

CONFIDENTIAL OFFERING MEMORANDUM

4002

E Mckinley Ave

Tacoma, WA, USA

4,362 SF
FOR SALE

CBRE

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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PROPERTY DETAILS

- The property offers a large and flexible floor plan, with one half designed for retail while the other allows for a multitude of uses.
- Situated just south of I-5 and three minutes south of the Tacoma Dome, this 4,362 SF property is an ideal location for a variety of uses.

PROPERTY HIGHLIGHTS

- New overhead lighting on warehouse side
- New countertops on the retail side
- Newly sealed roof
- Three bathrooms
- New roll up door
- 10 parking spaces (fenced lot)
- Sturdy Masonry building

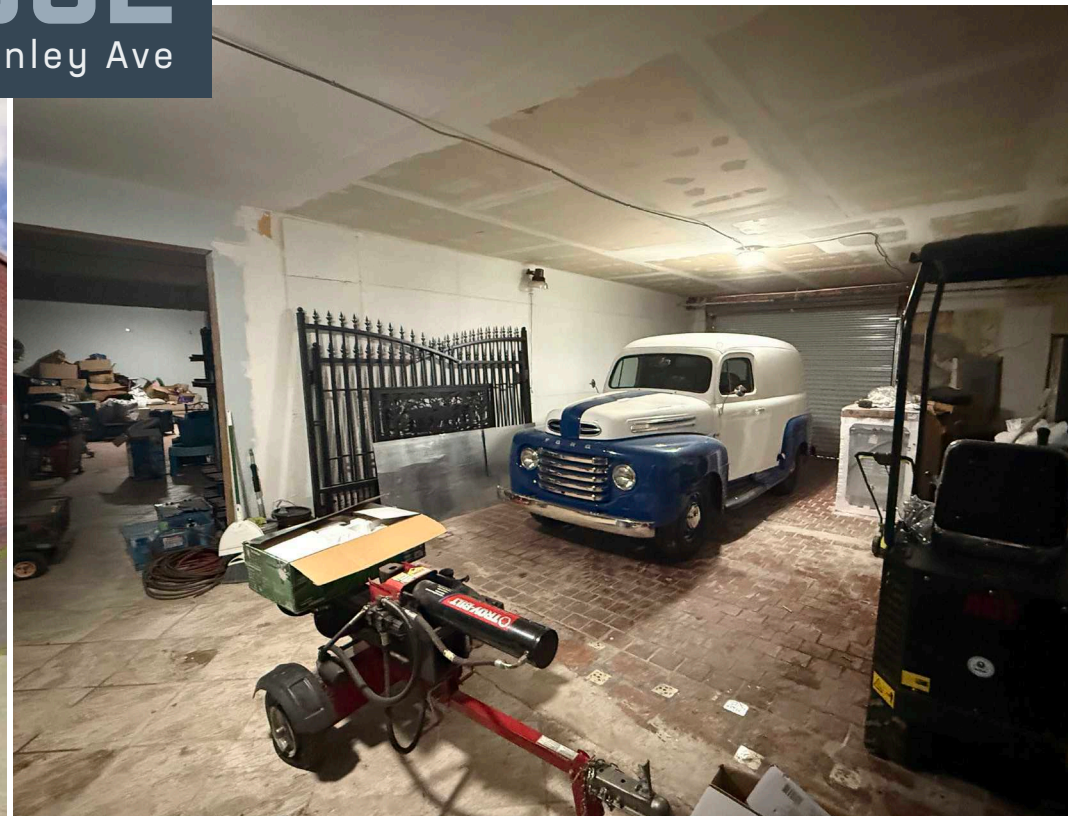
PROPERTY OVERVIEW

Address	4002 E McKinley Ave
BLDG SF	4,362 SF
Lot SF	10,019 SF
Zoning	C1, Tacoma
Asking Price	\$840,000
Per SF	\$192
Per Land SF	\$84





4002
E McKinley Ave





Demographics

DEMOGRAPHIC COMPREHENSIVE

Population	2 MILES	5 MILES	10 MILES
2020 Population	57,745	257,040	749,307
2024 Population	58,203	262,732	759,023
2029 Population Projection	59,952	271,307	780,155
Annual Growth 2020-2024	0.2%	0.6%	0.3%
Annual Growth Projection 2024-2029	0.6%	0.7%	0.6%

Household Income

2024 Average Household Income	\$84,797	\$91,219	\$102,407
2024 Median Household Income	\$70,426	\$72,113	\$81,952

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Tacoma, WA, USA



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