

6TH AVENUE MIXED USE

3825 6th Ave, Tacoma, WA 98406



FOR SALE

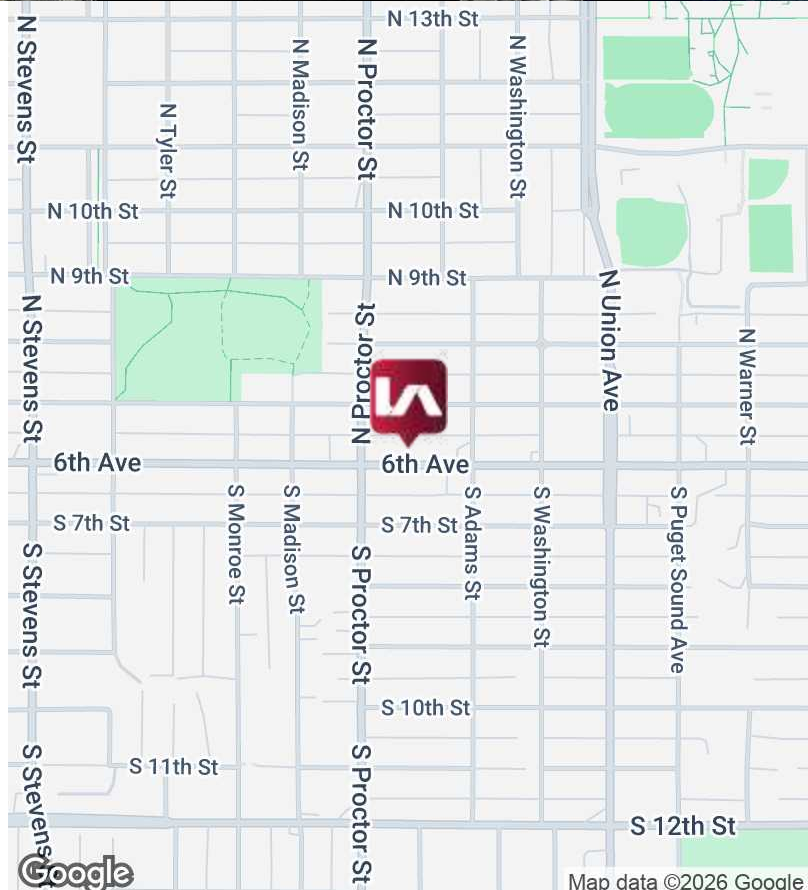
LISTING INFORMATION

ADDRESS:	3825 6th Ave, Tacoma WA
BUILDING SIZE:	3,594 SF
LOT SIZE:	4,500 SF
ZONING:	NCX
SALE PRICE:	\$999,999
CAP RATE:	7.25%

COMMENTS

Main level retail with 2 apartment units and a large storage area with alley access. Ideal opportunity for an owner/user.

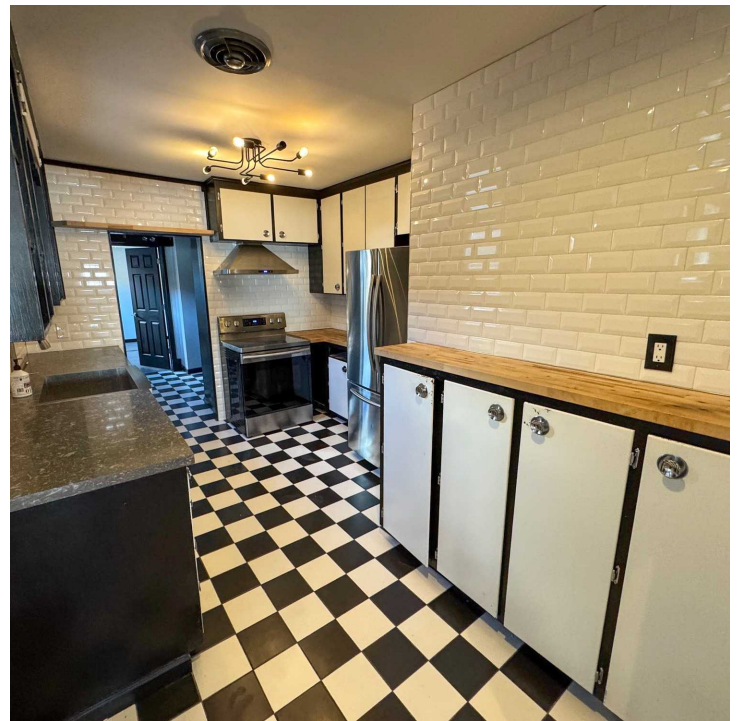
Located in the vibrant 6th Avenue District, surrounded by a thriving collection of restaurants, coffee shops, live music, shopping, and professional services. It's close proximity to the 97-acre campus of University of Puget Sound makes a desirable neighborhood for students.



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PHOTOS



CONTACT

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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.

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COMMERCIAL REAL ESTATE SERVICES



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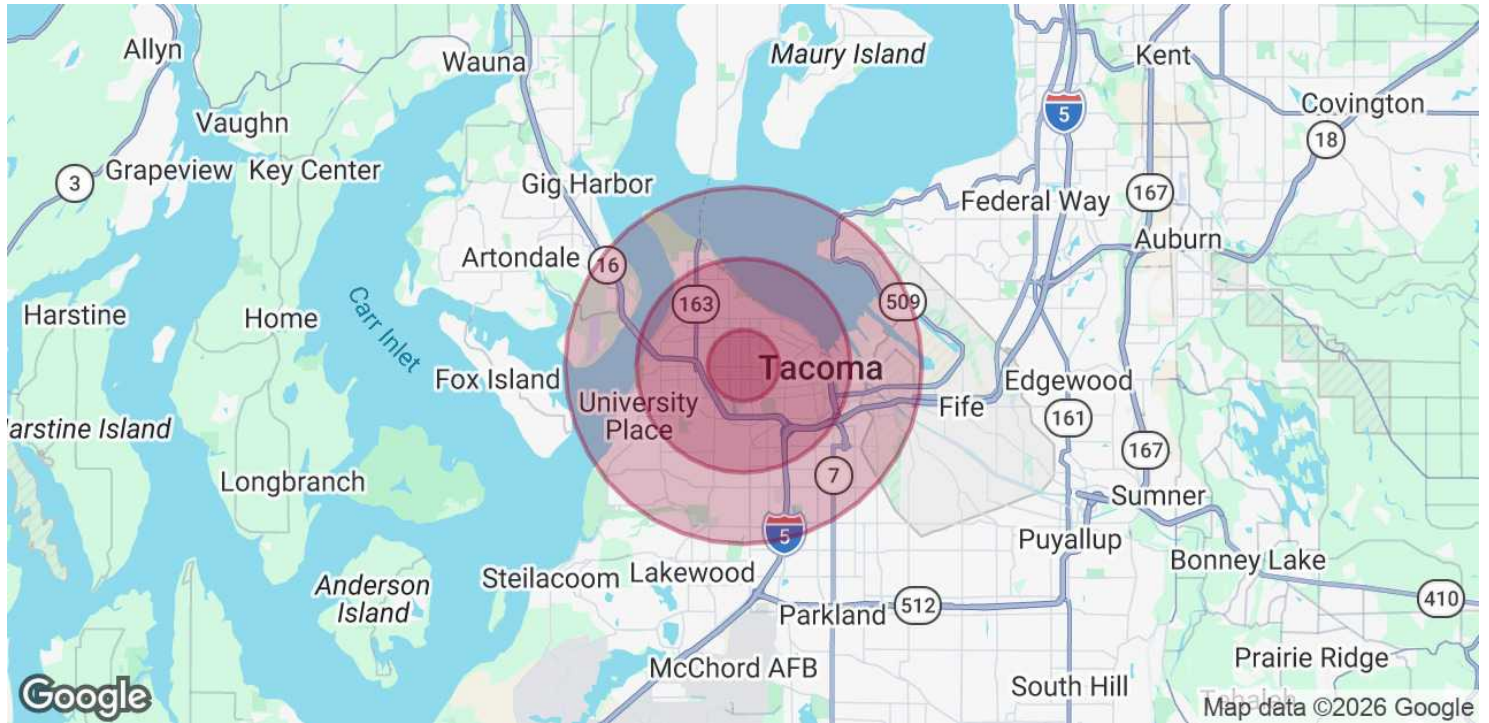
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	20,404	120,972	236,576
AVERAGE AGE	39	41	41
AVERAGE AGE (MALE)	38	40	39
AVERAGE AGE (FEMALE)	40	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,018	52,909	97,250
# OF PERSONS PER HH	2.5	2.3	2.4
AVERAGE HH INCOME	\$125,773	\$111,316	\$112,480
AVERAGE HOUSE VALUE	\$614,566	\$595,928	\$583,107

Demographics data derived from AlphaMap

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