

FOR SALE

PARCELED OUT FORMER SCHOOL

*Sports Facility, Day Care, Multifamily
development or 9.9 Acre School*

2052 S 64TH ST, TACOMA, WA 98409



KIDDER.COM

km Kidder
Mathews



Parceled out Sports Facility, Day Care, Multifamily development or 9.9 Acre School Available in Tacoma, WA

TOTAL SIZE	431,244 SF
BUILDING 1	61,725 SF Total 18,768 SF Classrooms
BUILDING 2	22,956 SF Gymnasium 4,032 SF Office
BUILDING 3	15,969 SF Dorm

\$7.95M *NOW*
SALE PRICE AVAILABLE

2052 S 64TH ST



DAYCARE/PRESCHOOL/ELEMENTARY SCHOOL

The property at 2052 S. 64th St. in Tacoma presents a compelling, ready-made opportunity for a daycare operator or investor seeking a low-friction conversion into an early childhood education campus. The site already houses a school-use building (Sound Christian Academy occupies the address), which means classrooms, restrooms, circulation, and a site layout designed around children are likely already in place – dramatically reducing capital required for adaptive reuse compared to a generic commercial shell.

From a programmatic perspective, the combination of indoor space, existing playgrounds/yard, and proximity to large public parks makes this parcel especially attractive. Wapato Hills Park and other nearby neighborhood playgrounds offer extended outdoor play, nature walks, and splash features that daycare programs value for their curriculum and parent marketing. Those nearby public amenities expand safe outdoor options without the expense of building large on-site play complexes.

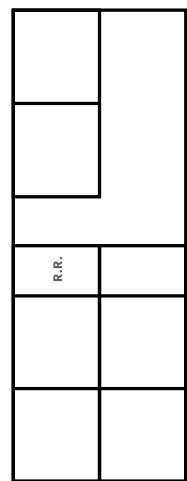
Market fundamentals in Pierce County and Tacoma support demand for more licensed child care capacity. Regional reports show that while center sizes have grown, family child care slots have declined – creating a need for well-run centers that can serve working families and take advantage of quality-improvement programs. Pierce County's early learning data and local childcare capacity analyses indicate ongoing demand, especially with a continued percentage of households with all parents working and population growth in the region. That dynamic favors professionally operated, licensed centers that can scale and participate in subsidy and quality initiatives.

Competition in the immediate area includes national chains and established local providers (KinderCare, Cadence Academy, and highly rated neighborhood providers), but those operators tend to cluster in commercial corridors and larger suburban nodes. A converted school property at 2052 S. 64th St. can position itself as a neighborhood-focused alternative with flexible hours, wraparound care, and age-diverse programming – differentiators that meet parents' needs and often command premium occupancy and retention. Highlighting a strong safety record, outdoor curriculum, and convenient drop-off/pick-up logistics will further distinguish the site.

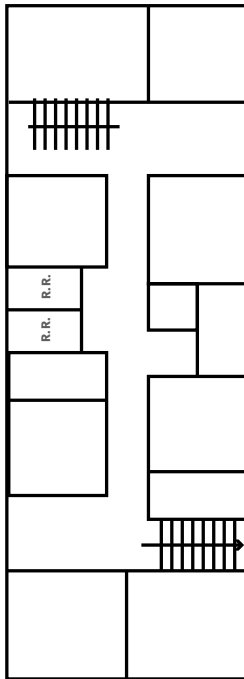
Operationally, the building's existing classrooms, parking, drop-off potential, and assembly spaces simplify both licensing and day-to-day logistics. Adaptive reuse from school to daycare typically requires focused work on fire egress, playground surfacing, and restroom fixtures, but avoids the costly core-and-shell work of a new build. Financially, a well-run center on this site can benefit from steady enrollment (commuting families and local households), potential partnerships with nearby schools, and visible community positioning adjacent to established parks – a strong combination for stable revenue and exit valuation.

In short, 2052 S. 64th St. combines a purpose-friendly building, immediate outdoor assets, and a Tacoma market that still needs licensed, high-quality child care. For an investor or operator aiming to open or expand a center, this location offers a fast path to occupancy, strong parent appeal, and a defensible market niche.

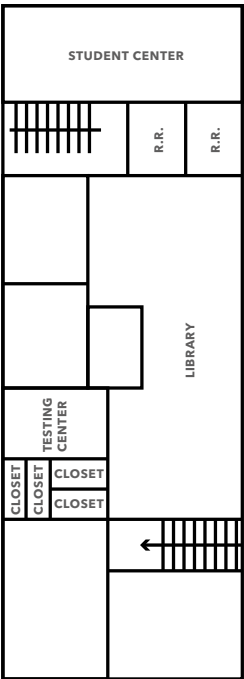




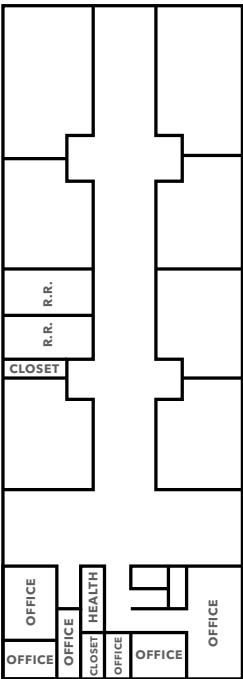
BUILDING A



BUILDING B - UPPER



BUILDING B - DOWN

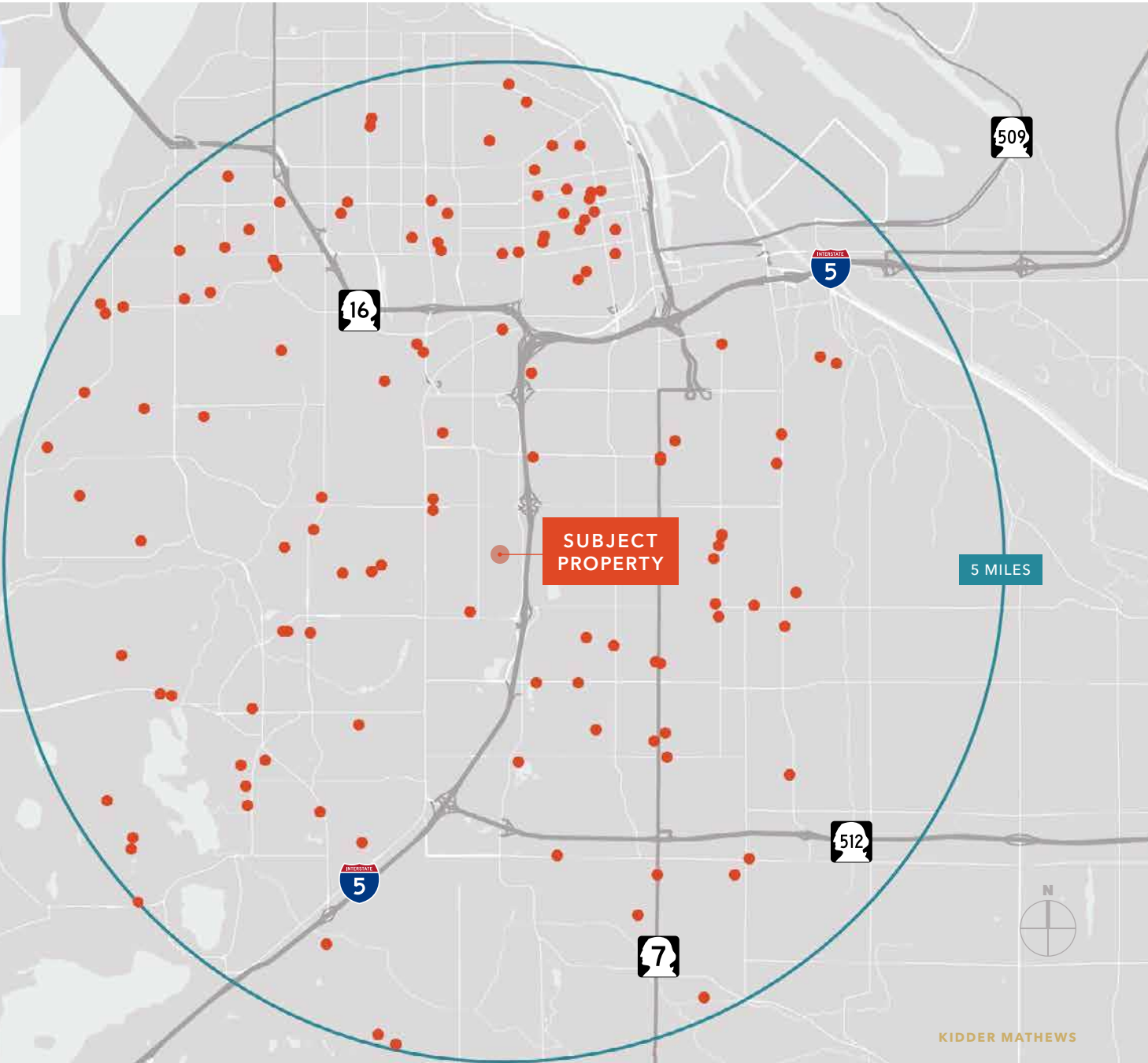


BUILDING C

Daycare Opportunity

- 8 Classrooms
- Kitchen Area
- 4,000SF Gymnasium
- 39 Parking Stalls
- 4,656 SF Gymnasium
- 3,168 SF Classroom
- 6,000 SF Classroom
- Fencing
- Outdoor playground
- Full covered outdoor basketball court

DAYCARE
FACILITIES IN
TACOMA WITHIN
5 MILES



SPORTS COMPLEX

The former Sound Christian Academy gymnasium, basketball court, and sports field at 2052 S. 64th Street in Tacoma represent a rare, turn-key opportunity to create a multi-sport complex in a growing market. With recreational demand surging for accessible indoor courts and flexible facilities, this site offers the right combination of space, infrastructure, and location to become a hub for community sports.

PICKLEBALL, BASKETBALL, AND VOLLEYBALL DEMAND IS CLIMBING

Pickleball has become the fastest-growing sport in the United States, yet in Tacoma and greater Pierce County, there are few dedicated indoor facilities where players can reliably find courts year-round. Basketball and volleyball leagues—both youth and adult—are consistently constrained by limited access to gym time. Schools and community centers prioritize their own programming, leaving private groups, clubs, and tournaments with few rental options. As a result, available gyms in Tacoma book quickly and often command premium rental rates.

A READY-MADE FACILITY WITH MULTIPLE USES

Unlike a ground-up project that requires years of permitting and millions in construction, this property already has the bones of a functioning athletic facility. The gymnasium can be striped for basketball, volleyball, or multiple pickleball courts, instantly opening the door for rentals, club programming, and league play. Existing locker rooms, bleacher seating, and parking make it functional from day one, while the adjacent outdoor field adds the possibility of soccer, flag football, or turf conversion for year-round play.

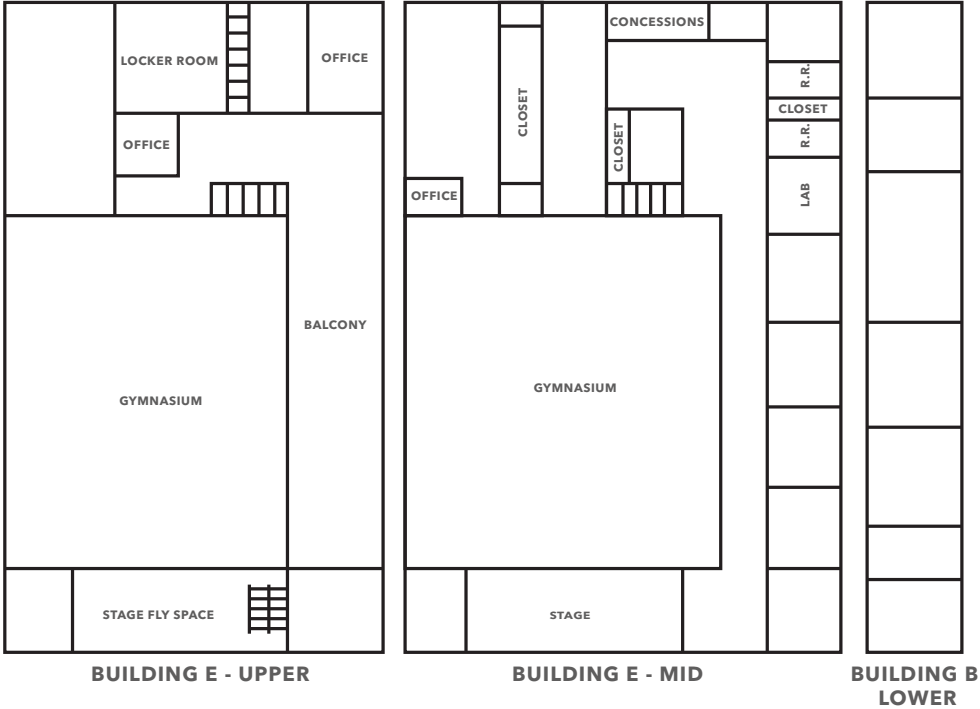
COST-EFFECTIVE CONVERSION

Renovating an existing gym is significantly more cost-efficient than building new. Industry benchmarks suggest new gyms can cost \$150 to \$400 per square foot, translating to \$5 million to \$20 million for multi-court complexes. By comparison, repurposing an existing gym typically falls into the \$1 million to \$3 million range, covering refinishing floors, updating lighting and HVAC, refreshing locker rooms, and adding modern amenities. For investors, that means faster time to revenue and a competitive advantage in meeting pent-up demand.

A COMMUNITY & TOURNAMENT ASSET

The site's size and adaptability make it ideal not only for local leagues but also for regional tournaments, camps, and training programs. Multi-sport capability maximizes usage and rental income, while catering to the rapidly diversifying recreational landscape. Tacoma's growing population, combined with national trends toward health and active living, ensures long-term demand.

In short, the former Sound Christian Academy facility is a ready-made canvas for a sports entrepreneur or operator. With low conversion costs, immediate usability, and a market eager for more indoor courts, this property offers a compelling opportunity to create Tacoma's next great multi-sport destination.



Weightlift Facility

Regulation Basketball Court with pull out bleachers

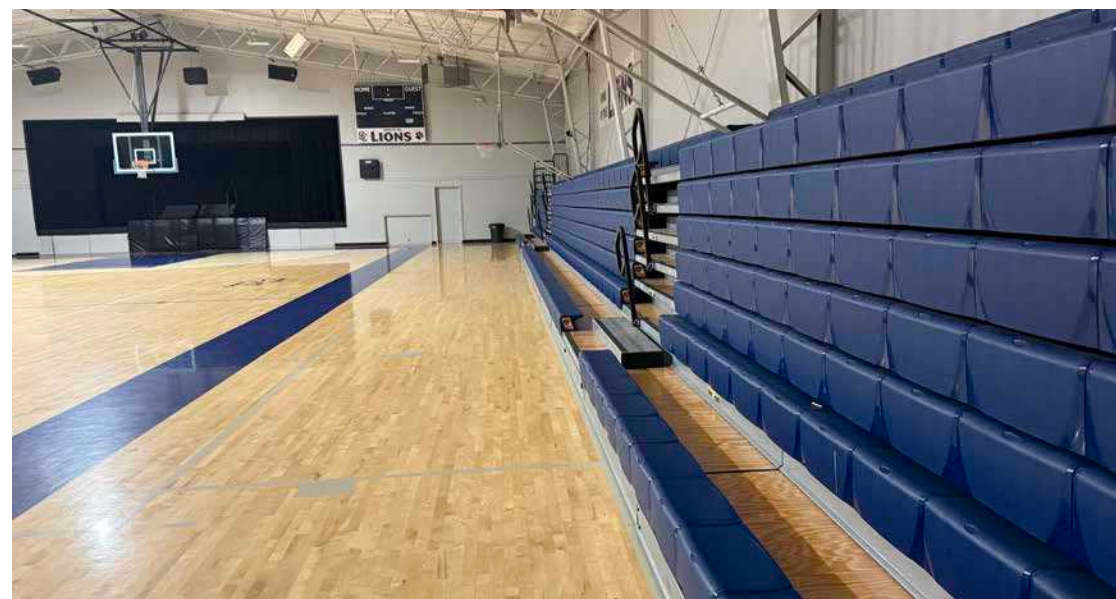
Sports Field

9,600 SF Team Rooms/Classrooms

18,300 SF Gymnasium

49 Parking Stalls

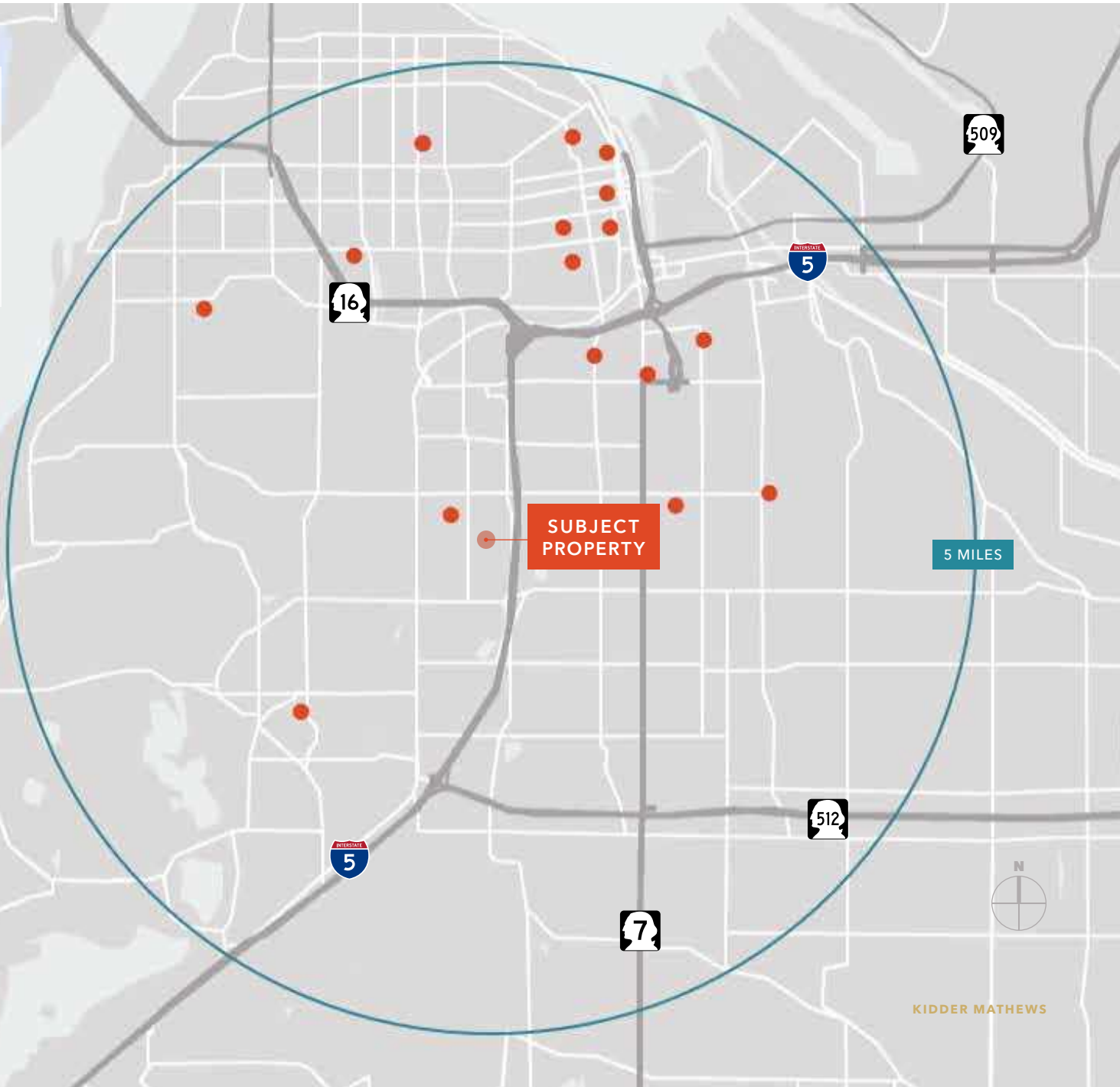
2052 S 64TH ST



AVAILABLE FOR SALE

KIDDER MATHEWS

BASKETBALL
FACILITIES
WITHIN 5 MILES
IN TACOMA



2052 S 64TH ST

MULTIFAMILY DEVELOPMENT/REHAB

FOR SALE

KIDDER MATHEWS

MULTIFAMILY DEVELOPMENT/REHAB

The property located at 2402 S. 66th Street in Tacoma represents a unique and cost-effective opportunity for developers seeking multifamily or townhouse projects in a high-demand market. Featuring a 15,969 square foot former dormitory building alongside a 4,032 square foot office structure, the site encompasses 2.38 acres of land in an established residential and commercial corridor. While the buildings do carry deferred maintenance, their existing square footage and infrastructure offer a significant head start on redevelopment, reducing both upfront construction costs and entitlement risks.

COST EFFICIENCY THROUGH REUSE

New multifamily or townhouse construction typically involves high land acquisition costs, substantial site work, and expensive vertical development. In contrast, this property already contains large-scale structures with residential layouts and administrative office space that can be creatively adapted to housing. The dormitory, with its existing floor plates and individual room configuration, lends itself well to multifamily conversion—whether as micro-units, student housing, or workforce apartments. Similarly, the office building could be modernized into additional housing, community amenities, or leasing/management offices. By reusing much of what is already in place, a developer can avoid the significant expenses of ground-up construction.

REHAB AND REDEVELOPMENT POTENTIAL

Although the property has deferred maintenance, this represents an opportunity rather than an obstacle. Many developers are finding that rehabilitation projects allow for both quicker delivery and lower total costs compared to new builds. With the right vision, upgrading systems, interiors, and exteriors can bring the buildings to modern standards while leveraging the solid bones of the existing structures. The 2.38-acre parcel also provides flexibility for phasing—rehabbing the dormitory while planning townhomes or additional units on underutilized land.

MARKET OPPORTUNITY

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A COMMUNITY & TOURNAMENT ASSET

Tacoma's housing market continues to face supply constraints, with strong demand for both affordable rental units and ownership opportunities like townhouses. The property's central location offers convenient access to employment centers, schools, shopping, and transit, enhancing its long-term desirability for residents. With population growth in Pierce County projected to remain steady, developers who can deliver cost-effective housing solutions are well positioned for success.

In short, 2402 S. 66th Street is more than just a property with buildings in need of repair—it is a cost-saving platform for multifamily or townhouse development. By capitalizing on the substantial existing square footage, favorable site size, and Tacoma's strong housing demand, an investor can transform deferred maintenance into a profitable redevelopment venture. This is a rare opportunity to enter the market at a lower basis and deliver much-needed housing in one of the region's fastest-growing cities.



PROPERTY 3

ADDRESS	2402 S 66th St
PID	320301024
TOTAL AC	2.38
TOTAL SF	103,672
BUILDING 1	4,032 SF Office
BUILDING 2	15,969 SF Dorm
BUILDING 3	20,001

PROPERTY 4

ADDRESS	6635 Wapato St
PID	320301189
TOTAL AC	0.18
TOTAL SF	7,840

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	12,887	124,799	280,938
2020 CENSUS	13,774	138,969	310,692
2025 ESTIMATED	13,756	139,348	322,003
2030 PROJECTED	13,638	140,131	327,495

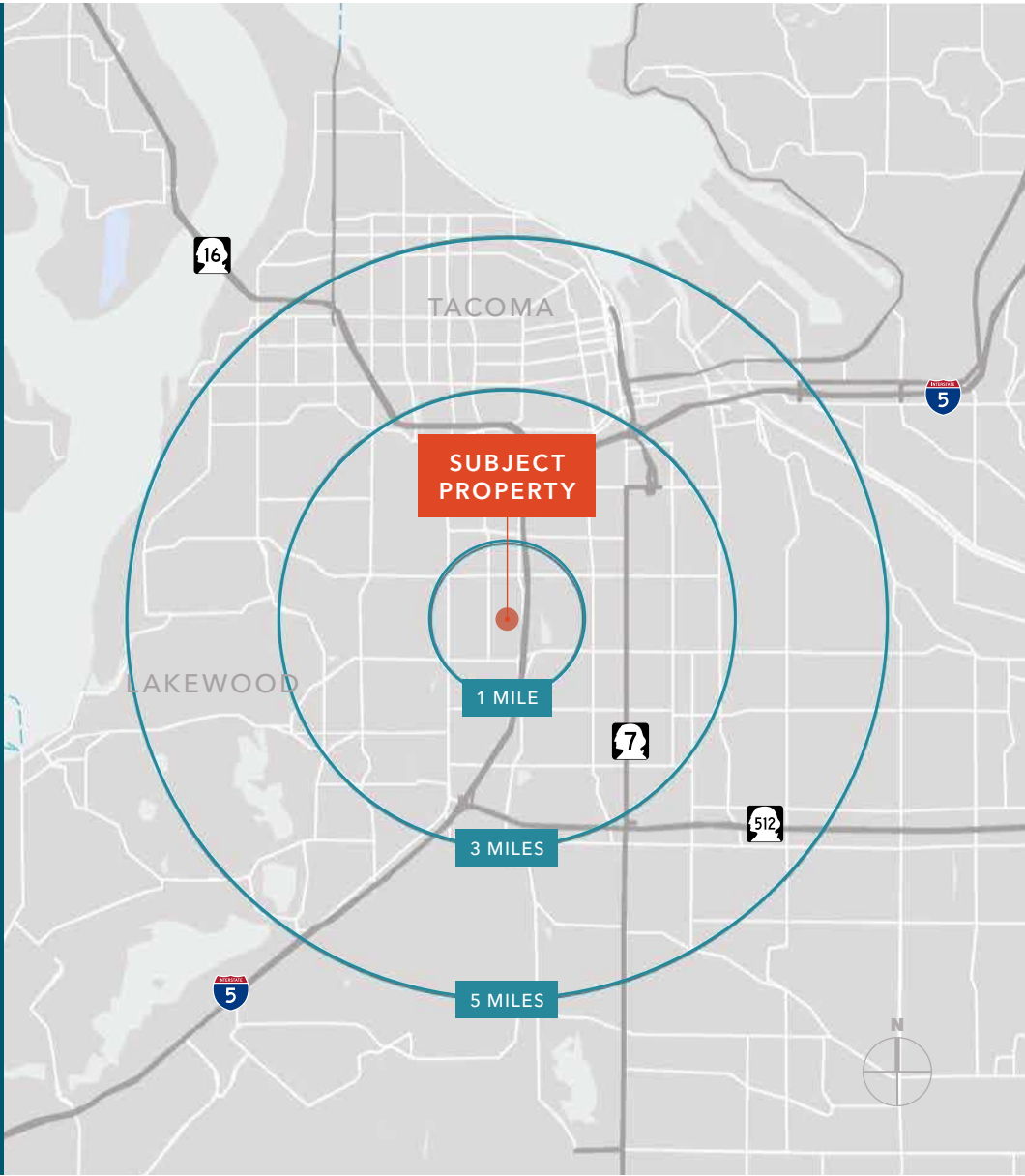
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	35.5	34.3	35.8
% FEMALE	49.3%	50.0%	49.4%
% MALE	50.7%	50.0%	50.6%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$90,605	\$78,739	\$83,262
2030 MEDIAN PROJECTED	\$90,164	\$78,226	\$82,381
2025 AVERAGE	\$109,636	\$103,275	\$109,587
2030 AVERAGE PROJECTED	\$108,467	\$101,996	\$107,807

Data Source: ©2025, Sites USA







2052 S 64TH ST

*For more information on
this property, please contact*

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