



# OWNER USER PROPERTY

## RETAIL/OFFICE FOR SALE

±2,125 SF building

±6,500 SF land

Grade level door

Secured yard area

Sale Price: \$495,000

Great owner user opportunity (Automotive Business and/or Retail)

Located on St Helens between downtown Tacoma and the Stadium District of Tacoma.

Great demographics and density surrounding the property with easy access to I-705 and I-5

Zoning: Downtown Residential

*For more leasing information contact*

**BRANDON GATES**  
253.722.1429  
brandon.gates@kidder.com

**LAURA FOX**  
253.722.1441  
laura.fox@kidder.com

**KIDDER.COM**



BRANDON GATES 253.722.1429 | brandon.gates@kidder.com

LAURA FOX 253.722.1441 | laura.fox@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



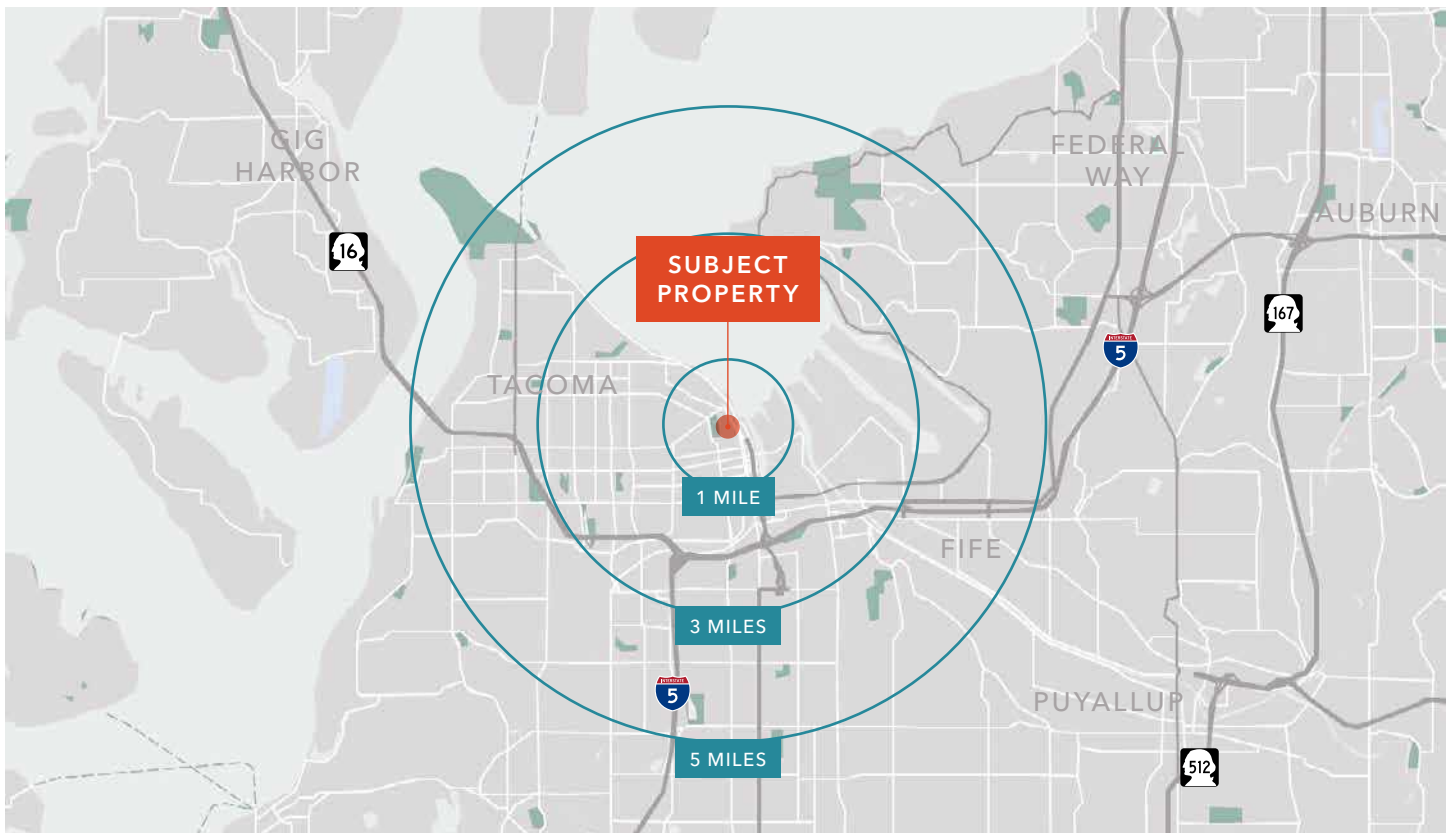
# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION (2025)	29,275	96,724	259,934
PROJECTED POPULATION (2030)	32,335	101,391	264,229
CENSUS POPULATION (2020)	18,367	84,925	250,430
CENSUS POPULATION (2010)	16,879	77,193	224,868

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
ESTIMATED HOUSEHOLDS (2025)	11,821	39,795	104,371
PROJECTED HOUSEHOLDS (2030)	13,643	42,946	108,257
CENSUS HOUSEHOLDS (2020)	9,255	35,464	98,895
CENSUS HOUSEHOLDS (2010)	8,265	31,903	89,055



## KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.