

# SEVENTY TWO PACIFIC RETAIL CENTER

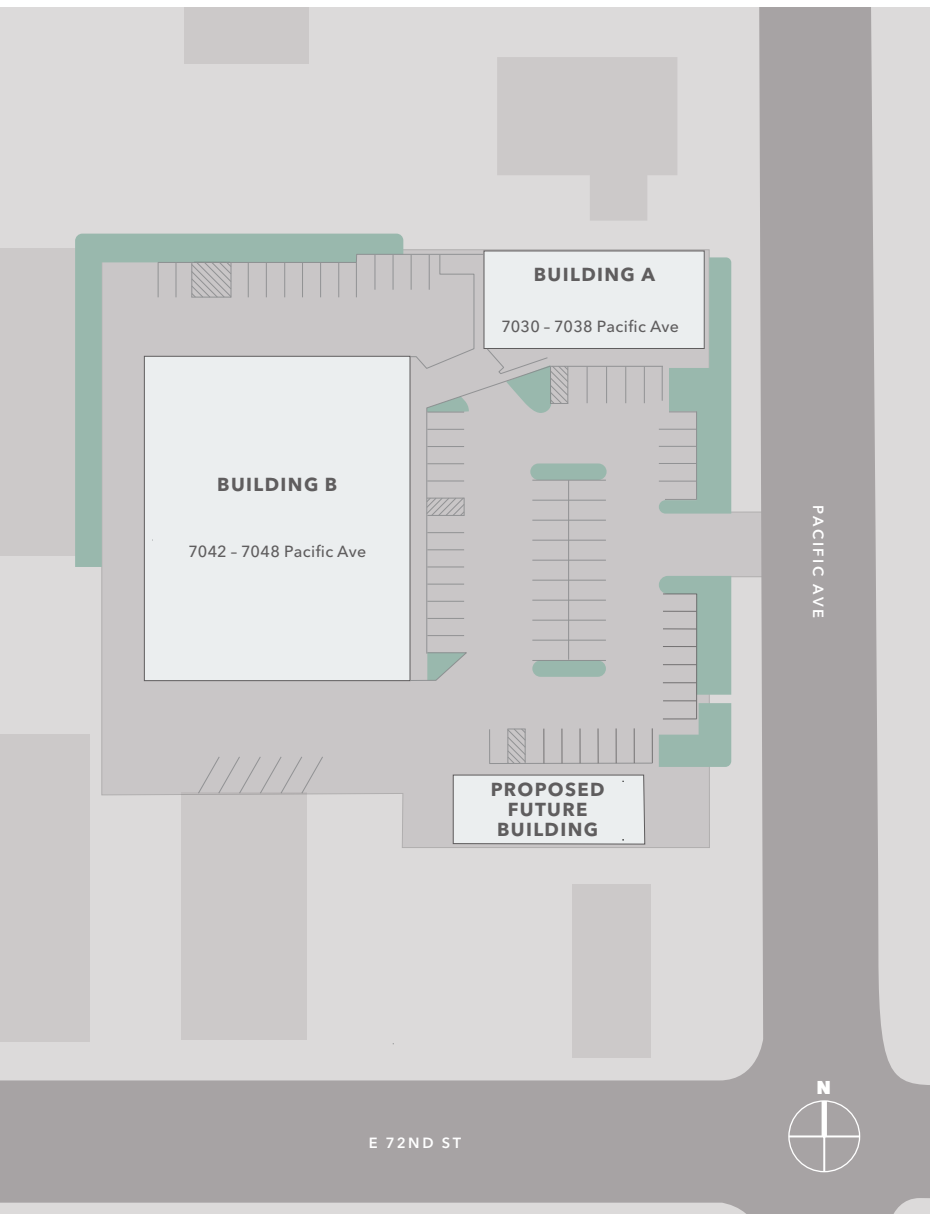
*18,442 SF Owner-User or Value-Add Opportunity with In-Place Income  
from Adjacent 100% Occupied 4-Tenant Retail Strip*

PROPOSED  
FUTURE  
BUILDING

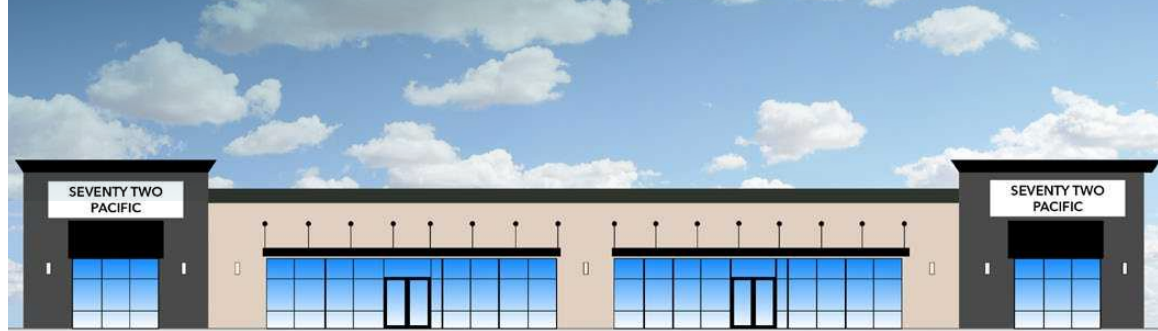
7030-7052 PACIFIC AVE  
TACOMA, WA 98408



## EXECUTIVE SUMMARY



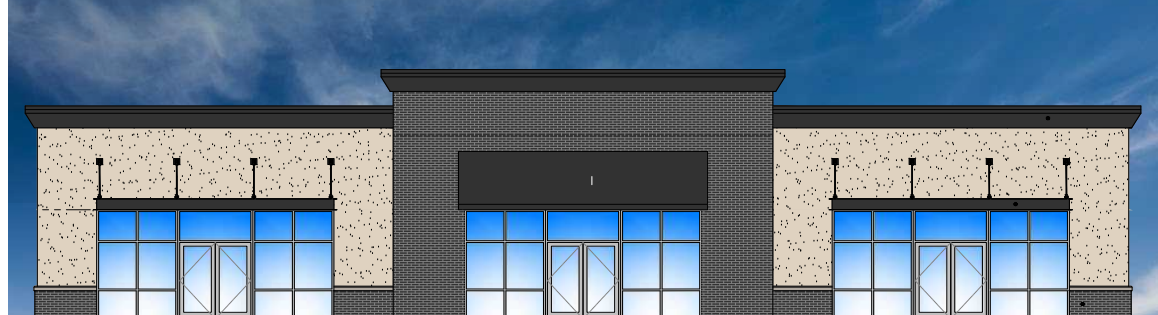
BUILDING B: FACADE RENDERING



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PROPOSED FUTURE BUILDING RENDERING



*The Verger Team is pleased to present the opportunity to acquire Seventy Two Pacific, a 22,996 SF retail center located near the signalized intersection of E 72nd St & Pacific Ave with excellent visibility & traffic exposure, with over 42,000+ vehicles per day.*

The offering includes two existing buildings, a fully-leased 4-tenant retail center providing immediate cash flow at a 6.75% in-place cap rate, and an adjacent 18,442 SF recently vacant retail building offered well below replacement cost at \$131/SF, providing flexibility for an owner-user, value-add investor, or developer.

Additionally, permits have been submitted for a 3,000 SF retail building to be constructed on the south end of the parcel, providing future upside.

### *Permits included in sale:*

#### **BUILDING B FACADE REMODEL:**

Building Permit #: BLDCA24-0143

Site Permit #: SDEV24-0137

#### **FUTURE 3K SF RETAIL DEVELOPMENT:**

Land Use Permit #: LU25-0156

Site Permit #: SDEV24-0137

**\$4,150,000**  
COMBINED SALE PRICE

#### **BUILDING A: 100% OCCUPIED 4-TENANT RETAIL CENTER**

PRICE	\$1,730,000
IN-PLACE CAP RATE	6.75%
PRICE PER SF	\$380
OCCUPANCY	100%
BUILDING AREA   % OF TOTAL CENTER	4,554 SF   20%
SUITES	4
LAND AREA	1.75 acres (76,458 SF)
YEAR BUILT	2007
PARCEL NUMBER	6615001852
PARKING	±74; 3.14 per 1,000
ZONING	TAC

#### **BUILDING B: 19K SF OWNER-USER OR VALUE-ADD OPPORTUNITY**

PRICE	\$2,420,000
PRICE PER SF	\$131
OCCUPANCY	0%
BUILDING AREA   % OF TOTAL CENTER	18,442 SF   80%
SUITES	1-4
LAND AREA	1.75 acres (76,458 SF)
YEAR BUILT	1956
PARCEL NUMBER	6615001852
PARKING	±74; 3.14 per 1,000
ZONING	TAC

## EXECUTIVE SUMMARY

# INVESTMENT HIGHLIGHTS



### *Stable In-Place Income & Significant Future Upside*

The offering includes two existing buildings, a fully-leased 4-tenant retail center providing immediate cash flow at a 6.75% in-place cap rate & an adjacent 18K SF vacant retail building offered well below replacement cost at \$131/SF ideal for an owner-user or value-add investor.



### *Long-Term Commitment*

3 of the 4 tenants occupying 82% of Building A have occupied the center for over 10 years, demonstrating their long-term commitment to the area.



### *Recent Building Upgrades*

Building A has seen substantial upgrades over the past five years including new HVAC systems and over \$200,000 in tenant improvements, featuring upgraded plumbing and electrical, a facade refresh, new sidewalks, and more.



### *Vacant Box Repositioning Opportunity*

Current ownership removed all tenants as of June 2025 and brought the building back to the studs, creating a blank canvas. This positions the property for a new era of tenancy or owner-user occupancy, with the ability to fully renovate and reconfigure the space.



### *Strategic Location*

Seventy Two Pacific is located near the signalized intersection of 72nd and Pacific Ave benefiting from a combined 42,000+ VPD situated in one of Tacoma's main retail corridors with national retailers including McDonald's, CVS, AutoZone, and more.



### *Development Upside*

The sale includes architectural drawings approved by the city to construct a 3,000 SF retail building on the south end of the lot, providing development upside.



## INCOME & EXPENSES

### BUILDING A: 100% OCCUPIED 4 -TENANT RETAIL CENTER

Price	<b>\$1,730,000</b>
Capitalization Rate	6.75%
Price Per Foot	\$380

Cash flow summary for the period of 11/1/2025 - 10/31/2026

### INCOME

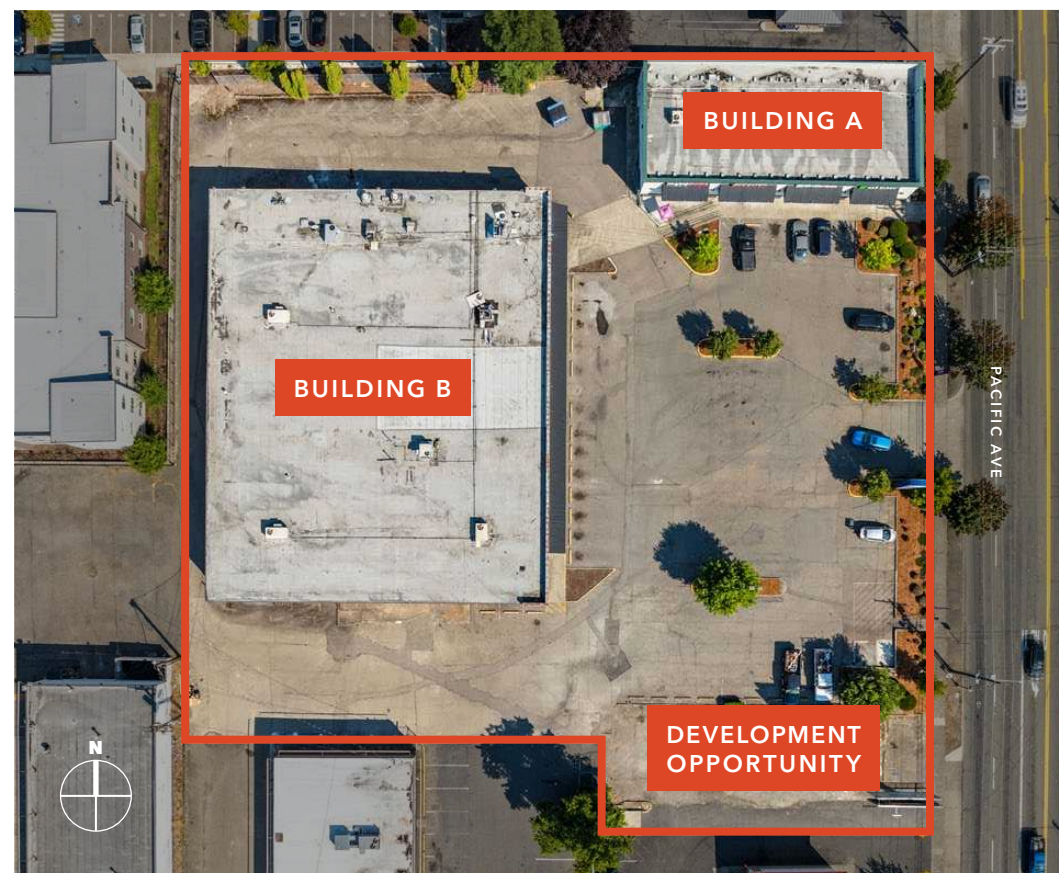
Scheduled Base Rent	\$122,697
Increases Over Base Rent	\$1,523
Billboard Income	\$900
Operating Expense Reimbursement	\$18,347
<b>Scheduled Gross Income</b>	<b>\$143,466</b>
Vacancy Factor   5%	(\$7,173)
<b>Total Effective Gross Income (EGI)</b>	<b>\$136,293</b>

### EXPENSES

CAMS	\$7,569
Property Taxes	\$7,417
Insurance	\$1,698
Management Fee   4.0% of EGI	\$2,229
Reserves	\$455
Total Operating Expenses	\$19,369
<b>Net Operating Income</b>	<b>\$116,924</b>

### BUILDING B: 19K SF OWNER-USER OR VALUE-ADD OPPORTUNITY

Price	<b>\$2,420,000</b>
Price Per Foot	\$131



# RENT ROLL

## BUILDING A: 100% OCCUPIED 4-TENANT RETAIL CENTER

Tenant Name	Suite	Square Footage	Percentage Occupied	Lease Commencement	Lease Expiration	Lease Type	Monthly Base Rent	Annual Rent PSF	Rent Increase	Date	Options
<b>Metro by T-Mobile</b>	7036	1,058	23%	1/12/2011	9/30/2027	NNN	\$2,128	\$24.14	\$2,192	10/1/2026	
Tenant Notes: Personal Guaranty. Exclusive use: Mobile communication device and related equipment sales.									3% Annually		
<b>Red Dragon Teriyaki</b>	7034	1,058	23%	6/26/2013	12/31/2030	NNN	\$2,914	\$33.05	\$3,001	1/1/2026	
Tenant Notes:									3% Annually		
<b>Space Vapor</b>	7032	805	18%	11/1/2023	10/31/2026	NNN	\$1,935	\$28.84	\$1,993	11/1/2025	1, 3-year
Tenant Notes: Personal Guaranty.											
<b>H&amp;R Block</b>	7030	1,633	36%	6/11/2002	4/30/2028	NNN	\$3,248	\$23.87	\$3,346	5/1/2026	1, 5-year
Tenant Notes:									3% Annually		
<b>Totals</b>		<b>4,554</b>	<b>100%</b>				<b>\$10,225</b>	<b>\$26.94</b>			

## OPERATING EXPENSES

### BUILDING A: 100% OCCUPIED 4-TENANT RETAIL CENTER

	ANNUAL OPERATING EXPENSES			REIMBURSEMENTS
	Total	PSF	Notes	In-Place
Common Area Maintenance (CAMs)	\$7,569	\$1.66	1	\$7,328
Real Estate Taxes	\$7,417	\$1.63	2	\$7,216
Insurance	\$1,698	\$0.37	1	\$1,644
Management Fee	\$2,229	\$0.49	1	\$2,159
Reserves	\$455	\$0.10	3	\$0
<b>Total Operating Expenses</b>	<b>\$19,369</b>	<b>\$4.25</b>		<b>\$18,347</b>

### Notes

1. Based on 2024 P&L, adjusted to 19.80% to reflect Building A's share of total center SQFT.
2. Based on 2025 Pierce County Tax Assessment, adjusted to 19.80% to reflect Building A's share of total center SQFT.
3. Based on \$0.10/SF on gross leasable area.

## REIMBURSEMENTS

### BUILDING A: 100% OCCUPIED 4-TENANT RETAIL CENTER

Tenant Name	Pro Rata of Bldg A	Pro Rata of SC	CAMS	Real Estate Taxes	Insurance	Management	Reserves	Total	Notes
Annual Operating Expenses			\$7,569	\$7,417	\$1,698	\$2,229	\$455	\$19,369	
Metro by T-Mobile	23%	4.4%	\$1,697	\$1,671	\$381	\$500	\$0	\$4,249	1
Red Dragon Teriyaki	23%	4.4%	\$1,682	\$1,656	\$377	\$495	\$0	\$4,211	1
Space Vapor	18%	3.4%	\$1,300	\$1,280	\$292	\$383	\$0	\$3,254	2
H&R Block	36%	6.9%	\$2,649	\$2,609	\$594	\$780	\$0	\$6,632	3, 4
<b>Tenant's Reimbursement Total</b>	<b>100%</b>	<b>19%</b>	<b>\$7,328</b>	<b>\$7,216</b>	<b>\$1,644</b>	<b>\$2,159</b>	<b>\$0</b>	<b>\$18,347</b>	

### Notes

1. Reimbursements based on tenant's pro rata share of 4.4% of the entire centers expenses.
2. Reimbursements based on tenant's pro rata share of 3.4% of the entire centers expenses.
3. Reimbursements based on tenant's pro rata share of 6.9% of the entire centers expenses.
4. In no event, shall the CAM be increased more than 5% in any year.



## LOCATION OVERVIEW





DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	19,628	129,158	284,273
2030 PROJECTION	19,977	129,975	289,659
2020 CENSUS	19,488	129,120	272,873
PROJECTED GROWTH 2025 - 2030	0.4%	0.1%	0.4%
MEDIAN AGE	35.6	34.2	35.4

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN HH INCOME	\$84,816	\$77,550	\$82,394
TOTAL BUSINESSES	466	4,547	12,766
TOTAL EMPLOYEES	2,847	33,873	108,038

RACE

	1 Mile	3 Miles	5 Miles
WHITE	50.9%	49.5%	54.4%
BLACK OR AFRICAN AMERICAN	12.3%	13.5%	12.8%
AMERICAN INDIAN OR ALASKA NATIVE	1.4%	1.5%	1.4%
ASIAN	13.2%	11.9%	10.5%
HISPANIC	24.0%	26.1%	22.8%
OTHER RACE	7.6%	8.2%	6.5%

HOUSEHOLDS

7,196  
1 MILE

48,057  
3 MILES

110,084  
5 MILES

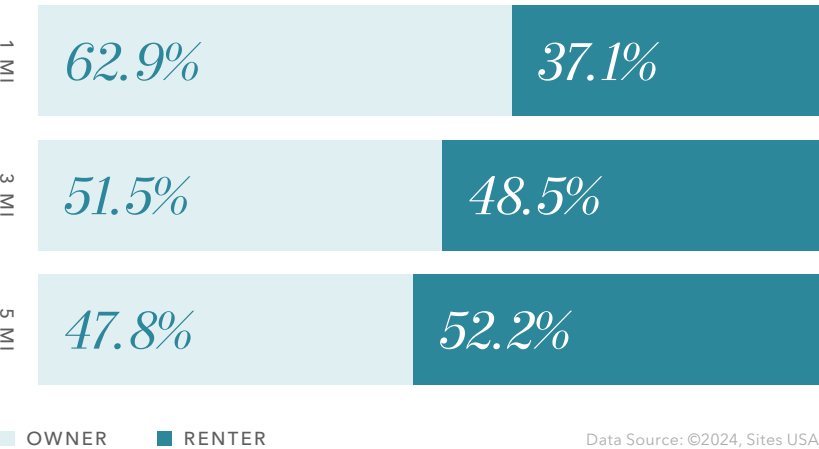
2030 PROJECTED GROWTH

0.5%  
1 MILE

0.3%  
3 MILES


0.7%  
5 MILES

OWNER VS. RENTER OCCUPIED



Data Source: ©2024, Sites USA





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