

# OWNER USER OPPORTUNITY

414 St Helens Ave, Tacoma, WA 98402



## RETAIL/OFFICE PROPERTY FOR SALE

**2,125 SF**

### LISTING INFORMATION

ADDRESS:	414 St Helens Ave, Tacoma WA
AVAILABLE SF:	2,125
LAND SF:	6,500
DATE AVAILABLE:	Immediately
SALE PRICE:	\$749,999

### COMMENTS

Great owner user opportunity with flexible zoning. - "DR"  
Ability to develop!

Located on St Helens between downtown Tacoma and the Stadium District of Tacoma. Great demographics and density surrounding the property with incredible access to I-705 and I-5.





# ST HELENS RETAIL/OFFICE OWNER OPPORTUNITY

414st Helens Ave, Tacoma, WA 98402



COMMERCIAL REAL ESTATE SERVICES

## PHOTOS



## CONTACT

**Kyle Prosser**

kprosser@lee-associates.com

253.444.3025

**Tom Brown**

tbrown@lee-associates.com

253.444.3024

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

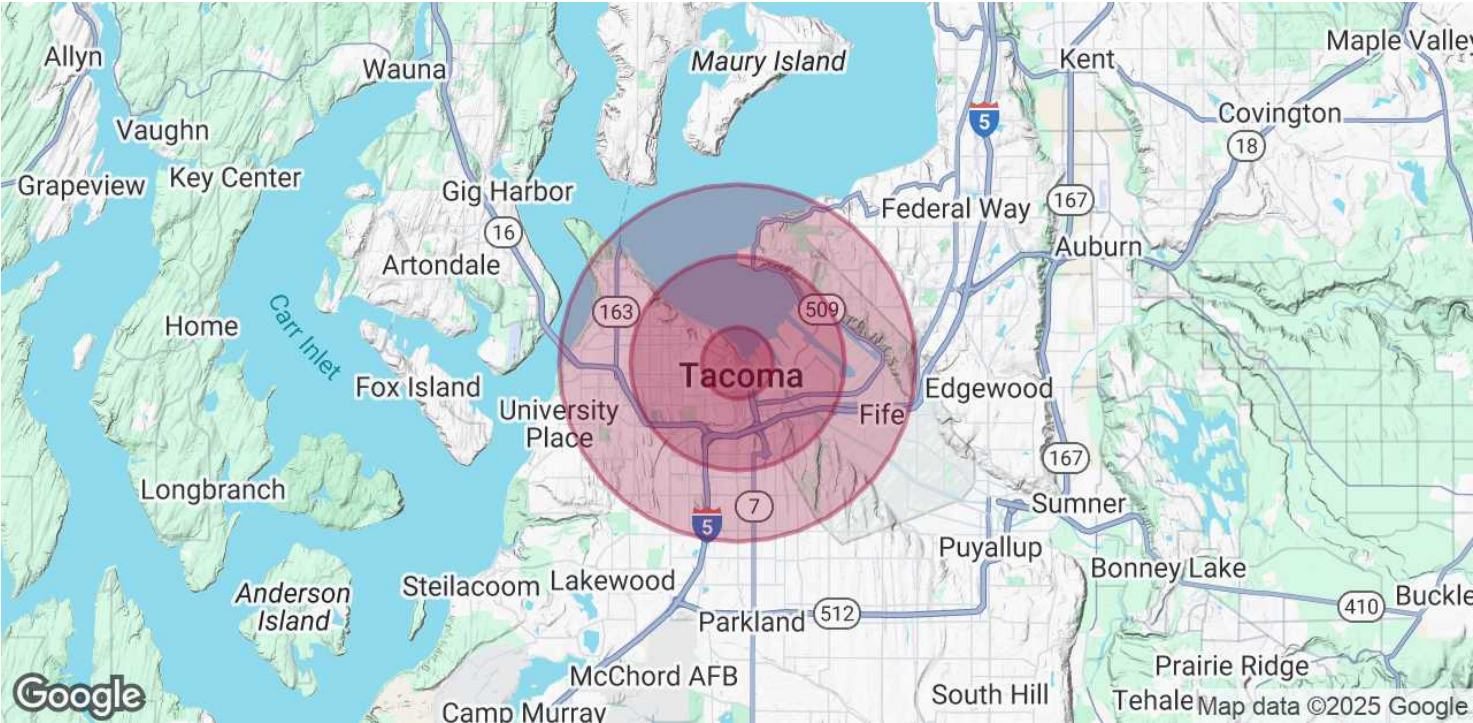


# ST HELENS RETAIL/OFFICE OWNER OPPORTUNITY

414st Helens Ave, Tacoma, WA 98402



COMMERCIAL REAL ESTATE SERVICES



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,679	84,614	241,192
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	41	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	10,003	35,940	95,995
# OF PERSONS PER HH	2	2.4	2.5
AVERAGE HH INCOME	\$87,558	\$109,903	\$110,646
AVERAGE HOUSE VALUE	\$587,217	\$584,076	\$560,443

Demographics data derived from AlphaMap

## CONTACT

**Kyle Prosser**  
kprosser@lee-associates.com  
253.444.3025

**Tom Brown**  
tbrown@lee-associates.com  
253.444.3024

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.