

FOR SALE OR LEASE

Retail/Flex space with
high visibility at S 38th
& S Cedar Streets

TENANT OR OWNER/USER OPPORTUNITY

3802 South Cedar St

Tacoma, WA 98409

PROPERTY HIGHLIGHTS

- + Available Lease SF: 3,126 (warehouse/flex) up to 19,133 SF (retail, office, and warehouse/flex)
- + Grade & Dock Doors + Yard Available
- + In-place NNN income from 2 existing tenants
- + Zoning: Urban Center Mixed Use (UCX STGPD)
- + High Density-Regional Growth Center & Opportunity Zone
- + **Lease Rates: \$15.00 PSF/Year, NNN**
- + **Purchase Price: \$5,950,000 (\$197.91 SF)**

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TOTAL BUILDING SF

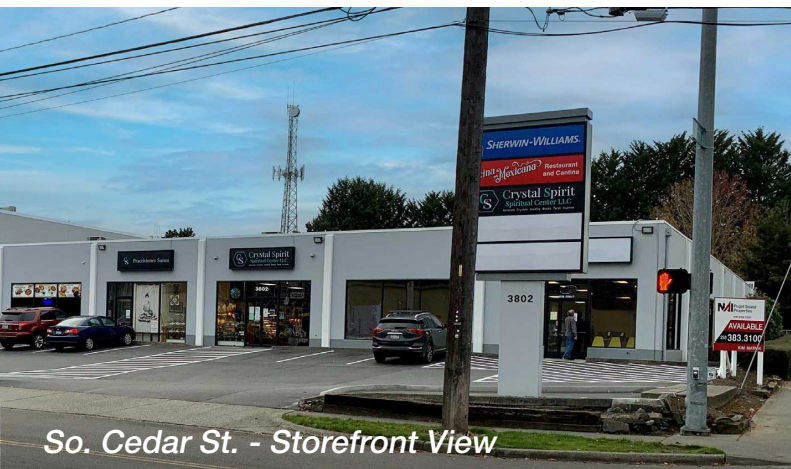
30,063 SF

PARCEL SF

68,000 SF



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So. Cedar St. - Storefront View



So. Cedar St. - Warehouse View

NAI Puget Sound Properties is pleased to present for lease or sale 3802 South Cedar Street, Tacoma, WA, a 30,063 SF multi-tenant, retail/flex building situated on approximately 1.57 acres. It is strategically located at the lighted Intersection of South 38th and South Cedar Streets in the heart of the bustling, retail and commercial Tacoma Mall Neighborhood and just 1/2 mile from Interstate 5. The site offers 204' frontage along So. 38th Street with two access points for ingress and egress on So. Cedar Street.

The property's UCX mixed-use zoning permits numerous uses and boasts building and site features including retail storefronts, offices, warehouse/flex with grade or dock loading, available yard space and pylon signage. It is ideal for a new tenant(s) or an owner-user with available suite size of 3,126 SF (warehouse/flex) to total 19,133 SF (retail, office, and warehouse). There is also potential upside available for either an investor or developer purchaser.



Rear Loading (Dock & Grade)



Tenant Pylon Sign on So. 38th St.

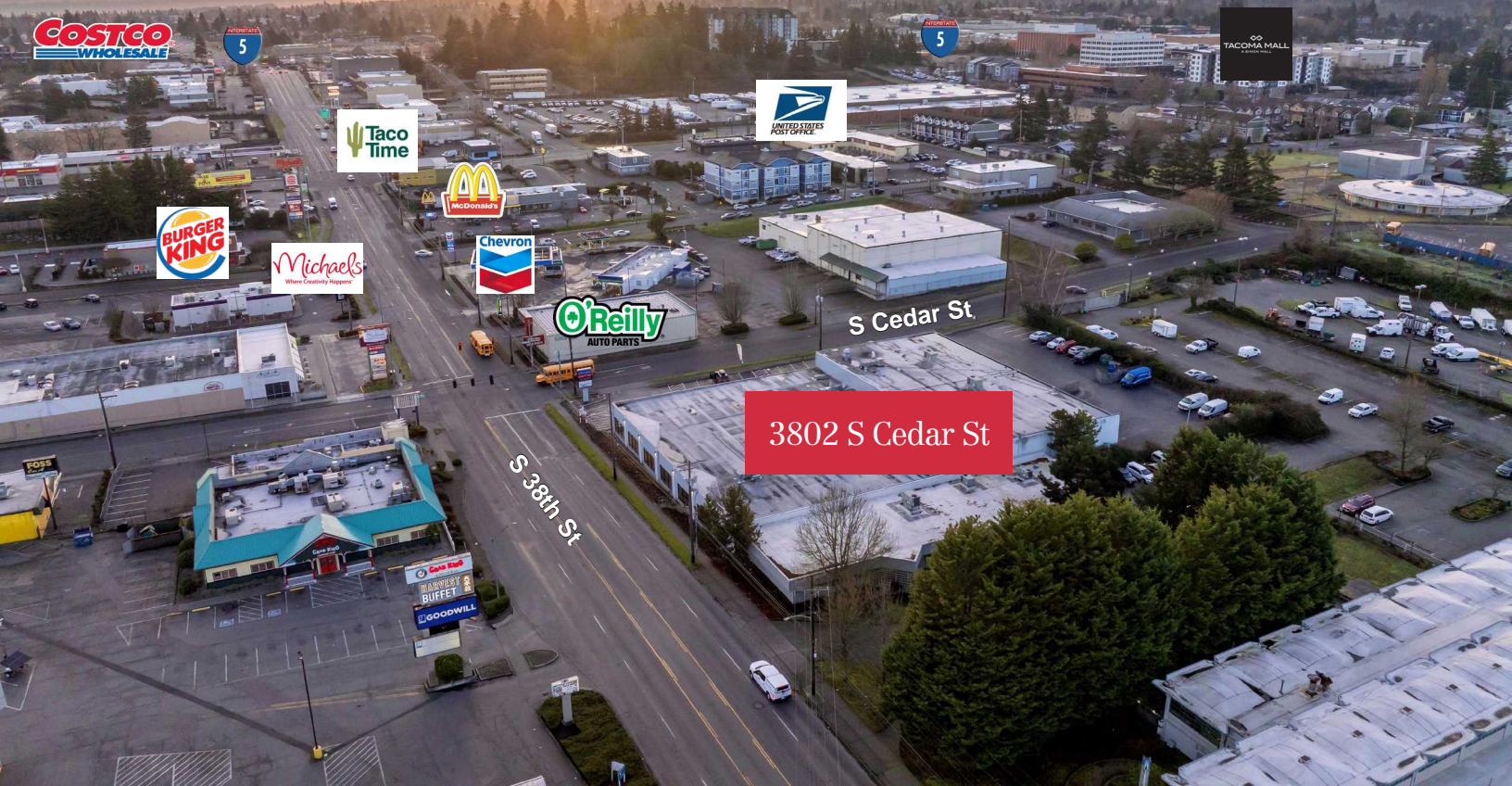


Retail Endcap Suite



Flex/Warehouse Suite

Demographics



	1 MILE	3 MILES	5 MILES
Population	13,099	145,604	306,477
Households	5,768	59,359	123,002
Median Age	32.9	36.9	37.6
Median HH Income	\$60,507	\$77,164	\$78,506
Average HH Income	\$81,747	\$103,256	\$107,144