

OFFERING MEMORANDUM

SEVENTY TWO PACIFIC RETAIL CENTER

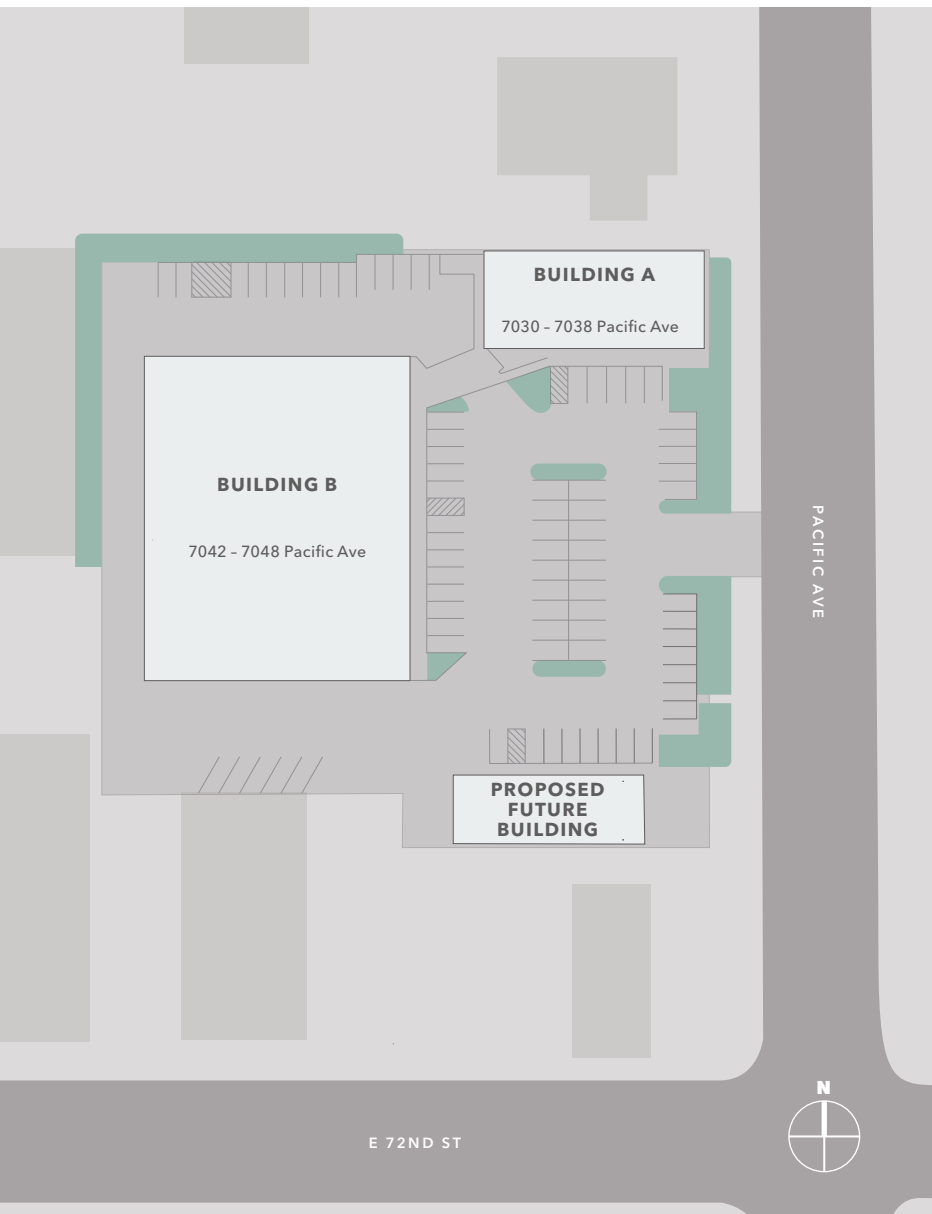
*18,442 SF Owner-User or Value-Add Opportunity with In-Place Income
from Adjacent 100% Occupied 4-Tenant Retail Strip*

PROPOSED
FUTURE
BUILDING

7030-7052 PACIFIC AVE
TACOMA, WA 98408

km Kidder
Mathews

EXECUTIVE SUMMARY



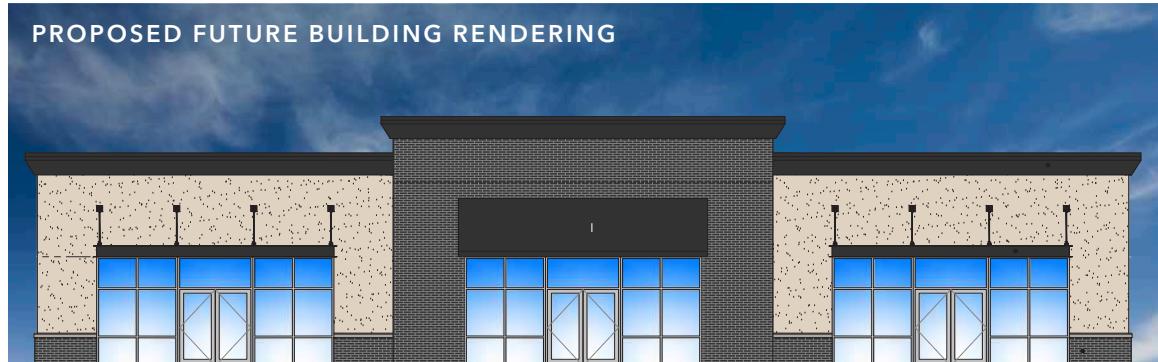
BUILDING B: FACADE RENDERING



BUILDING B: FACADE RENDERING



PROPOSED FUTURE BUILDING RENDERING



The Verger Team is pleased to present the opportunity to acquire Seventy Two Pacific, a 22,996 SF retail center located near the signalized intersection of E 72nd St & Pacific Ave with excellent visibility & traffic exposure, with over 42,000+ vehicles per day.

The offering includes two existing buildings, a fully-leased 4-tenant retail center providing immediate cash flow at a 6.75% in-place cap rate, and an adjacent 18,442 SF recently vacant retail building offered well below replacement cost at \$165/SF, providing flexibility for an owner-user, value-add investor, or developer.

Additionally, permits have been submitted for a 3,000 SF retail building to be constructed on the south end of the parcel, providing future upside.

Permits included in sale:

BUILDING B FACADE REMODEL:

Building Permit #: BLDCA24-0143

Site Permit #: SDEV24-0137

FUTURE 3K SF RETAIL DEVELOPMENT:

Land Use Permit #: LU25-0156

Site Permit #: SDEV24-0137

\$4,780,000
COMBINED SALE PRICE

BUILDING A: 100% OCCUPIED 4-TENANT RETAIL CENTER

PRICE	\$1,730,000
IN-PLACE CAP RATE	6.75%
PRICE PER SF	\$380
OCCUPANCY	100%
BUILDING AREA % OF TOTAL CENTER	4,554 SF 20%
SUITES	4
LAND AREA	1.75 acres (76,458 SF)
YEAR BUILT	2007
PARCEL NUMBER	6615001852
PARKING	±74; 3.14 per 1,000
ZONING	TAC

BUILDING B: 19K SF OWNER-USER OR VALUE-ADD OPPORTUNITY

PRICE	\$3,042,000
PRICE PER SF	\$165
OCCUPANCY	0%
BUILDING AREA % OF TOTAL CENTER	18,442 SF 80%
SUITES	1-4
LAND AREA	1.75 acres (76,458 SF)
YEAR BUILT	1956
PARCEL NUMBER	6615001852
PARKING	±74; 3.14 per 1,000
ZONING	TAC

INVESTMENT HIGHLIGHTS



Stable In-Place Income & Significant Future Upside

The offering includes two existing buildings, a fully-leased 4-tenant retail center providing immediate cash flow at a 6.75% in-place cap rate & an adjacent 19K SF vacant retail building offered well below replacement cost at \$165/SF ideal for an owner-user or value-add investor.



Long-Term Commitment

3 of the 4 tenants occupying 82% of Building A have occupied the center for over 10 years, demonstrating their long-term commitment to the area.



Recent Building Upgrades

Building A has seen substantial upgrades over the past five years including new HVAC systems and over \$200,000 in tenant improvements, featuring upgraded plumbing and electrical, a facade refresh, new sidewalks, and more.



Vacant Box Repositioning Opportunity

Current ownership removed all tenants as of June 2025 and brought the building back to the studs, creating a blank canvas. This positions the property for a new era of tenancy or owner-user occupancy, with the ability to fully renovate and reconfigure the space.



Strategic Location

Seventy Two Pacific is located near the signalized intersection of 72nd and Pacific Ave benefiting from a combined 42,000+ VPD situated in one of Tacoma's main retail corridors with national retailers including McDonald's, CVS, AutoZone, and more.



Development Upside

The sale includes architectural drawings approved by the city to construct a 3,000 SF retail building on the south end of the lot, providing development upside.

INCOME & EXPENSES

BUILDING A: 100% OCCUPIED 4 -TENANT RETAIL CENTER

Price	\$1,730,000
Capitalization Rate	6.75%
Price Per Foot	\$380

Cash flow summary for the period of 11/1/2025 - 10/31/2026

INCOME

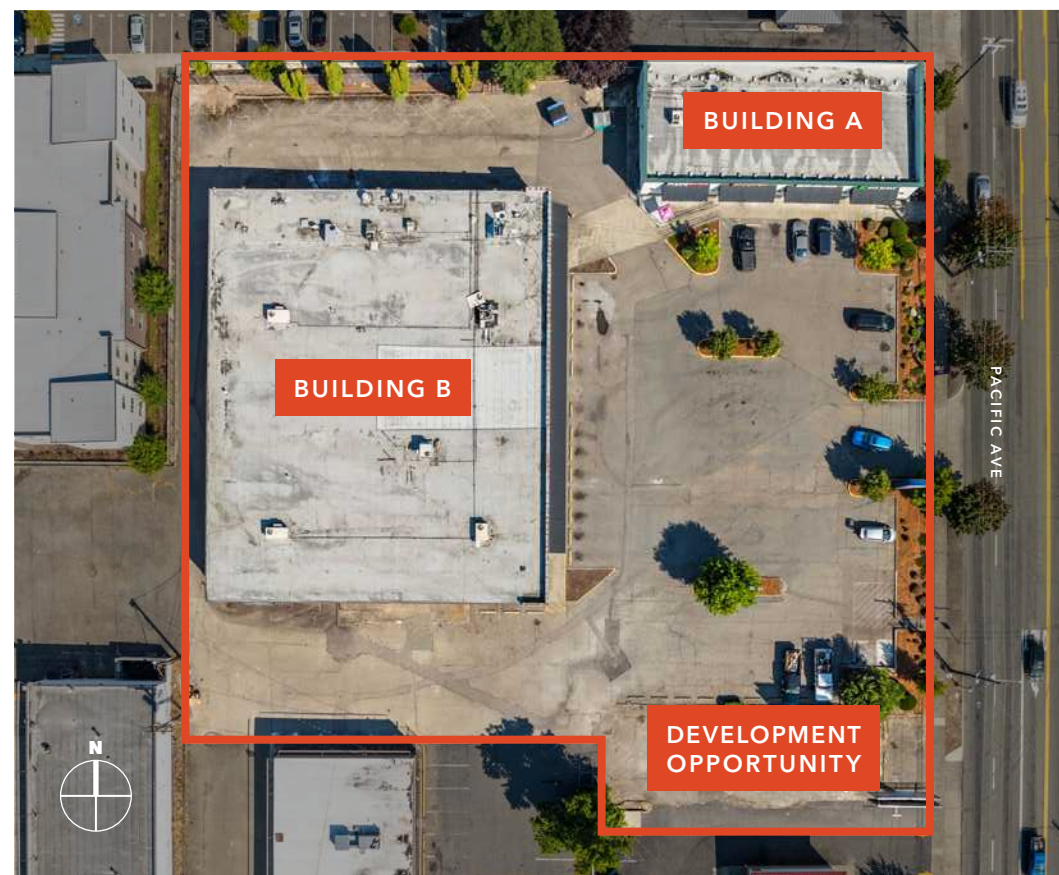
Scheduled Base Rent	\$122,697
Increases Over Base Rent	\$1,523
Billboard Income	\$900
Operating Expense Reimbursement	\$18,347
Scheduled Gross Income	\$143,466
Vacancy Factor 5%	(\$7,173)
Total Effective Gross Income (EGI)	\$136,293

EXPENSES

CAMS	\$7,569
Property Taxes	\$7,417
Insurance	\$1,698
Management Fee 4.0% of EGI	\$2,229
Reserves	\$455
Total Operating Expenses	\$19,369
Net Operating Income	\$116,924

BUILDING B: 19K SF OWNER-USER OR VALUE-ADD OPPORTUNITY

Price	\$3,042,930
Price Per Foot	\$165



RENT ROLL

BUILDING A: 100% OCCUPIED 4-TENANT RETAIL CENTER

Tenant Name	Suite	Square Footage	Percentage Occupied	Lease Commencement	Lease Expiration	Lease Type	Monthly Base Rent	Annual Rent PSF	Rent Increase	Date	Options
Metro by T-Mobile	7036	1,058	23%	1/12/2011	9/30/2027	NNN	\$2,128	\$24.14	\$2,192	10/1/2026	
Tenant Notes: Personal Guaranty. Exclusive use: Mobile communication device and related equipment sales.									3% Annually		
Red Dragon Teriyaki	7034	1,058	23%	6/26/2013	12/31/2030	NNN	\$2,914	\$33.05	\$3,001	1/1/2026	
Tenant Notes:									3% Annually		
Space Vapor	7032	805	18%	11/1/2023	10/31/2026	NNN	\$1,935	\$28.84	\$1,993	11/1/2025	1, 3-year
Tenant Notes: Personal Guaranty.											
H&R Block	7030	1,633	36%	6/11/2002	4/30/2028	NNN	\$3,248	\$23.87	\$3,346	5/1/2026	1, 5-year
Tenant Notes:									3% Annually		
Totals		4,554	100%				\$10,225	\$26.94			



OPERATING EXPENSES

BUILDING A: 100% OCCUPIED 4-TENANT RETAIL CENTER

	ANNUAL OPERATING EXPENSES			REIMBURSEMENTS
	Total	PSF	Notes	In-Place
Common Area Maintenance (CAMS)	\$7,569	\$1.66	1	\$7,328
Real Estate Taxes	\$7,417	\$1.63	2	\$7,216
Insurance	\$1,698	\$0.37	1	\$1,644
Management Fee	\$2,229	\$0.49	1	\$2,159
Reserves	\$455	\$0.10	3	\$0
Total Operating Expenses	\$19,369	\$4.25		\$18,347

Notes

1. Based on 2024 P&L, adjusted to 19.80% to reflect Building A's share of total center SQFT.
2. Based on 2025 Pierce County Tax Assessment, adjusted to 19.80% to reflect Building A's share of total center SQFT.
3. Based on \$0.10/SF on gross leasable area.

REIMBURSEMENTS

BUILDING A: 100% OCCUPIED 4-TENANT RETAIL CENTER

Tenant Name	Pro Rata of Bldg A	Pro Rata of SC	CAMS	Real Estate Taxes	Insurance	Management	Reserves	Total	Notes
Annual Operating Expenses			\$7,569	\$7,417	\$1,698	\$2,229	\$455	\$19,369	
Metro by T-Mobile	23%	4.4%	\$1,697	\$1,671	\$381	\$500	\$0	\$4,249	1
Red Dragon Teriyaki	23%	4.4%	\$1,682	\$1,656	\$377	\$495	\$0	\$4,211	1
Space Vapor	18%	3.4%	\$1,300	\$1,280	\$292	\$383	\$0	\$3,254	2
H&R Block	36%	6.9%	\$2,649	\$2,609	\$594	\$780	\$0	\$6,632	3, 4
Tenant's Reimbursement Total	100%	19%	\$7,328	\$7,216	\$1,644	\$2,159	\$0	\$18,347	

Notes

1. Reimbursements based on tenant's pro rata share of 4.4% of the entire centers expenses.
2. Reimbursements based on tenant's pro rata share of 3.4% of the entire centers expenses.
3. Reimbursements based on tenant's pro rata share of 6.9% of the entire centers expenses.
4. In no event, shall the CAM be increased more than 5% in any year.

LOCATION OVERVIEW



Loan Quote

7030 – 7052 Pacific Ave Tacoma, WA

Acquisition Loan

	Option 1 – Owner User*	Option 2 – Investor Current/Proforma**
Guaranty Type	Full Recourse	Full Recourse
Loan to Value	Max 85% LTV	Max 75% LTV
Loan Amount	\$4,056,990	\$5,934,000
Interest Rate	5.90%, Fixed for 5 years	6.10%, Fixed for 5 years
Loan Term	5 years	10 years
Amortization	20 years	25 years
Prepayment Penalty	Step Down	Step Down

Please note the above terms are based upon the provided Offering Memorandum.

Available terms as of September 15, 2025

** 3rd Party rents are not counted in loan sizing – Full banking relationship required*

*** Loan sizing is based solely on 75% of purchase price*



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	19,628	129,158	284,273
2030 PROJECTION	19,977	129,975	289,659
2020 CENSUS	19,488	129,120	272,873
PROJECTED GROWTH 2025 - 2030	0.4%	0.1%	0.4%
MEDIAN AGE	35.6	34.2	35.4

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN HH INCOME	\$84,816	\$77,550	\$82,394
TOTAL BUSINESSES	466	4,547	12,766
TOTAL EMPLOYEES	2,847	33,873	108,038

RACE

	1 Mile	3 Miles	5 Miles
WHITE	50.9%	49.5%	54.4%
BLACK OR AFRICAN AMERICAN	12.3%	13.5%	12.8%
AMERICAN INDIAN OR ALASKA NATIVE	1.4%	1.5%	1.4%
ASIAN	13.2%	11.9%	10.5%
HISPANIC	24.0%	26.1%	22.8%
OTHER RACE	7.6%	8.2%	6.5%

HOUSEHOLDS

7,196
1 MILE

48,057
3 MILES

110,084
5 MILES

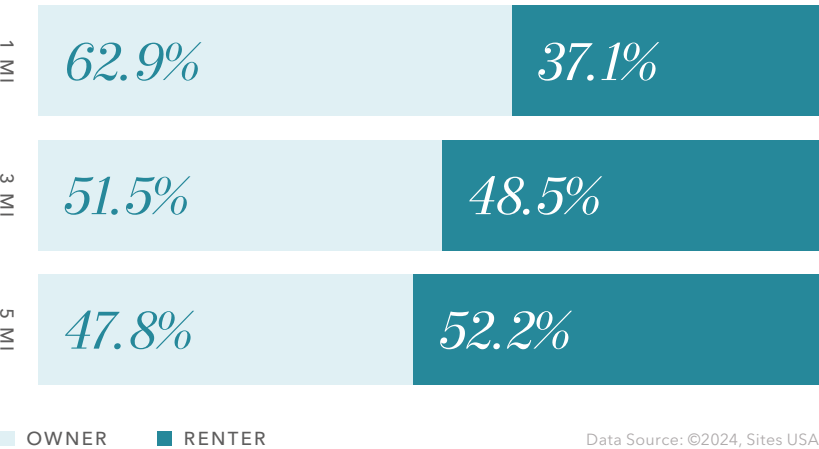
2030 PROJECTED GROWTH

0.5%
1 MILE


0.3%
3 MILES

0.7%
5 MILES

OWNER VS. RENTER OCCUPIED



Data Source: ©2024, Sites USA



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