

# 5954 N 26TH ST

*Versatile Commercial  
Opportunity Near Proctor District*

TACOMA, WA





## *Exclusively Listed by*

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# TABLE OF CONTENTS

## 01

### EXECUTIVE SUMMARY

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## 02

### LOCATION OVERVIEW

---

## 03

### DEMOGRAPHICS



# EXECUTIVE SUMMARY

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*Section 01*

## PROPERTY DESCRIPTION

# \$3,500,000

OFFERING PRICE

### PROPERTY INFORMATION

PROPERTY NAME	Versatile Commercial Opportunity Near Proctor District
ADDRESS	5954 North 26th Street, Tacoma, WA 98407
PARCEL NUMBER (APN)	221352021
COUNTY	Pierce
MUNICIPALITY	Tacoma

### BUILDING INFORMATION

YEAR BUILT/RENOVATED	1964/1988
TOTAL BUILDING SF	±17,613 SF
GROSS LEASABLE SF	±17,613 SF
STORIES	1

### SITE INFORMATION

LAND AREA (ACRES)	±1.16 Acres
LAND AREA (SQ. FT.)	±50,625 SF
PARKING STALLS	±24 Spaces
PARKING RATIO	1.4 Per 1,000 SF
ACCESS	2 Curb Cuts
FRONTAGE	±225' 26th St.
ZONING	RCX: Residential Commercial Mixed-Use District
SIGNAGE	Monument & Building Signage

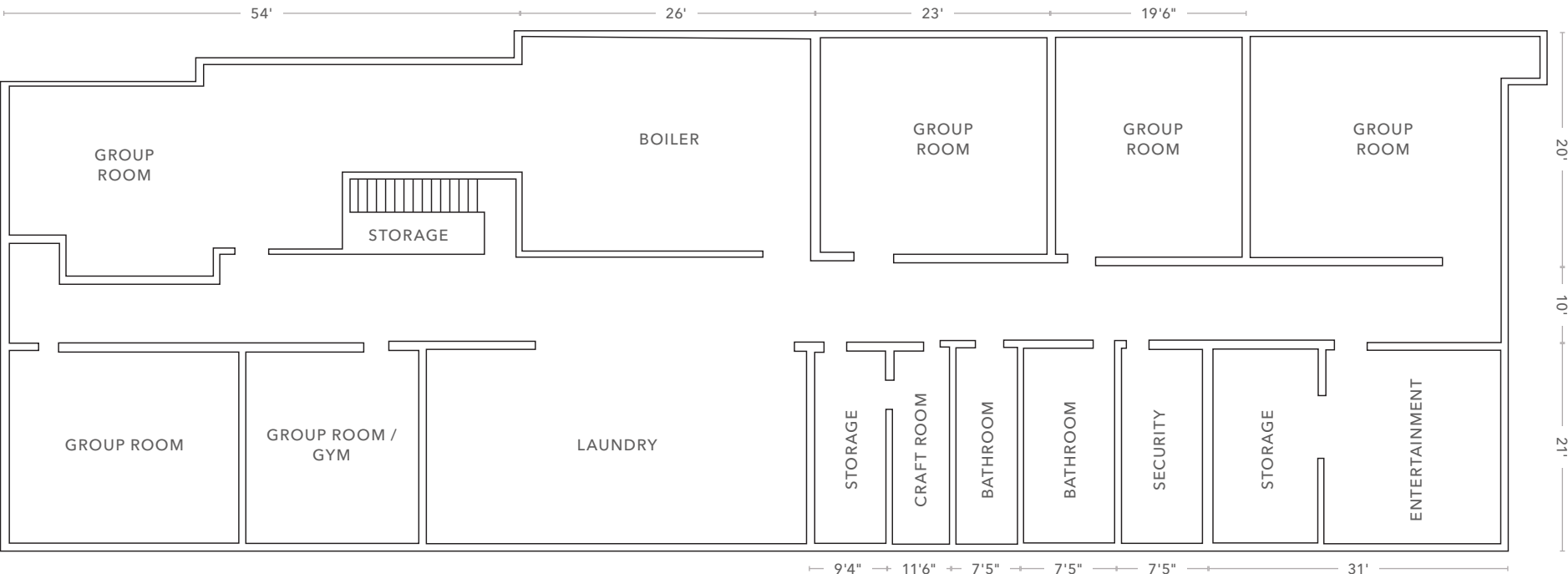
### TAX INFORMATION

TAXABLE LAND VALUE	\$771,000
TAXABLE IMPROVEMENT VALUE	\$10,000
TOTAL TAXABLE VALUE	\$781,000
2025 PROPERTY TAX	\$8,494.87





# BASEMENT FLOOR PLAN





An abstract line drawing in a light beige color, depicting a complex, multi-faceted building facade. The drawing consists of numerous intersecting lines that create a sense of depth and perspective, suggesting a modern architectural structure. The lines vary in length and orientation, forming a grid-like pattern that is distorted to represent the building's geometry.

# LOCATION OVERVIEW

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*Section 02*

## TACOMA OVERVIEW

Tacoma, Washington—now home to roughly 219,000 residents—is the third largest city in the state of Washington and is projected to increase in population by 9% over the next decade. Anchored by the Port of Tacoma, which continues to rank among the nation’s top ten container gateways, the city benefits from steady growth in maritime trade, logistics, and advanced manufacturing tied to aerospace and clean-energy components. Downtown’s revitalization, sparked by the University of Washington Tacoma campus and a series of historic warehouse conversions, has attracted tech start-ups, professional services firms, and a wave of residential and mixed-use development.

Healthcare remains the city’s largest employment sector, led by MultiCare and Virginia Mason Franciscan Health, while nearby Joint Base Lewis-McChord injects billions of dollars in defense spending and supports a robust supply chain of contractors. Strategic investments—such as the \$500-million Tideflats modernization, Sound Transit’s light-rail extension, and the burgeoning Brewery Blocks creative district—have accelerated job creation and pushed median household income to record highs. With Pierce County forecast to add more than 85,000 residents by 2035, Tacoma’s diversified economic base, comparatively affordable housing, and growing population position it as the South Sound’s engine of sustainable growth.



# LOCATION OVERVIEW



Commencement Bay

5954 N  
26TH ST

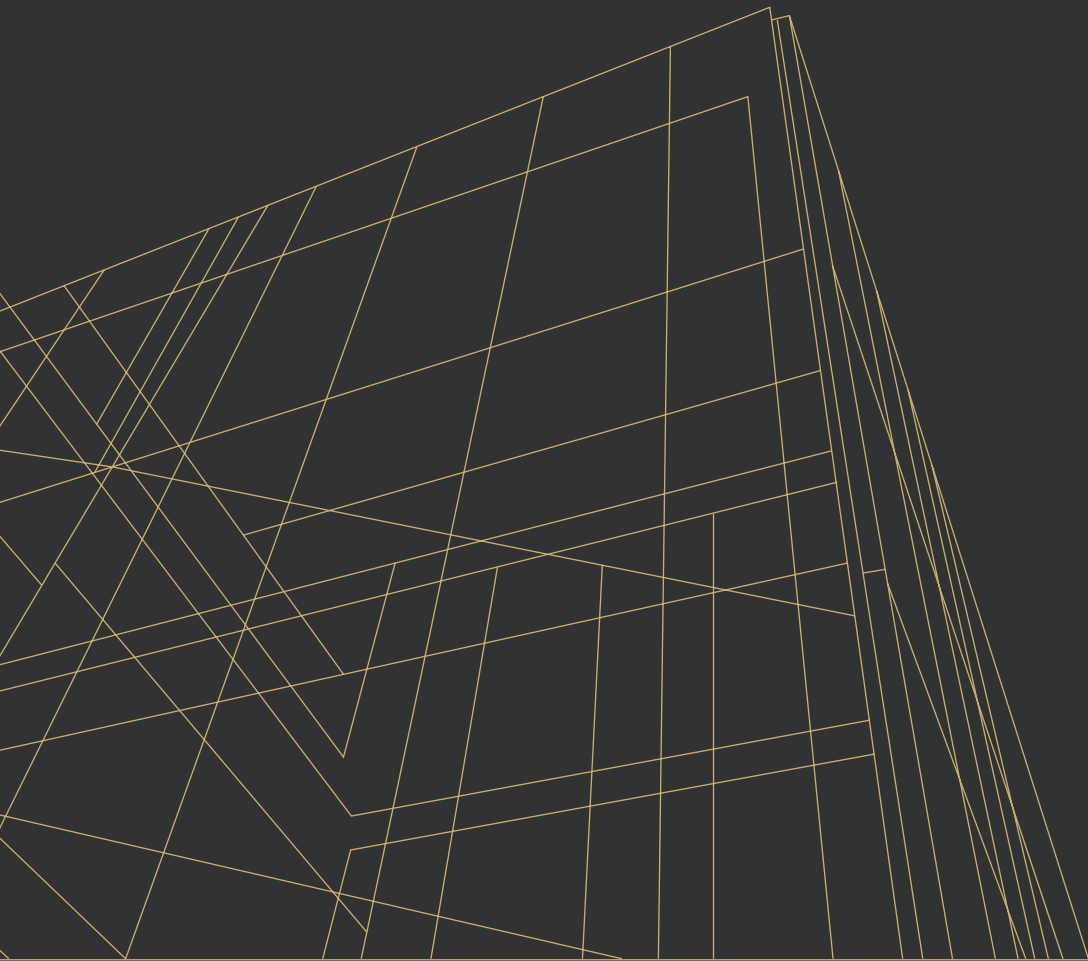
University  
Place

TACOMA MALL

KIDDER MATHEWS

OFFERING MEMORANDUM ■ 5954 N 26TH ST 9





# DEMOGRAPHICS

*Section 03*

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Mile	5 Miles
2025 TOTAL	15,466	88,939	196,656
2030 PROJECTION	15,377	90,429	202,940
2020 CENSUS	15,764	15,764	184,837
AVERAGE AGE	44.1	40.3	39.0

## EMPLOYMENT & INCOME

	1 Mile	3 Mile	5 Miles
2025 AVERAGE HH INCOME	\$132,597	\$136,257	\$127,816
2025 MEDIUM HH INCOME	\$98,727	\$104,027	\$95,451
TOTAL BUSINESSES	577	4,002	10,985
TOTAL EMPLOYEES	3,325	26,984	85,608

## EDUCATION

	1 Mile	3 Mile	5 Miles
SOME HIGH SCHOOL	3.5%	3.0%	4.2%
HIGH SCHOOL DIPLOMA	21.3%	21.1%	22.5%
SOME COLLEGE	23.1%	20.3%	21.2%
ASSOCIATE	10.7%	8.7%	9.6%
BACHELOR'S	24.1%	26.9%	23.9%
GRADUATE	15.3%	18.8%	16.9%

## 2025 CURRENT HOUSEHOLDS

7,278  
1 MILE

39,411  
3 MILE

83,921  
5 MILES

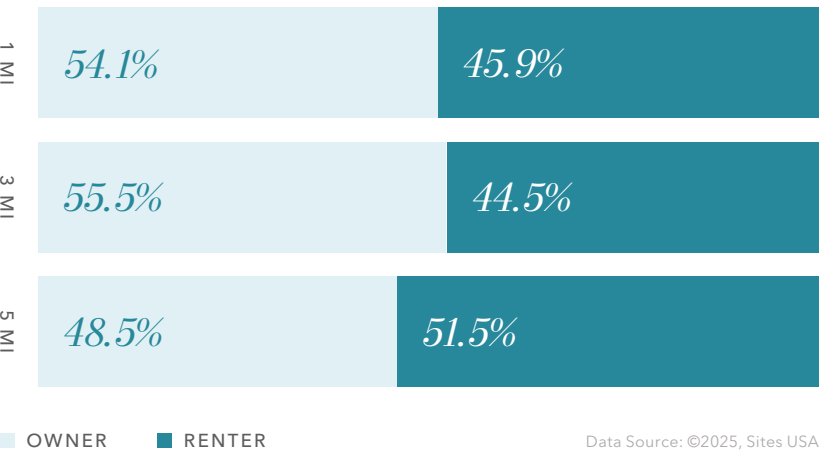
## 2020 CENSUS HOUSEHOLDS

7,307  
1 MILE

38,529  
3 MILE

78,145  
5 MILES

## OWNER VS. RENTER OCCUPIED



Data Source: ©2025, Sites USA

### **EXCLUSIVE REPRESENTATION**

Kidder Mathews is the exclusive Listing Brokerage for this offering.

### **OFFERING PROCEDURE**

Seller will consider all offers to purchase the property as seller receives such offers.

### **OFFERING PROCEDURE**

All offers must be submitted to Bruce Barker, Erik Swanson and Mike King and must include the following terms and information:

- Earnest money deposit
- Timing for due diligence inspection and post-diligence closing period
- Source of funds for acquisition

### **PROPERTY TOURS**

To learn more about the offering and to schedule a tour, please contact the Listing Brokers directly.

### **LISTING BROKERS**

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