

FOR SALE

INCOME PRODUCING PROPERTY

6706 24TH ST W & 6711 REGENTS BLVD
TACOMA, WA



KIDDER.COM

km Kidder
Mathews

6706 24TH ST W & 6711 REGENTS BLVD



2 Fully Leased Office Buildings

Prime intersection, with signal

Abundant parking

Excellent frontage

Multiple curb cuts

Well maintained property

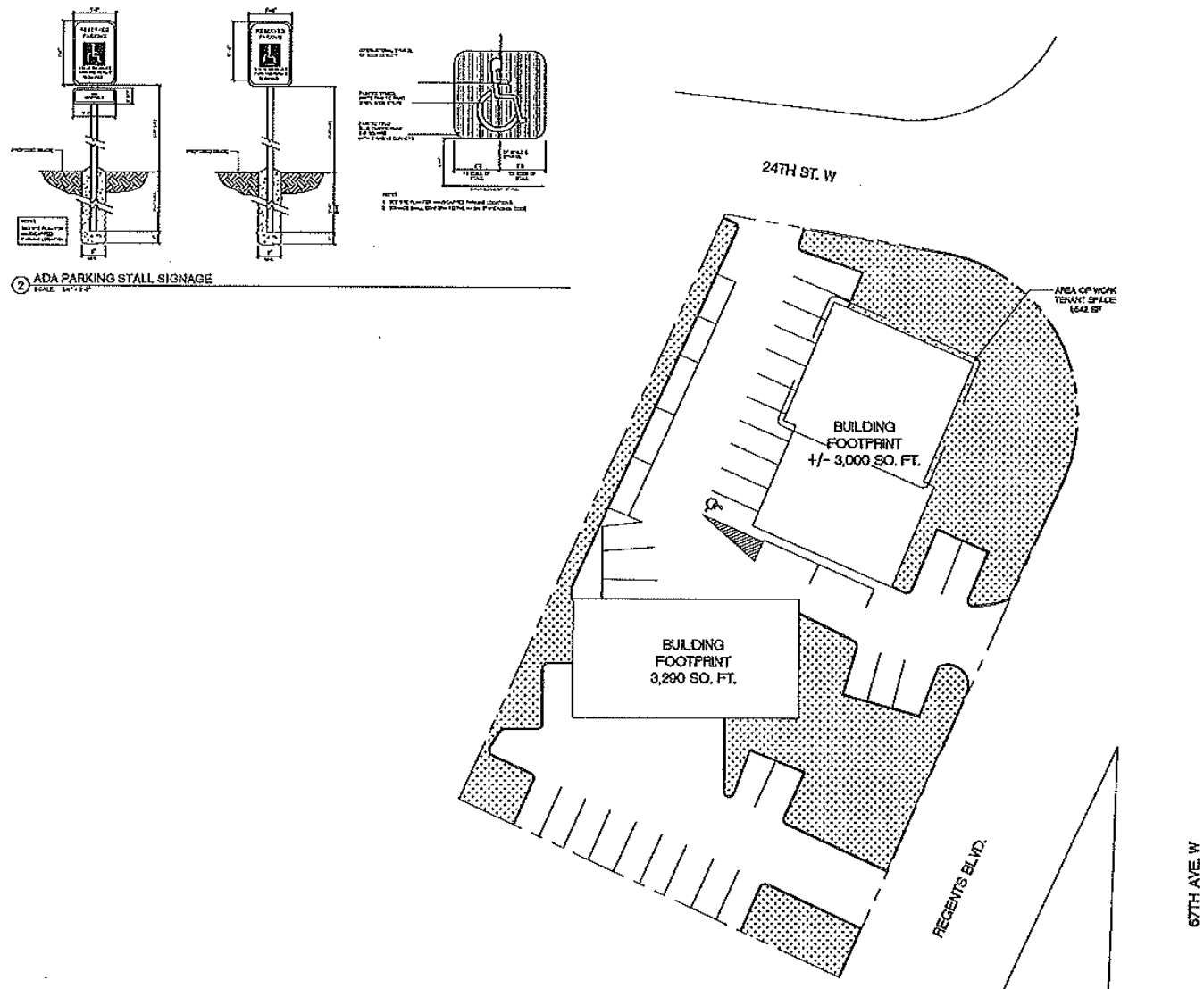
PROPERTY CHARACTERISTICS

| | Bldg 6706 | Bldg 6711 |
|---------------|-----------|-----------|
| LAND SIZE | 15,716 SF | 17,071 SF |
| BUILDING SIZE | 3,364 SF | 2,880 SF |
| CONDITION | Very good | |

\$1,700,000

SALE PRICE

SITE PLAN



VALUATION SUMMARY

ACTUAL RENTAL INCOME (BUILDING 6706 & 6711 COMBINED)

| Tenant | Suite | Annual Rent | Monthly Rent | Lease Expiration |
|-------------------|------------|---------------------|-------------------|------------------|
| 6711-B | BMBH | \$17,736.00 | \$1,478.00 | 5/31/2031 |
| 6711 - A | BCR | \$33,000.00 | \$2,750.00 | 10/31/2026 |
| 6706 - B | Grimmett | \$33,078.96 | \$2,756.58 | 5/31/2028 |
| 6706 - A | Beauty Bar | \$30,000.00 | \$2,500.00 | 3/31/2027 |
| Total Rent | | \$113,814.96 | \$9,484.58 | |

Vacancy & Credit Loss Rate

| | | |
|-------------------------------|----|---------------------|
| Less Vacancy | 5% | \$5,690.75 |
| Less Reserves | 2% | \$2,276.30 |
| Less Management | 0% | \$0.00 |
| Total | | \$7,967.05 |
| Effective Gross Income | | \$105,847.91 |

NET OPERATING INCOME

Approximate Net Operating Income \$105,847.91

| | | | | | |
|-----------|-------|-------------|-------------|---------------|--------------|
| Cap Rate: | 6.00% | Est. Value: | \$1,764,132 | Per SF Value: | \$282.53 PSF |
| Cap Rate: | 6.25% | Est. Value: | \$1,693,567 | Per SF Value: | \$271.23 PSF |



DEMOGRAPHICS

POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2010 CENSUS | 13,044 | 49,111 | 94,942 |
| 2020 CENSUS | 14,431 | 54,169 | 106,130 |
| 2025 ESTIMATED | 14,770 | 55,297 | 105,926 |
| 2030 PROJECTED | 15,397 | 55,861 | 106,213 |

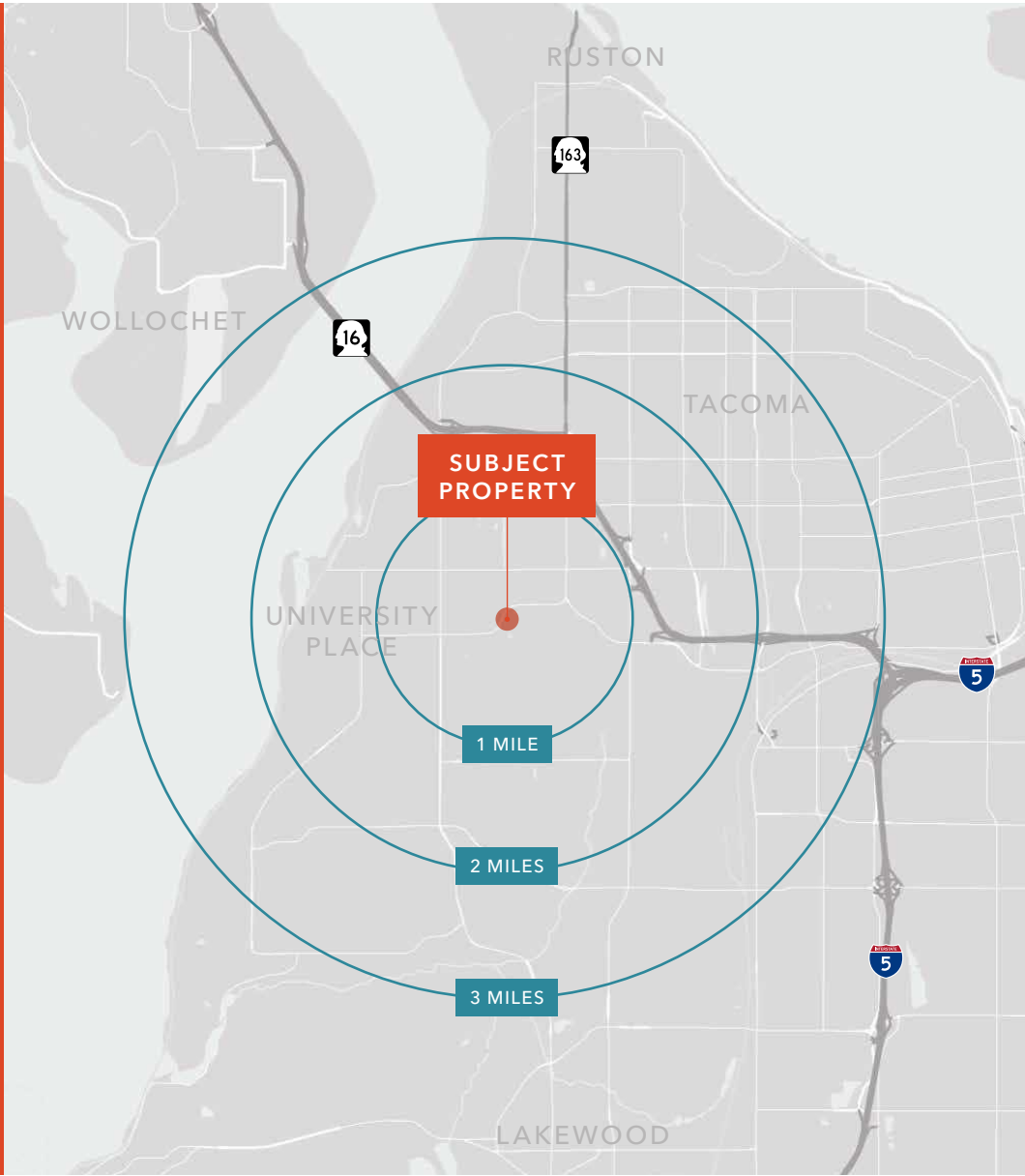
MEDIAN AGE & GENDER

| | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 38.4 | 39.2 | 38.2 |
| % FEMALE | 51.6%% | 51.7%% | 50.7%% |
| % MALE | 48.4%% | 48.3%% | 49.3%% |

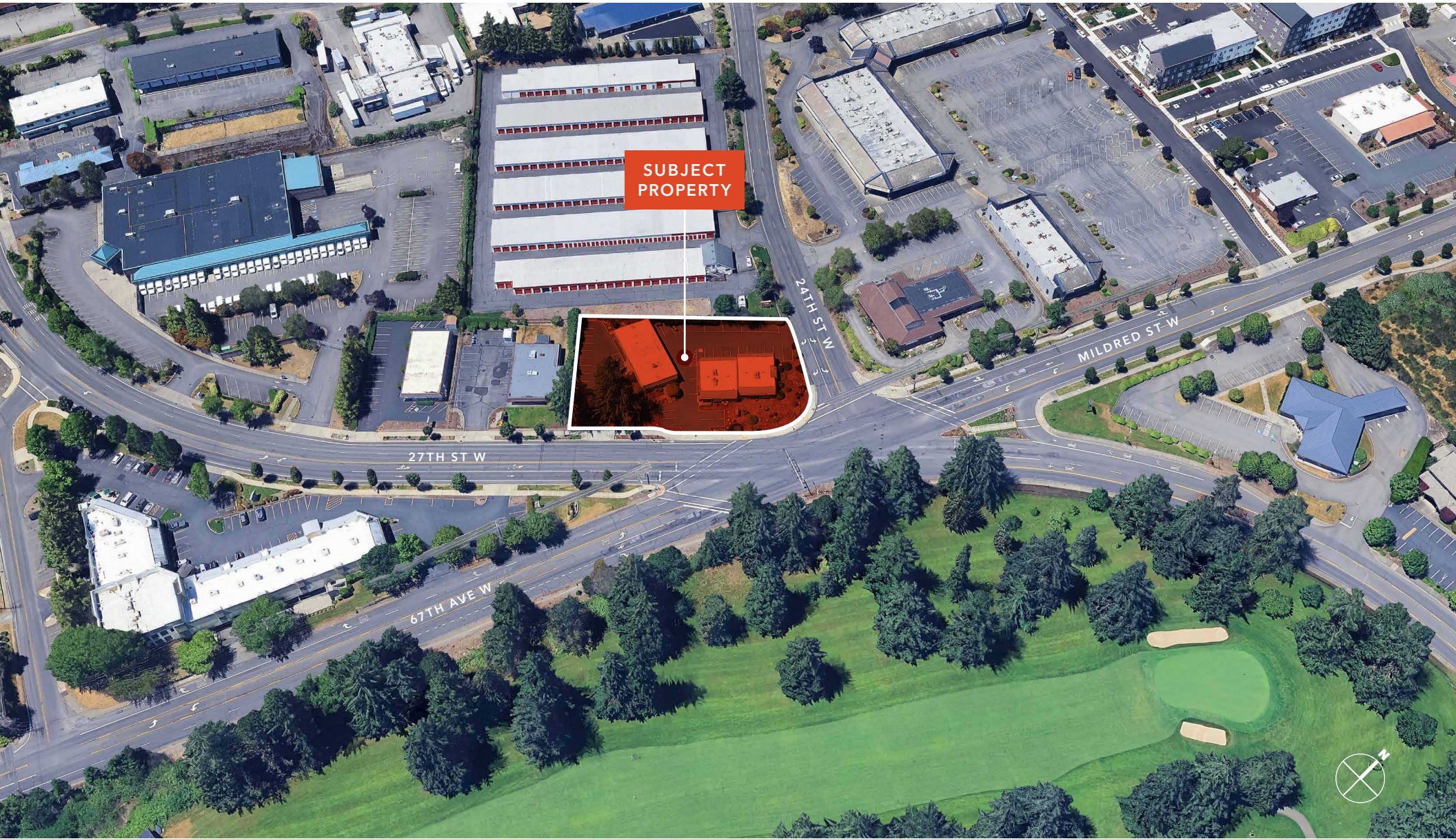
HOUSEHOLD INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|-----------|
| 2025 MEDIAN | \$83,771 | \$92,236 | \$92,921 |
| 2030 MEDIAN PROJECTED | \$83,326 | \$91,826 | \$92,477 |
| 2025 AVERAGE | \$118,054 | \$129,376 | \$126,251 |
| 2030 AVERAGE PROJECTED | \$116,586 | \$127,765 | \$124,792 |

Data Source: ©2025, Sites USA



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*For more information on
this property, please contact*

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