

301 EAST 25TH STREET

301 E 25th St, Tacoma, WA 98421



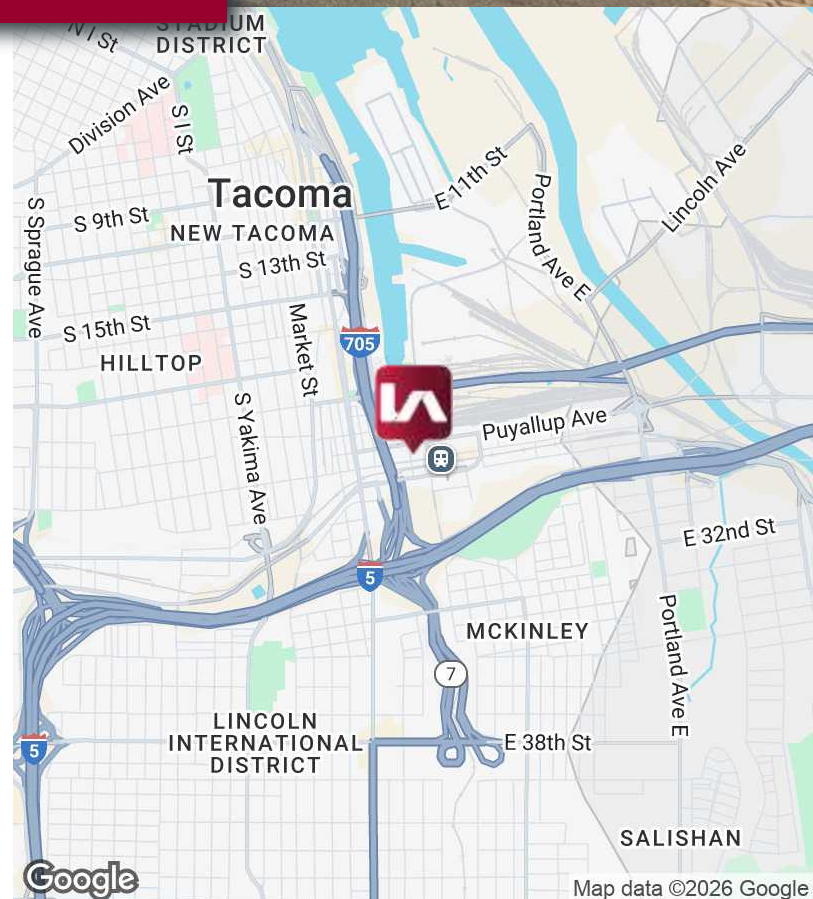
FREE STANDING RETAIL BUILDING FOR SALE

LISTING INFORMATION

SALE PRICE:	\$1,500,000
BUILDING SF:	8,904 SF
LOT SF:	6,577.56 SF
PARCEL NO.:	2075190010
ZONING:	DMU - Downtown Mixed Use District

COMMENTS

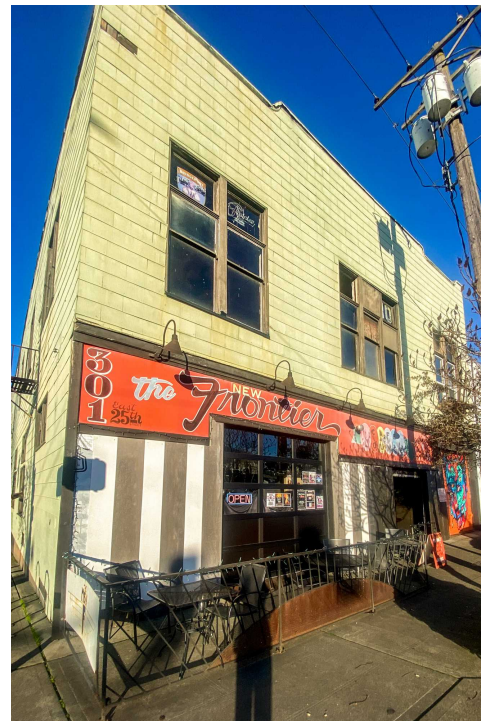
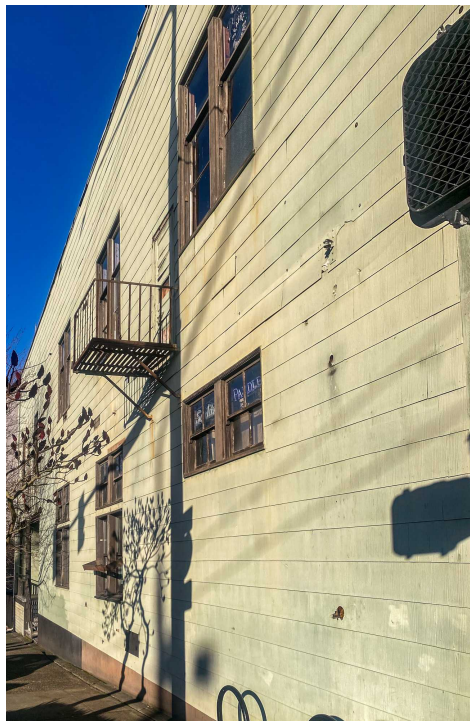
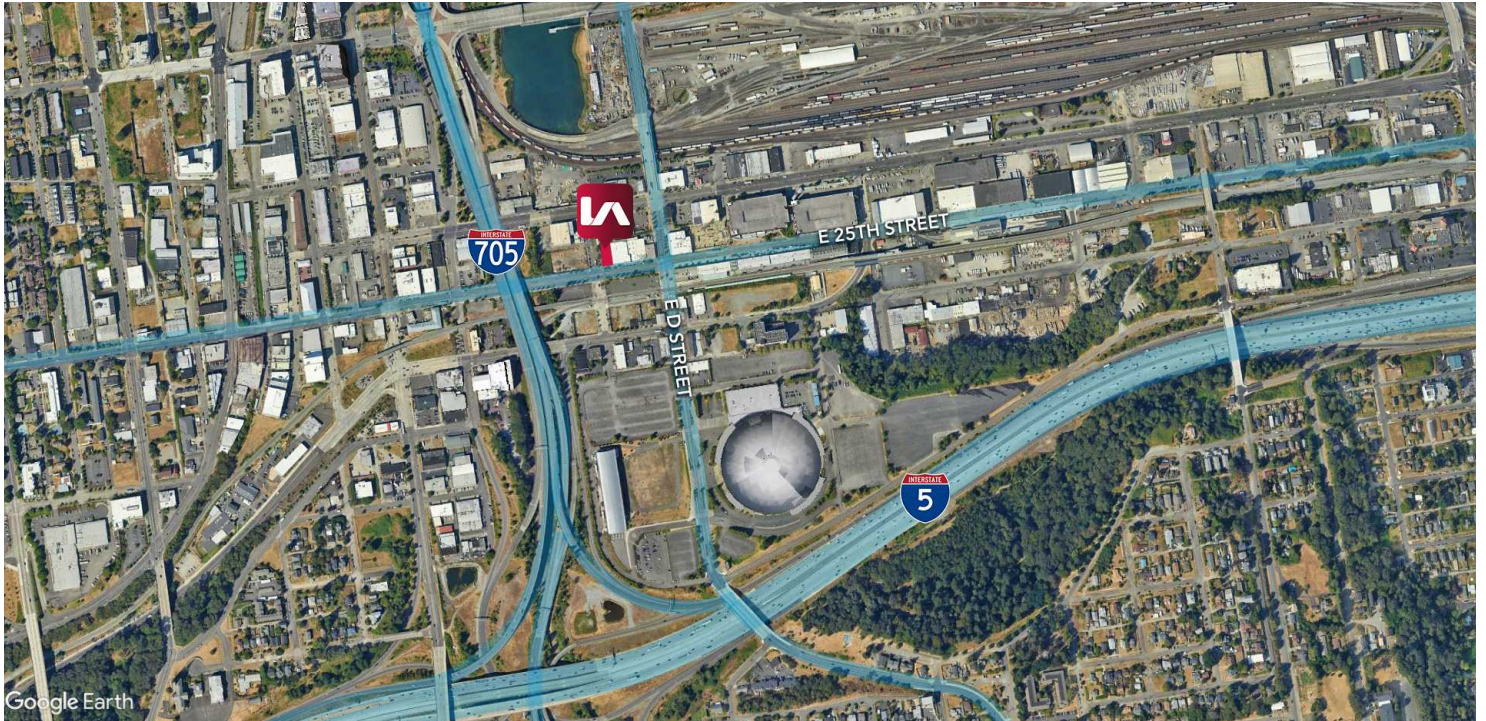
- Great visibility, corner building.
- Restaurant on main floor, second floor banquet room and vacant apartments on the third floor.
- Built 1904 and remolded in 1975.
- The zoning is Downtown Mixed Use (DMU) City of Tacoma.
- Maximum building height is 100 feet.
- Blocks away from the Tacoma Dome, Sounder Transit Station and Tacoma Link Light Rail.
- Easy access to major highways.
- Proximity to downtown Tacoma.
- Approximately 1,000 newly built multi-family units in surrounding area.



301 EAST 25TH STREET

301 E 25th St, Tacoma, WA 98421

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



CONTACT

Zachary Ota

zota@lee-associates.com

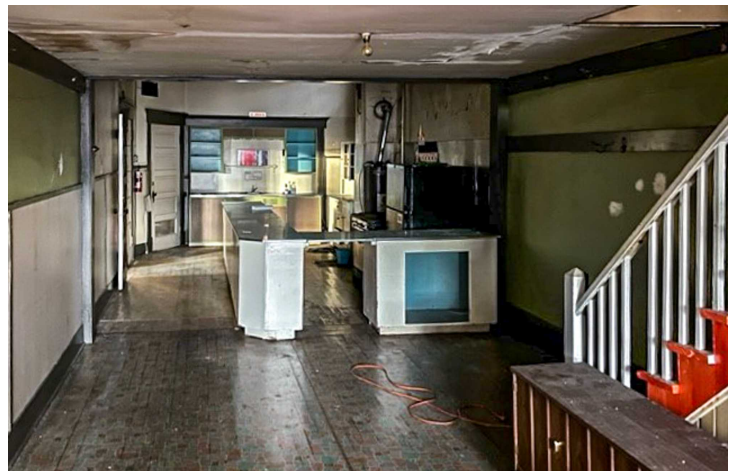
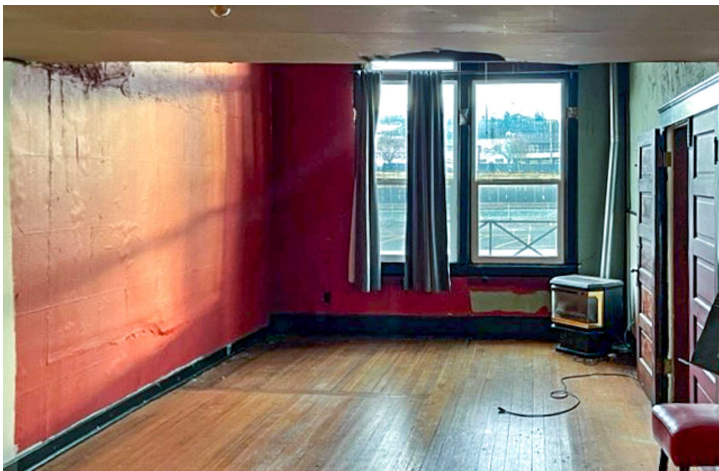
253.238.2841

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.

301 EAST 25TH STREET

301 E 25th St, Tacoma, WA 98421

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



CONTACT

Zachary Ota

zota@lee-associates.com

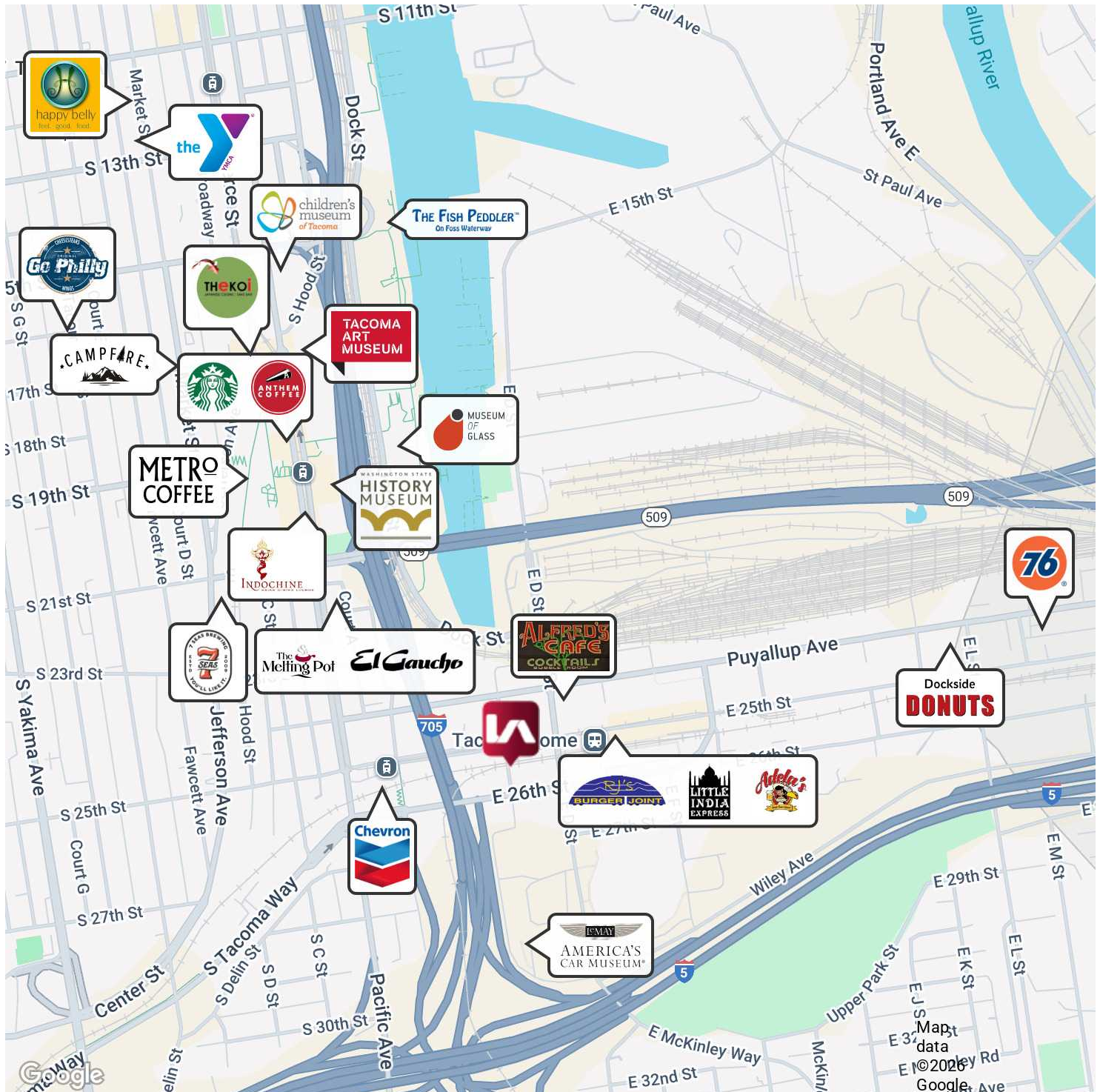
253.238.2841

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.

301 EAST 25TH STREET

301 E 25th St, Tacoma, WA 98421

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



CONTACT

Zachary Ota

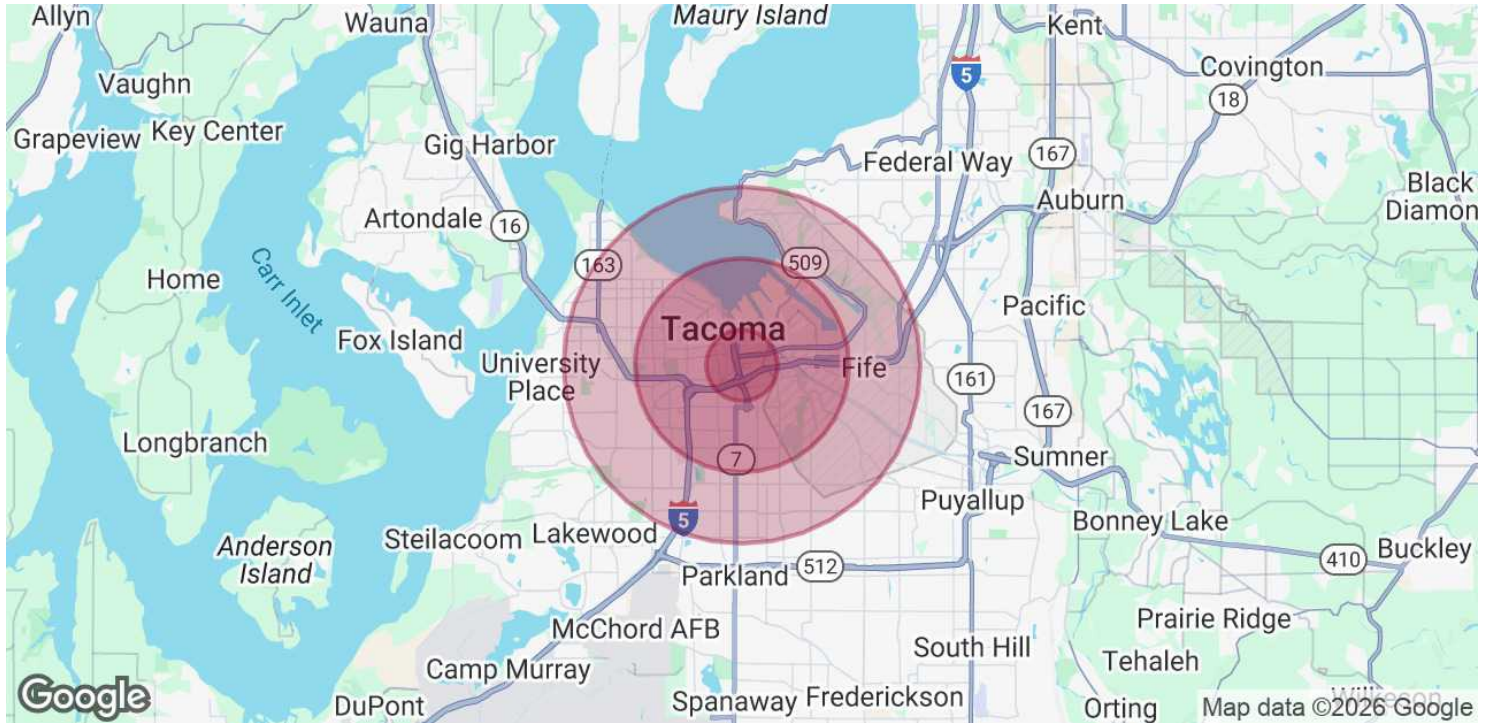
zota@lee-associates.com

253.238.2841

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.

301 EAST 25TH STREET

301 E 25th St, Tacoma, WA 98421



POPULATION

1 MILE

3 MILES

5 MILES

TOTAL POPULATION	9,320	102,848	258,851
AVERAGE AGE	36.5	35.8	36.9
AVERAGE AGE (MALE)	37.3	35.8	36.1
AVERAGE AGE (FEMALE)	34.8	36.1	37.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS	4,285	44,057	107,552
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$61,760	\$71,498	\$79,053
AVERAGE HOUSE VALUE	\$265,805	\$305,361	\$314,149

2020 American Community Survey (ACS)

CONTACT

Zachary Ota

zota@lee-associates.com

253.238.2841

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.