

FOR SALE

# REDEVELOPMENT OPPORTUNITY WITH EXISTING INCOME

2222 96TH ST S, TACOMA, WA 98444

96TH ST S

STEELE ST S

*\$15.54 PSF*

*3.40*

LOT AC

*148,041*

LOT SF

*9*

TOTAL BUILDINGS

*9,086*

BUILDING SF

*\$2,300,000*

SALE PRICE

BRUCE BARKER, CCIM, MBA  
253.722.1459 | [bruce.barker@kidder.com](mailto:bruce.barker@kidder.com)

BEN NORBE  
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## INCOME & EXPENSES

### INCOME

Per Month

RENTAL INCOME	\$226,941
OTHER INCOME	\$32,878
TOTAL INCOME	\$239,819

### UNIT

Type	# of Units	\$/SF
1 BED / 1 BATH	14	\$935
2 BED / 2 BATH	7	\$1,014

### LAND SALE COMP

10415 Sales Rd S

Closed: 02/04/2025

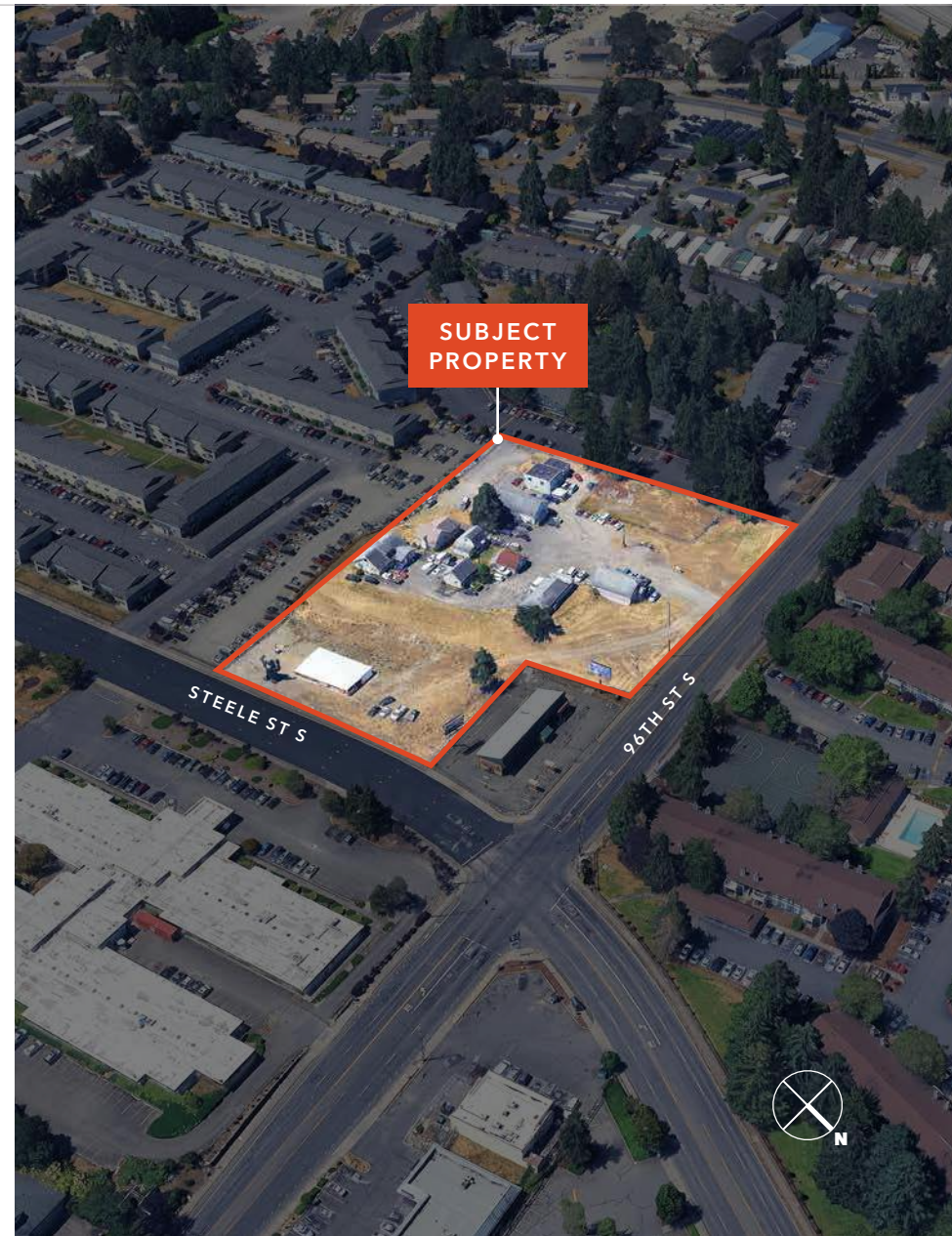
Zoning: ROC

Expected: Multifamily development

1.178 Acres

Price Per Acre: \$704,702

2222 96th St S:  $3.39 \times \$704,702 = \$2,388,939.79$



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**11,888+ VEHICLES**  
Average Daily Traffic

**SUBJECT  
PROPERTY**



**10,632+ VEHICLES**  
Average Daily Traffic

STEELE ST S

96TH ST S



## PROPERTY INFORMATION

TAX PARCEL 0319061143

UTILITIES Power, Sewer, Water

FRONTAGE 315 SF

ZONING MUNICIPALITY Pierce County  
→ [ZONING TABLE](#)

ZONING MUD (Mixed Use District)  
→ [ZONING MAP](#)

### POTENTIAL USES

- Mobile Home Park
- Multifamily
- Senior Housing
- Single Family Detachment
- Two-Family Housing (Duplex)
- Day-Care Centers
- Education
- Religious Assembly
- Administrative & Professional Office
- Business Services
- Eating and Drinking Establishments
- Motor Vehicle Sales and Repair
- Sales of Merchandise and Services
- Storage and Moving

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## 799-Unit Mini Storage Design

### KEY POINTS OF INFO ON THIS PLAN

The entry is now off 96th, and the gate approach complies with the Pierce County Commercial gate requirements.

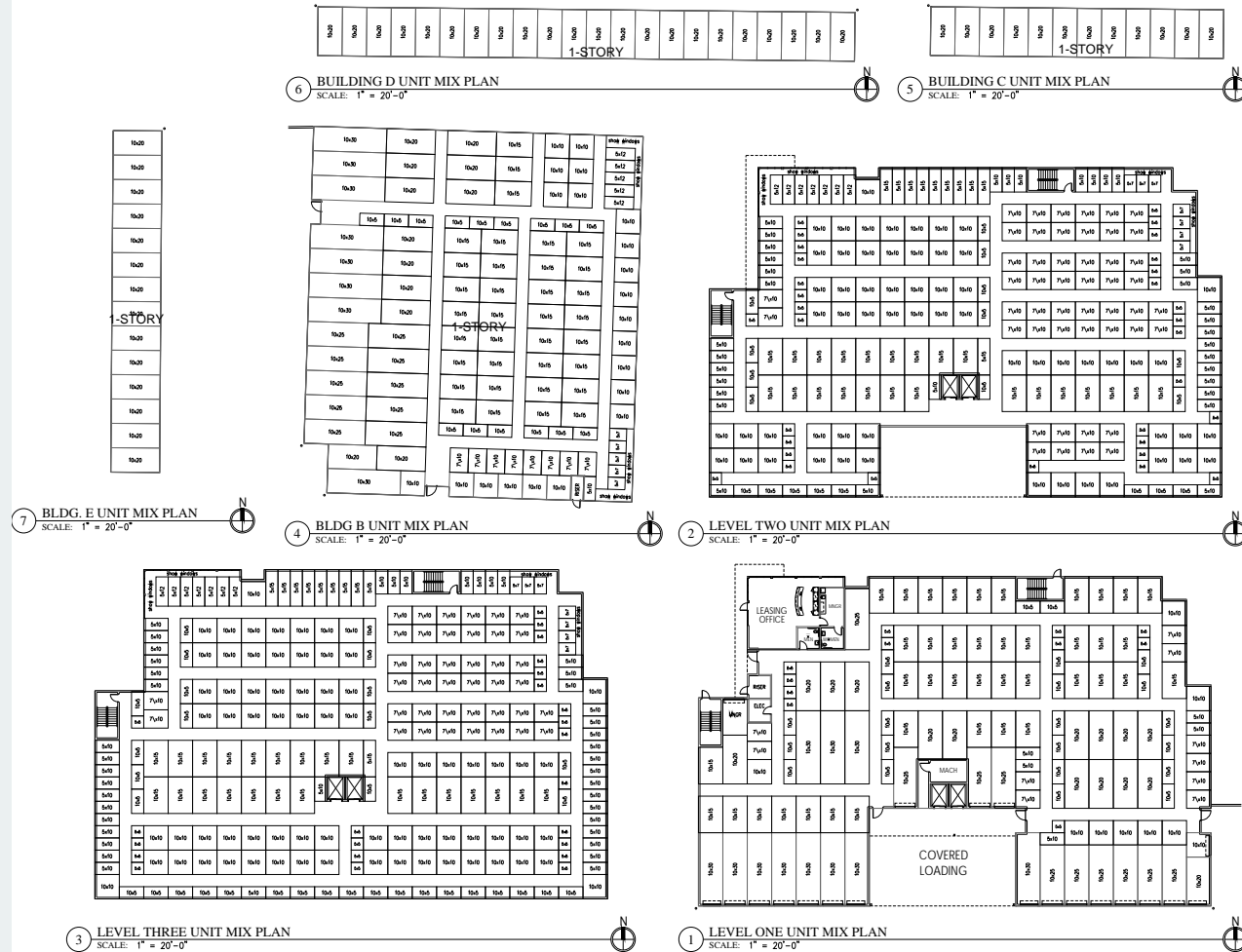
The perimeter buildings are 100% self-storage and the central structural is an open-sided RV canopy.

Storm water retention would be done below grade in the drive aisles.

As an alternate, the RV canopy could be replaced with a surface storm water pond.

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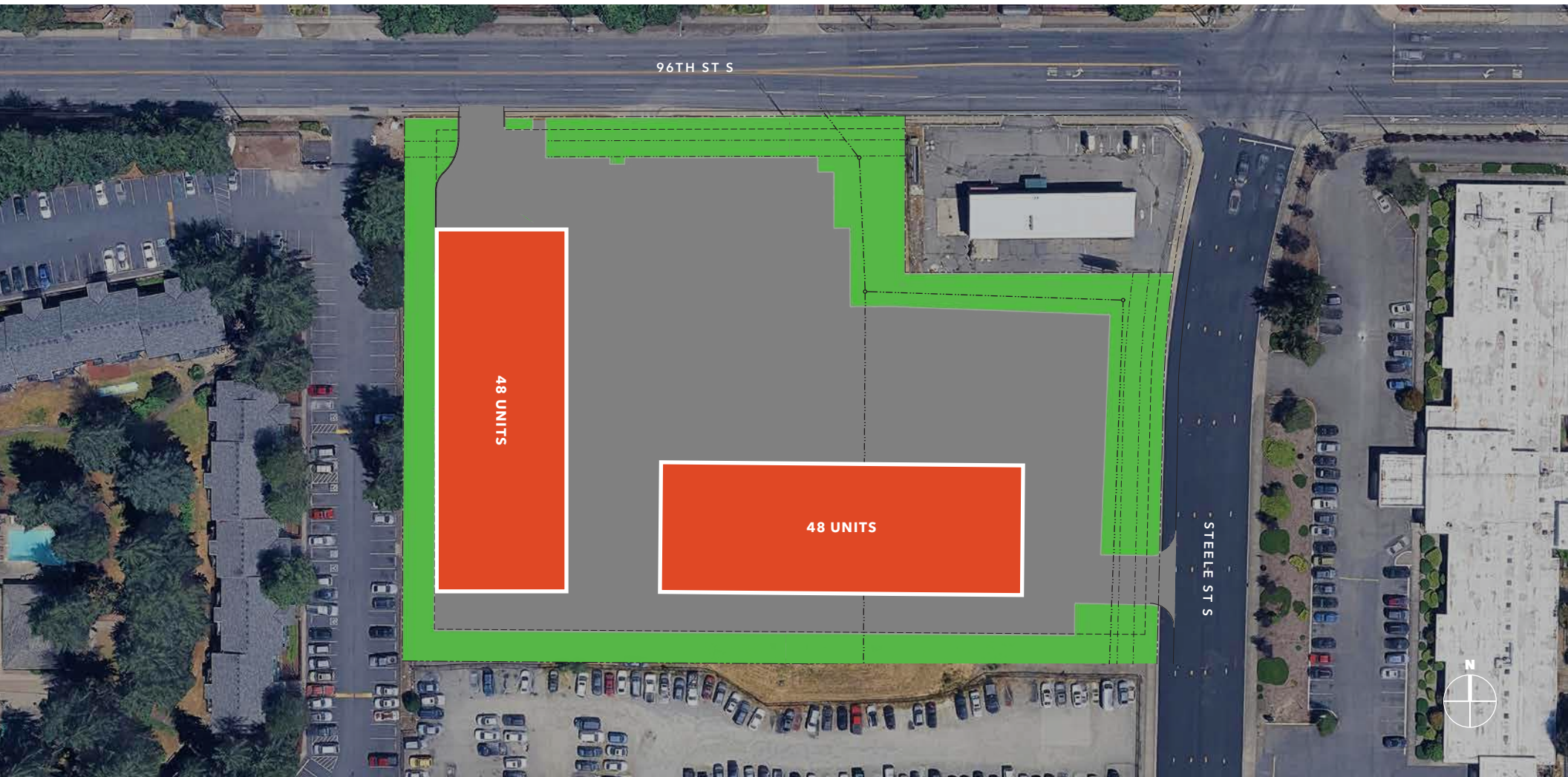
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# MULTIFAMILY DEVELOPMENT



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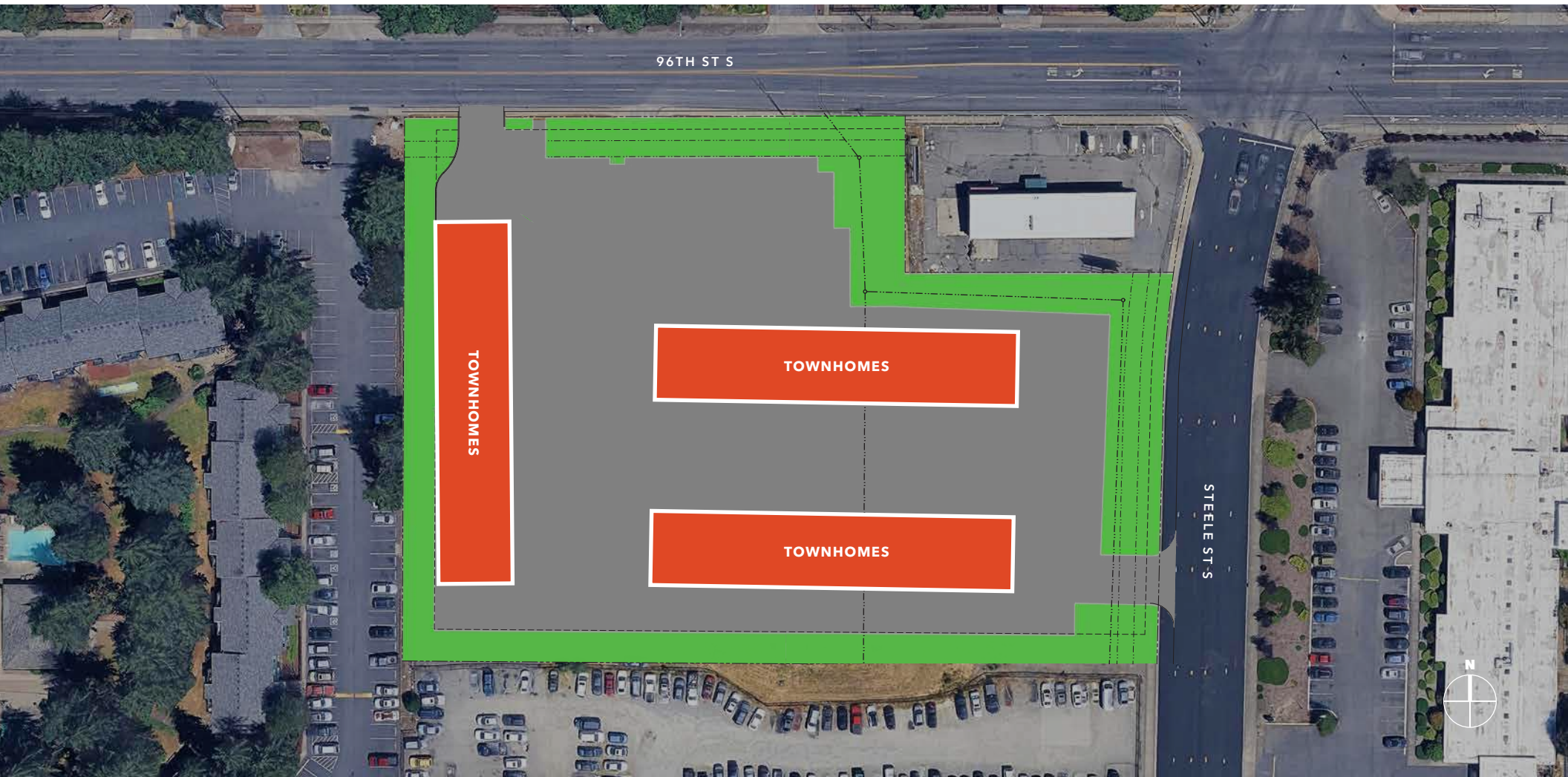
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# TOWNHOME DEVELOPMENT



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# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	17,038	107,608	237,021
2020 CENSUS	18,514	117,813	263,055
2025 ESTIMATED	18,968	117,445	261,769
2030 PROJECTED	19,328	117,576	262,633

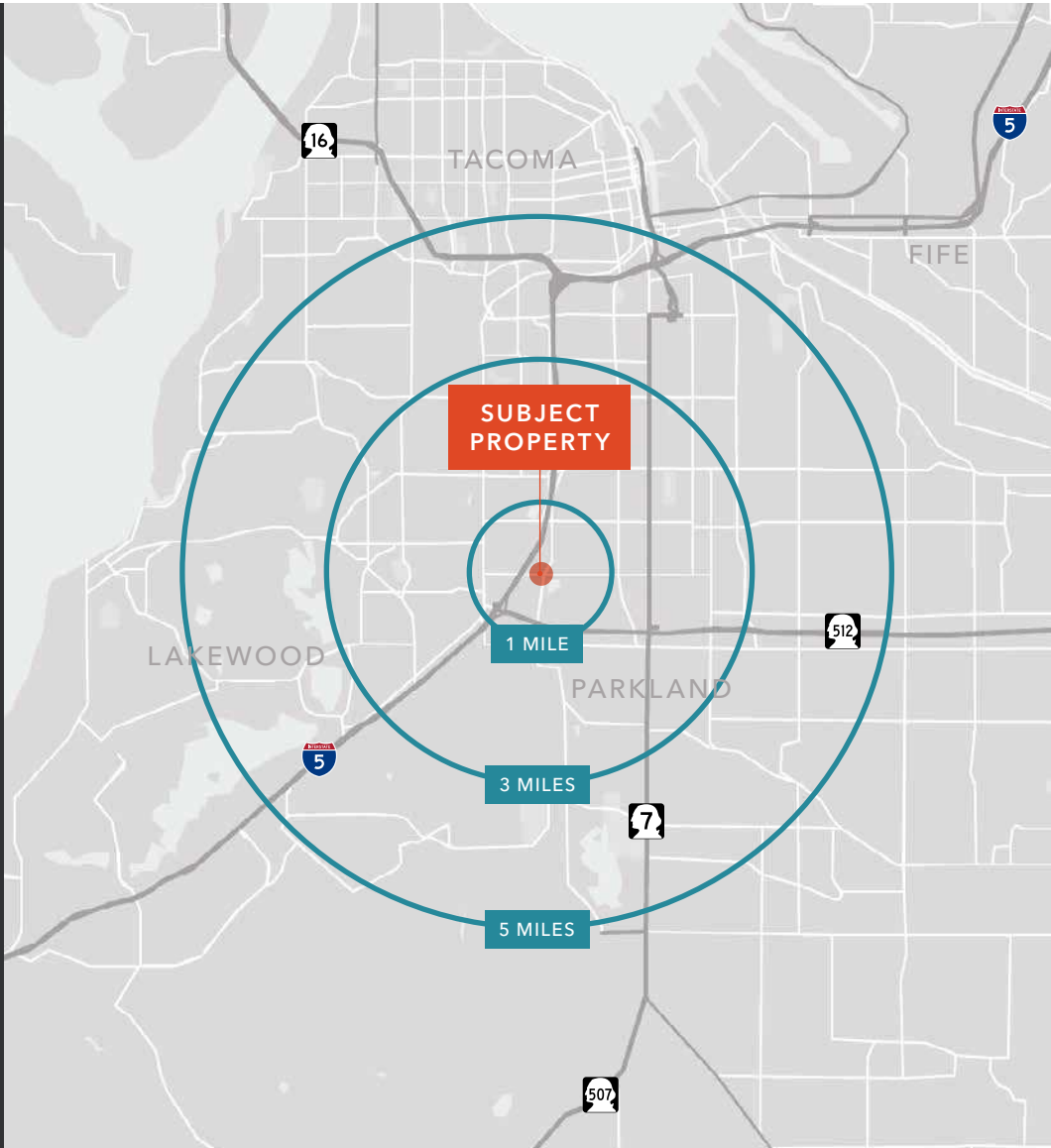
## MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	32.2	33.9	35.3
% FEMALE	50.5%	49.8%	50.0%
% MALE	49.5%	50.2%	50.0%

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$60,205	\$76,781	\$82,737
2030 MEDIAN PROJECTED	\$78,799	\$97,999	\$106,085
2025 AVERAGE	\$79,790	\$98,963	\$107,201
2030 AVERAGE PROJECTED	\$128,928	\$129,576	\$121,531

Data Source: ©2025, Sites USA



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## DRIVE TIME

JBLM 12 MINUTES

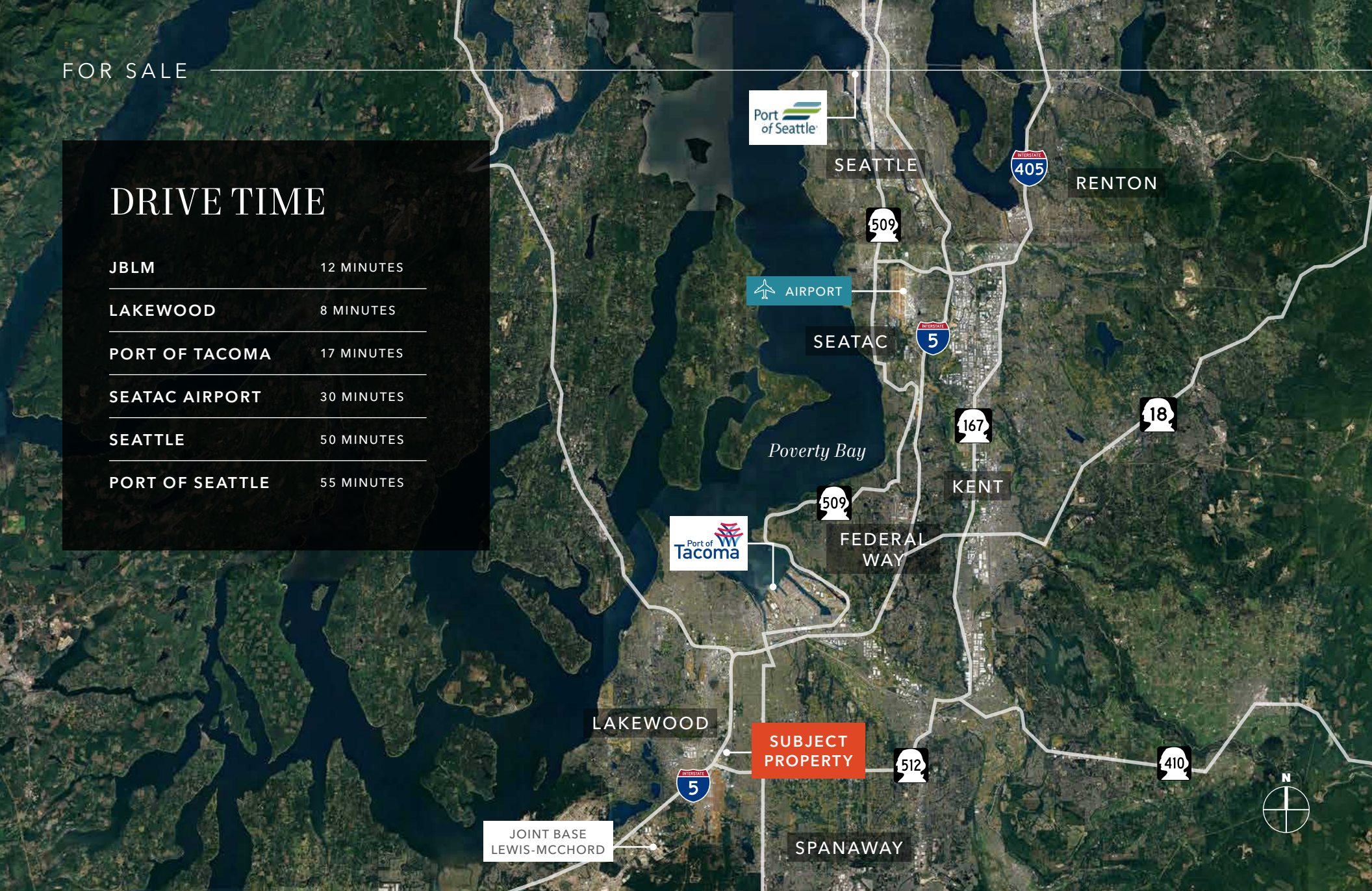
LAKEWOOD 8 MINUTES

PORT OF TACOMA 17 MINUTES

SEATAC AIRPORT 30 MINUTES

SEATTLE 50 MINUTES

PORT OF SEATTLE 55 MINUTES



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