

RETAIL FOR SALE

BEER STAR TACOMA

4328 6TH AVENUE, TACOMA, WA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INVESTMENT OR OWNER / USER OPPORTUNITY

AVAILABLE SPACE

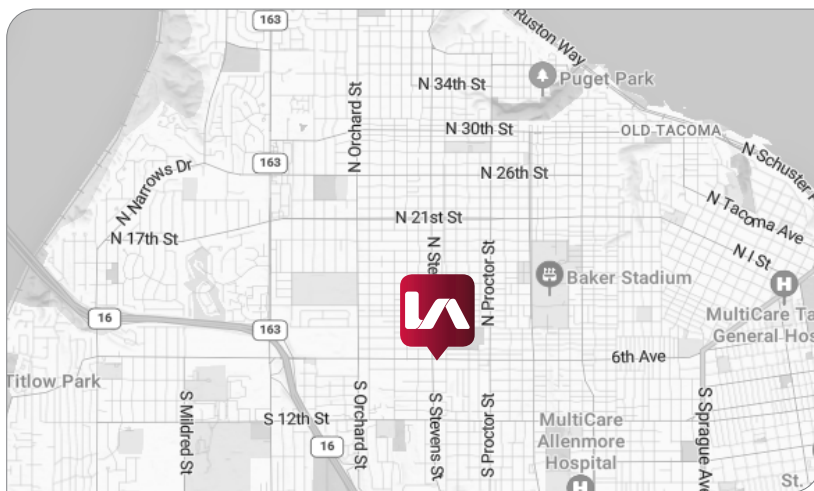
SALE PRICE	\$1,350,000
CAP RATE	6.4%
BUILDING SIZE	3,500 SF
LOT SF	15,000 SF
YEAR BUILT	1976
RENOVATED	2008
ZONING	C-1
EXISTING LEASE EXPIRATION	10/9/2027

HIGHLIGHTS

This beautifully renovated retail tap house is ideally located on Tacoma's vibrant 6th Avenue, a key arterial road that connects multiple parts of the city.

Equipped with a grease trap - Zurn 500 gallon.

Don't miss out on this high-traffic, well-positioned property perfect for retail or food and beverage operations.

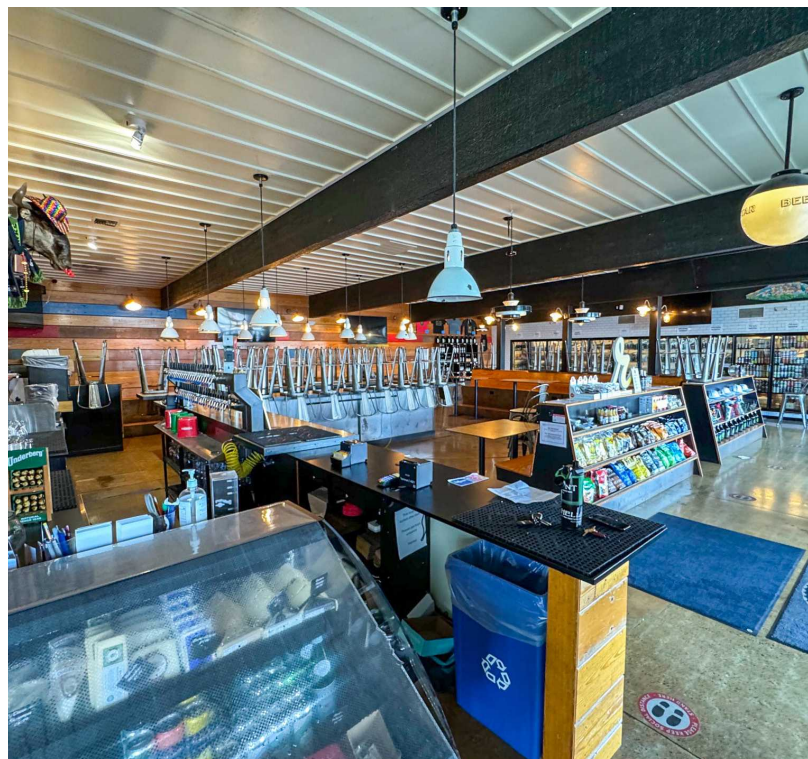
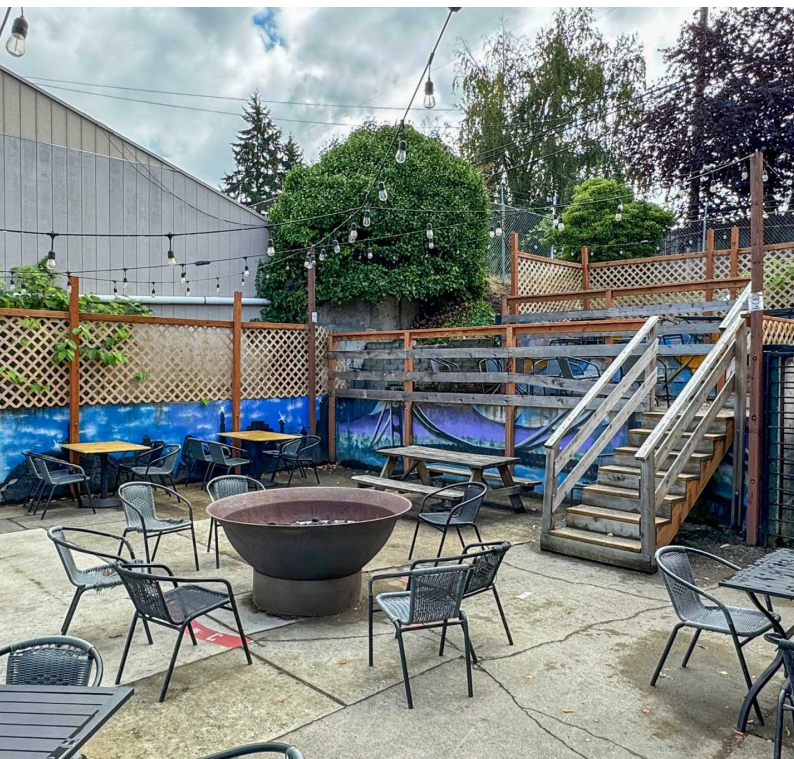
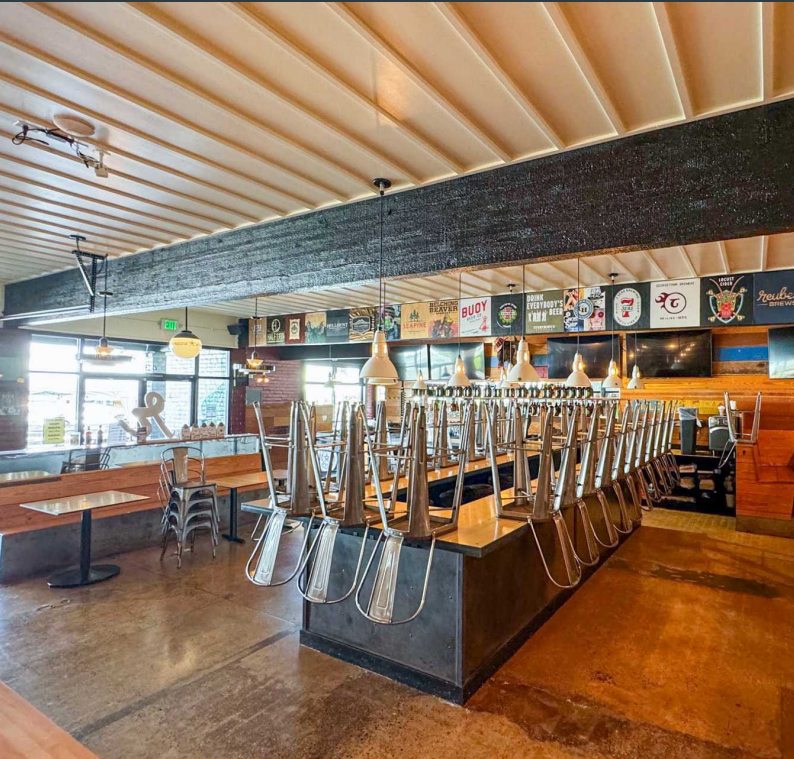


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,733	4,509	17,227
Average HH Income	\$149,190	\$140,136	\$121,313
Total Households	711	1,854	6,713

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CONTACT

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Where Shopping, Dining, and Community Converge

Situated in the heart of Tacoma, the 6th Ave Business District is a vibrant and bustling neighborhood, recognized as one of the city's top destinations. Known for its diverse mix of independent businesses, 6th Ave boasts a wide range of dining experiences, unique boutiques, and professional services.

In addition to its dynamic food and retail offerings, the district hosts various professional services, including health, wellness, and legal offices. With a welcoming atmosphere and regular community events, it's an ideal location for businesses to thrive and connect with the local community.

As a cultural hotspot in Tacoma, 6th Ave is a hub for entertainment, shopping, and events that attract both residents and visitors alike.

EAT & DRINK

- | | |
|----|-------------------------|
| 1 | La Ca Bar |
| 2 | Primo Grill |
| 3 | Da Tiki Hut |
| 4 | Joy Teriyaki |
| 5 | O'Malley's Irish Pub |
| 6 | Farelli's Pizza |
| 7 | Valhalla Coffee |
| 8 | Trapper's Sushi |
| 9 | The Red Hot |
| 10 | Balcon Express |
| 11 | Spanky Burger & Brew |
| 12 | Half Pint Pizza |
| 13 | Legendary Doughnuts |
| 14 | Shakabrah |
| 15 | Gateway to India |
| 16 | E9 Gastropub |
| 17 | The Triple Knock |
| 18 | Busy Body |
| 19 | Locust Cider Tacoma |
| 20 | Asado |
| 21 | Side Pony Lounge |
| 22 | The Boom Boom Room |
| 23 | Bluebeards Coffee |
| 24 | Goofy Goose Burgers |
| 25 | Field Bar & Bottle Shop |
| 26 | Dirty Oscar's Annex |
| 27 | State Street Pizza |
| 28 | MSM Deli |
| 29 | Starbucks |
| 30 | Memo's Mexican |
| 31 | Burger Seoul |
| 32 | Sonic Drive-In |
| 33 | Cutter's Point Coffee |
| 34 | West End Pub |
| 35 | Bomb Burger |

SHOPPING

- | | |
|---|-----------------------|
| 1 | Grit City Books |
| 2 | Fifi's Flower Market |
| 3 | Playback Sports |
| 4 | Goodwill |
| 5 | Elegant Octopus Games |
| 6 | Scorpio Rising |
| 7 | Brides for a Cause |

- | | |
|----|----------------------|
| 8 | Lucky Dog Outfitters |
| 9 | Tacoma Games |
| 10 | Tacoma Bike & Ski |
| 11 | Hi-Voltage Records |
| 12 | Mission Thrift |
| 13 | Mary Mart |
| 14 | O'Neill's Framing |
| 15 | Turntable Treasures |
| 16 | Madcap Tattoo Parlor |

AMENITIES

- | | |
|----|-------------------------|
| 1 | Walgreens |
| 2 | Les Schwab Tire Center |
| 3 | Harbor Freight Tools |
| 4 | Gray Lumber Company |
| 5 | AutoZone |
| 6 | Bartell Drugs |
| 7 | 7-Eleven |
| 8 | O'Reilly Auto Parts |
| 9 | Meineke Car Care Center |
| 10 | Wells Fargo Bank |