of the information contained herein, nor has Skyline Properties Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Tia Yeo

Skyline Properties Inc.
Real Estate Managing Broker
(253) 307-2244
tia@realestate-tia.com
Lic: 25008859

