



\$2,664,650
FOR SALE

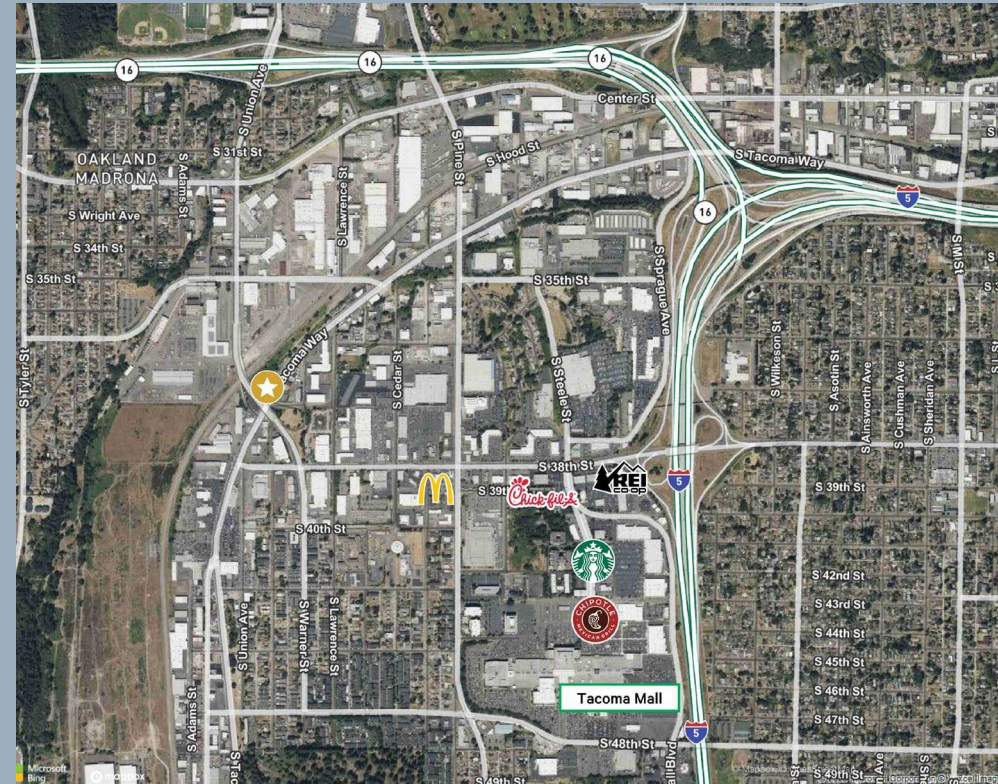
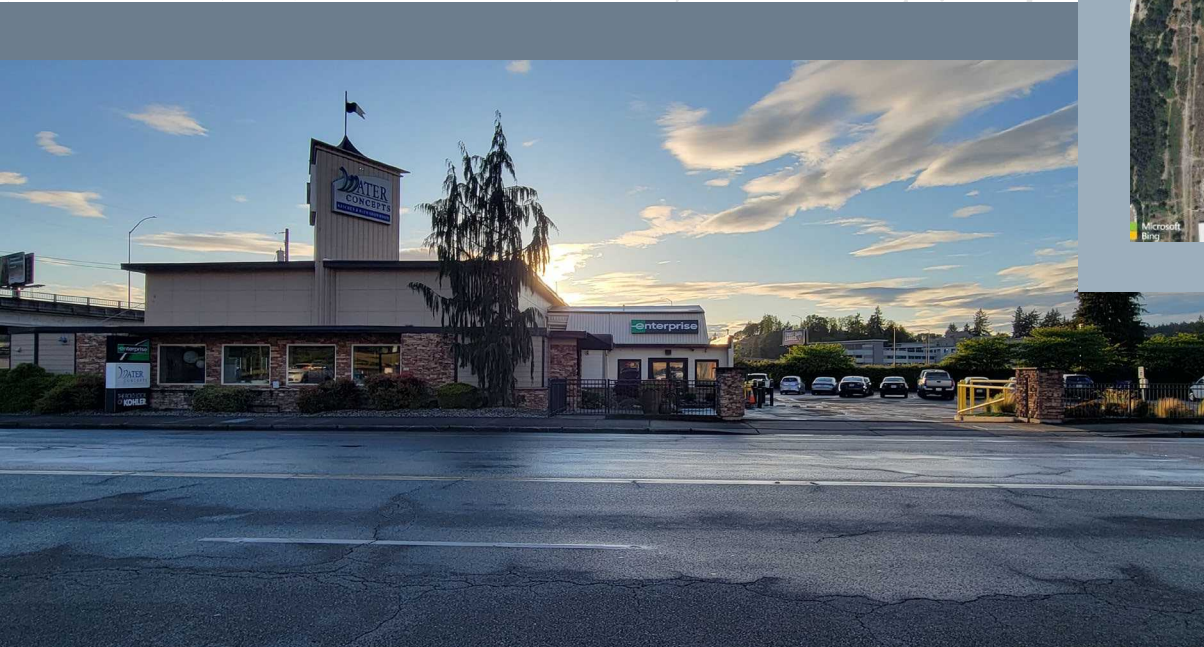
3505-3515
S Tacoma Way

Tacoma, WA

CBRE

Property Description

This property features a versatile mix of office and retail spaces in the main building, along with a car wash, maintenance shed, and surrounding paved and partially covered yard areas. The highly specialized improvements make this property unique in the market, offering exceptional value for automotive-related businesses, whether for sales, rental, storage, or repair. Additionally, it caters to general commercial users within the S. Tacoma Way retail corridor.



Enterprise Rent-A-Car is the largest rental car company in the United States, with more than 9,000 locations, and over 230 airport locations across the Country and is headquartered in the Greater St. Louis, Missouri area.

Water Concepts is a wholly owned entity of The Winsupply Family of Companies a leading supplier of materials for residential and commercial construction as well as industrial use with 670 locations across the Country. Founded in 1956, Winsupply is headquartered in Dayton, OH.



1935 | 2008
YEAR BUILT



9,144 SF
NET RENTABLE
AREA



12/31/25
LEASE TERM



2.2 (Approx.)
ACRES



100%
CURRENT
OCCUPANCY



Central Tacoma
MARKET



\$137,952
IN-PLACE NOI



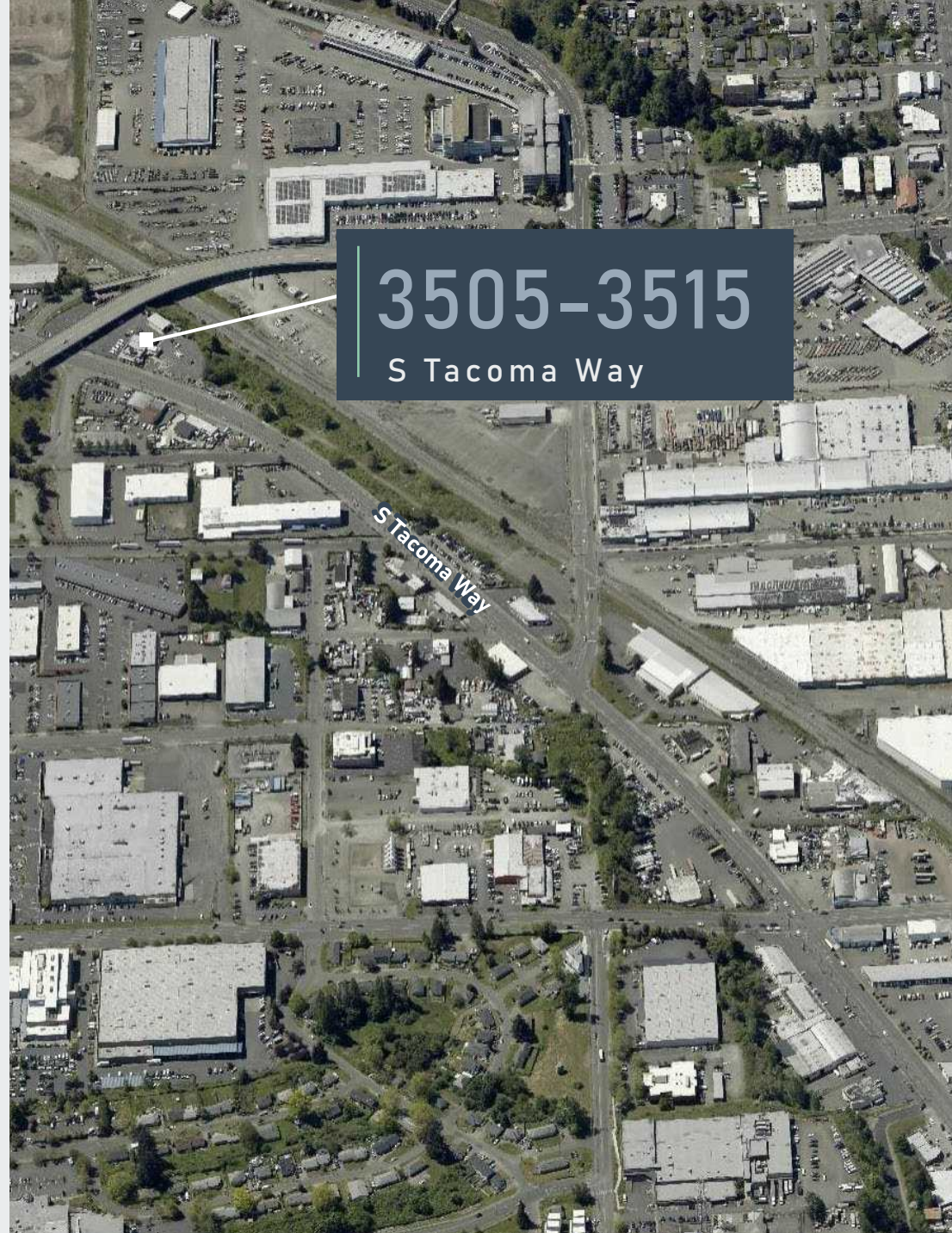
1.2 Miles from I-5
LOCATION



Modified NN
LEASE TYPE



M1/M2
ZONING



3505-3515
S Tacoma Way

WinSupply

Base Rent Term	Rent/ Monthly	Rent/ Yearly
Jan 2025 - Dec 2025	\$6,048.51	\$72,582.12
Jan 2026 - Dec 2026	\$6,199.72	\$74,396.67
Jan 2027 - Dec 2027	\$6,354.72	\$76,256.59
Jan 2028 - Dec 2028	\$6,513.58	\$78,163.08

- Lease Expiration Date: 12/31/2028
- \$6,048.51 Base Rent (monthly)
- 2.5% annual increase on January 1st each year
- No remaining lease options

Enterprise

Base Rent Term	Rent/ Monthly	Rent/ Yearly
Jan 2025 - Dec 2025	\$7,538.01	\$90,456.12
Jan 2026 - Dec 2026	\$7,726.46	\$92,717.52
Jan 2027 - Dec 2027	\$7,919.62	\$95,035.46
Jan 2028 - Dec 2028	\$8,117.61	\$97,411.35
Jan 2029 - Dec 2029	\$8,320.55	\$99,846.63

- Lease Expiration Date: 3/31/2029
- \$7,538.01 Base Rent (monthly)
- 2.5% annual increase on March 1st each year
- 3-5 year options to extend with 2.5% annual increases



3505-3515

S Tacoma Way



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CBRE

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