



FOR SALE
MULTI-TENANT INVESTMENT PROPERTY
5003 TACOMA MALL BLVD, TACOMA

Presented by Andy Jessberger & Jacob Fors



First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

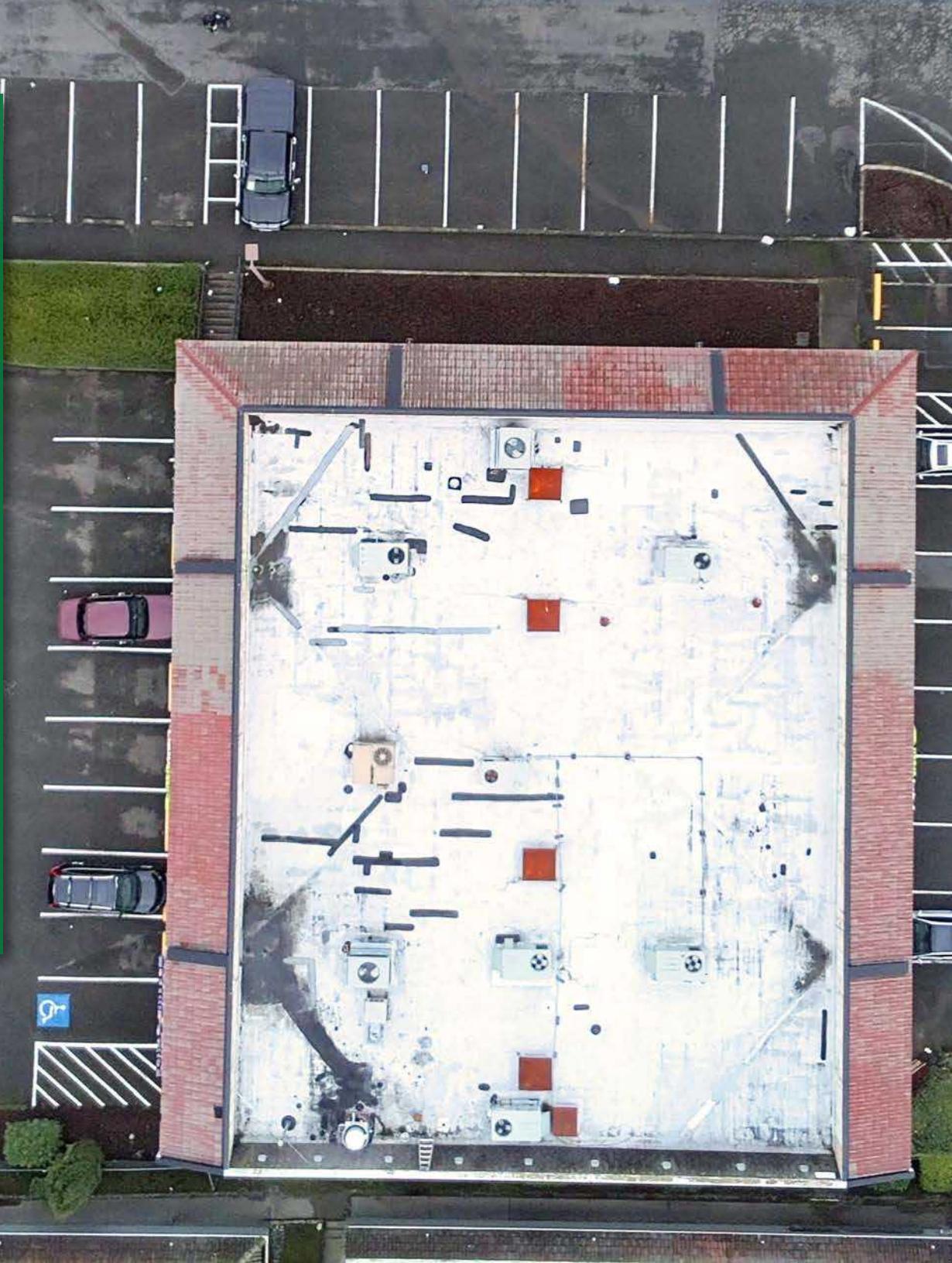


TERMS OF THE OFFERING

Price	\$3,800,000
Price PSF	\$253
In Place NOI	\$285,192
In Place CAP Rate	7%
NOI End of 2026	\$291,251
Total GLA	14,996 SF
Number of Tenants	5
Occupancy	100%

PROPERTY DETAILS

Property	First American Building
Address	5003 Tacoma Mall Blvd, Tacoma
Sale Price	\$3,800,000
Price/SF	\$253 PSF
Building SF	14,996 SF
Year Built	1991
Lot Size	0.69 Acres (29,886 SF)
Parking Spaces	72 stalls (5 per 1,000)
Parcel No.	2320000512
Taxes	\$37,337.69 (2025)
Zoning	General Community Commercial (C-2)
Signage	1 Pylon on Tacoma Mall Blvd & Building Signage with visibility from Interstate 5
Paint	New in 2025



PROPERTY PHOTO



FINANCIALS



CURRENT RENT ROLL

SUITE	TENANT	SQUARE FT	MONTHLY RENT	RENT/SF	LEASE START	LEASE EXPIRES
101	JOHNSON FITNESS	5,375	\$6,118.13	\$13.66	12/01/2021	12/31/2026
102	DARBAAR TRADING, LLC	1,910	\$3,882.00	\$24.39	01/01/2021	10/31/2030
103	PEANUT SAUCE THAI CUISINE	1,486	\$3,005.00	\$24.27	02/01/1998	01/31/2029
104	H&R BLOCK ENTERPRISES, INC	3,314	\$5,637.50	\$20.41	06/09/2008	04/30/2027
105	DONG WU HAN	2,911	\$5,123.35	\$21.12	04/17/2000	04/15/2030

CURRENT OCCUPIED SF	TOTAL MTHLY RENT	AVG RENT/SF	ANNUAL RENT	
TOTALS	\$14,996	\$23,765.98	\$20.77	\$285,192



FINANCIALS | INVESTMENT HIGHLIGHTS

VALUATION SUMMARY

CURRENT INCOME

Total Base Rent Revenue	\$285,192
Reimbursed Expenses (PSF):	
CAM	\$2.48
Property Taxes	\$2.33
Insurance	\$0.61
Management	\$0.67
Utilities	\$1.67
Total Reimbursed Expenses on Occupied SF	\$7.76 \$116,350
TOTAL REVENUE	\$401,542
TOTAL EXPENSE	(\$116,350)
Vacancy: 5.0%	(\$20,077)
Structural Reserve:	\$0.25 (\$3,749)
NET OPERATING INCOME	\$261,366



STABLE & EASY INVESTMENT

Fully leased to established tenants with remaining lease term, providing predictable income and a passive, low-management investment.



TACOMA MALL PROJECT

- \$50M in improvements in the last year.
- Over one million more visitors in 2025 than pre-covid.

JCPenney



petco

CO-OP PLUS
WORLD MARKET

Burlington

SHAKE
SHACK

KOHL'S
expect great things

ULTA
BEAUTY

Total Wine
SPIRITS • BEER & MORE

NORDSTROM
rack



NORTHBOUND - 93,453 CPD

SOUTHBOUND - 92,061 CPD

TACOMA MALL

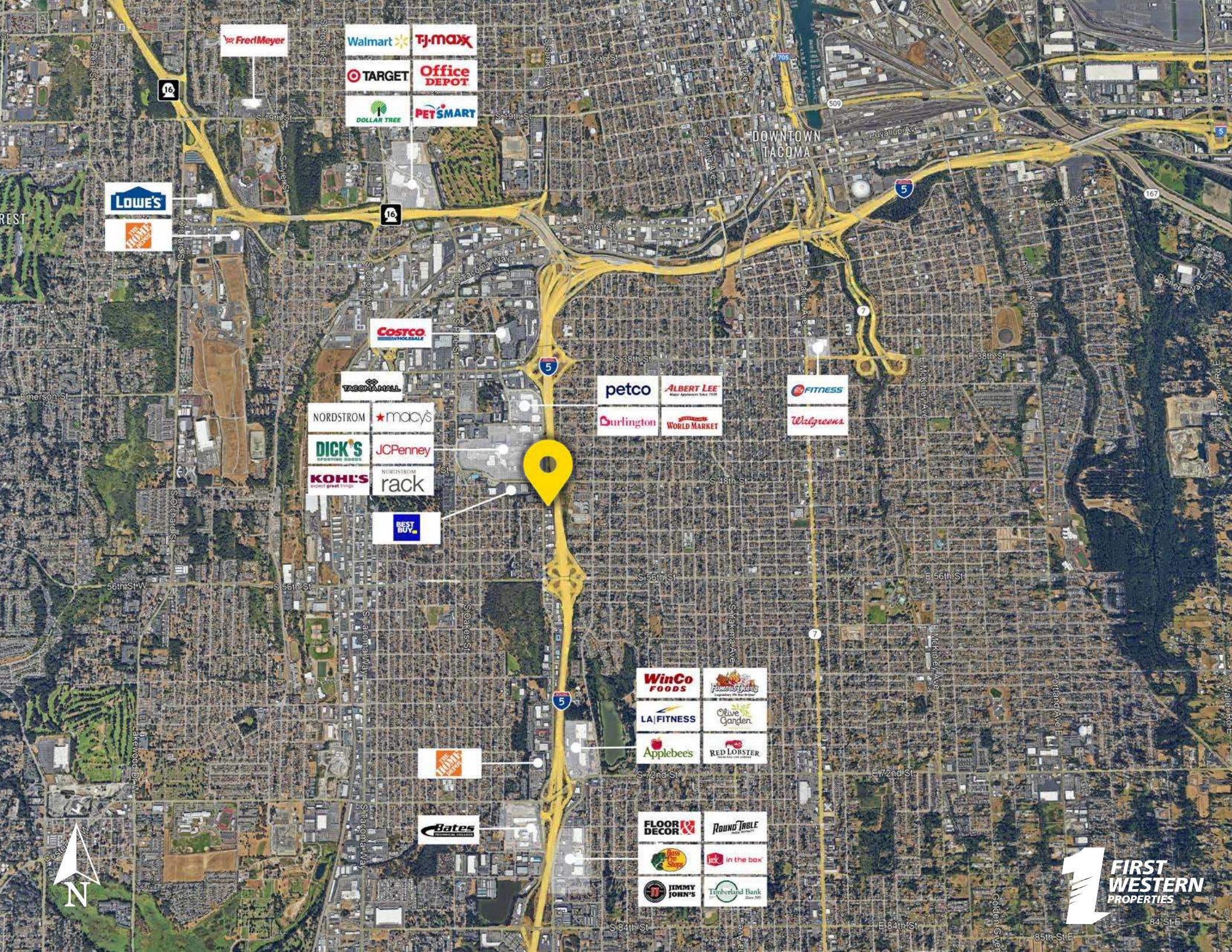
TACOMA MALL BLVD
13,975 CPD

TORERO'S
MEXICAN

CHUCK E.
CHEESE.

JOHNSON'S
Advil
TAMPA

1
FIRST
WESTERN
PROPERTIES



The logo for First Western Properties. It features a large, stylized number '1' on the left, composed of several diagonal lines. To the right of the '1', the words 'FIRST', 'WESTERN', and 'PROPERTIES' are stacked vertically in a bold, sans-serif font. The background of the logo is a blurred image of a city skyline at night.

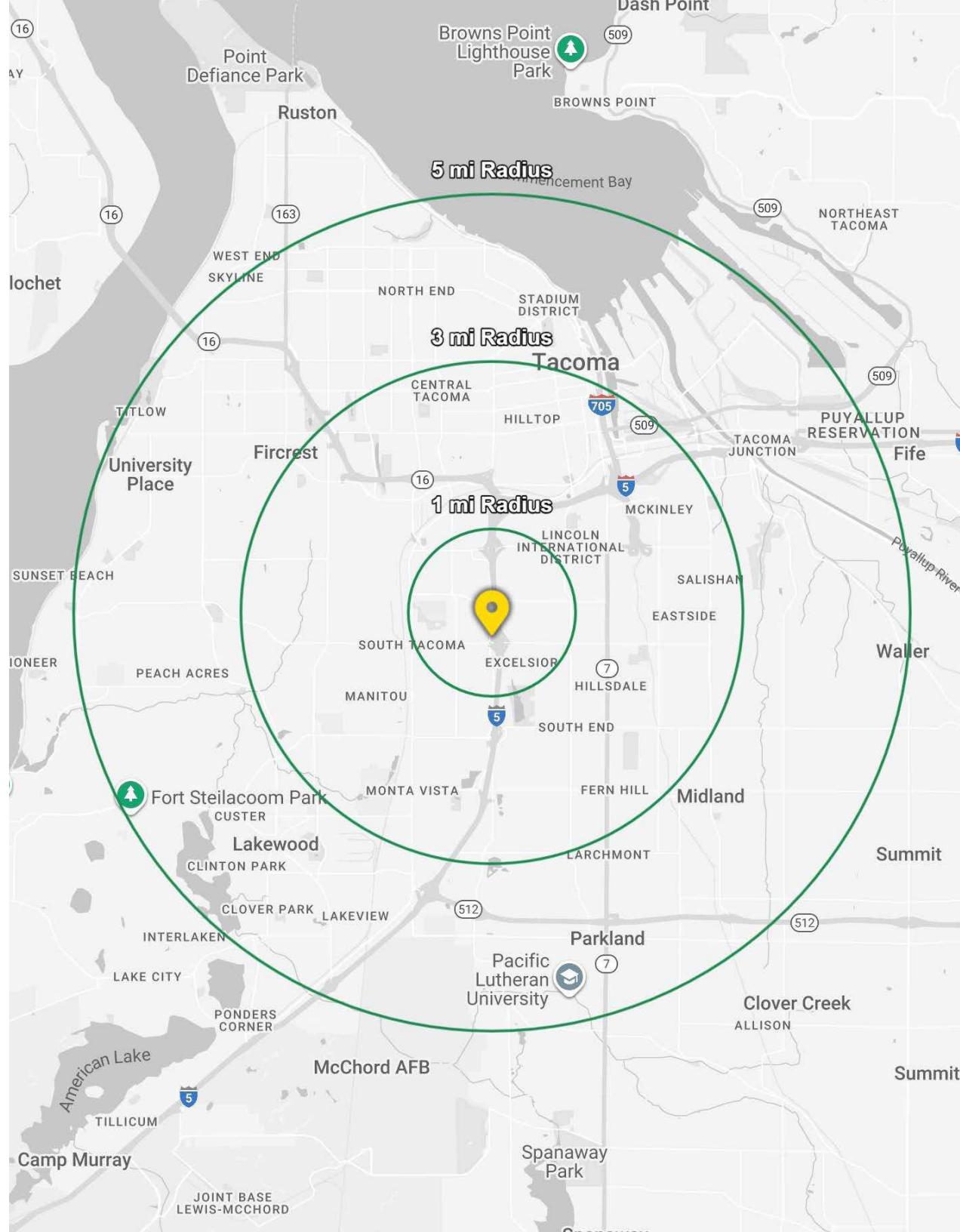
TRADE AREA DESCRIPTION

The property is situated within a dense and established residential trade area along Tacoma Mall Boulevard, serving a large and growing population base. The surrounding neighborhoods provide a consistent customer draw for daily-needs retail, while proximity to Tacoma Mall, major employment centers, and regional transportation routes reinforces long-term demand. Strong household density and an entrenched residential environment support stable tenancy and sustained retail performance.

TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	18,616	147,206	318,044
DAYTIME POP.	12,129	91,419	220,532
AVG HOUSEHOLD INCOME	\$96,776	\$105,525	\$112,376
NO. OF HOUSEHOLDS	7,660	57,582	127,019
LABOR FORCE	7,103	39,071	83,495
COLLEGE EDUCATION +	3,576	27,184	70,649

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RELATIONSHIP FOCUSED.
RESULTS DRIVEN.



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**1 FIRST
WESTERN
PROPERTIES**

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