

OFFERING MEMORANDUM

# 744 FAWCETT

*Owner/User Opportunity*

744 FAWCETT AVE, TACOMA, WA 98402



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# EXECUTIVE SUMMARY

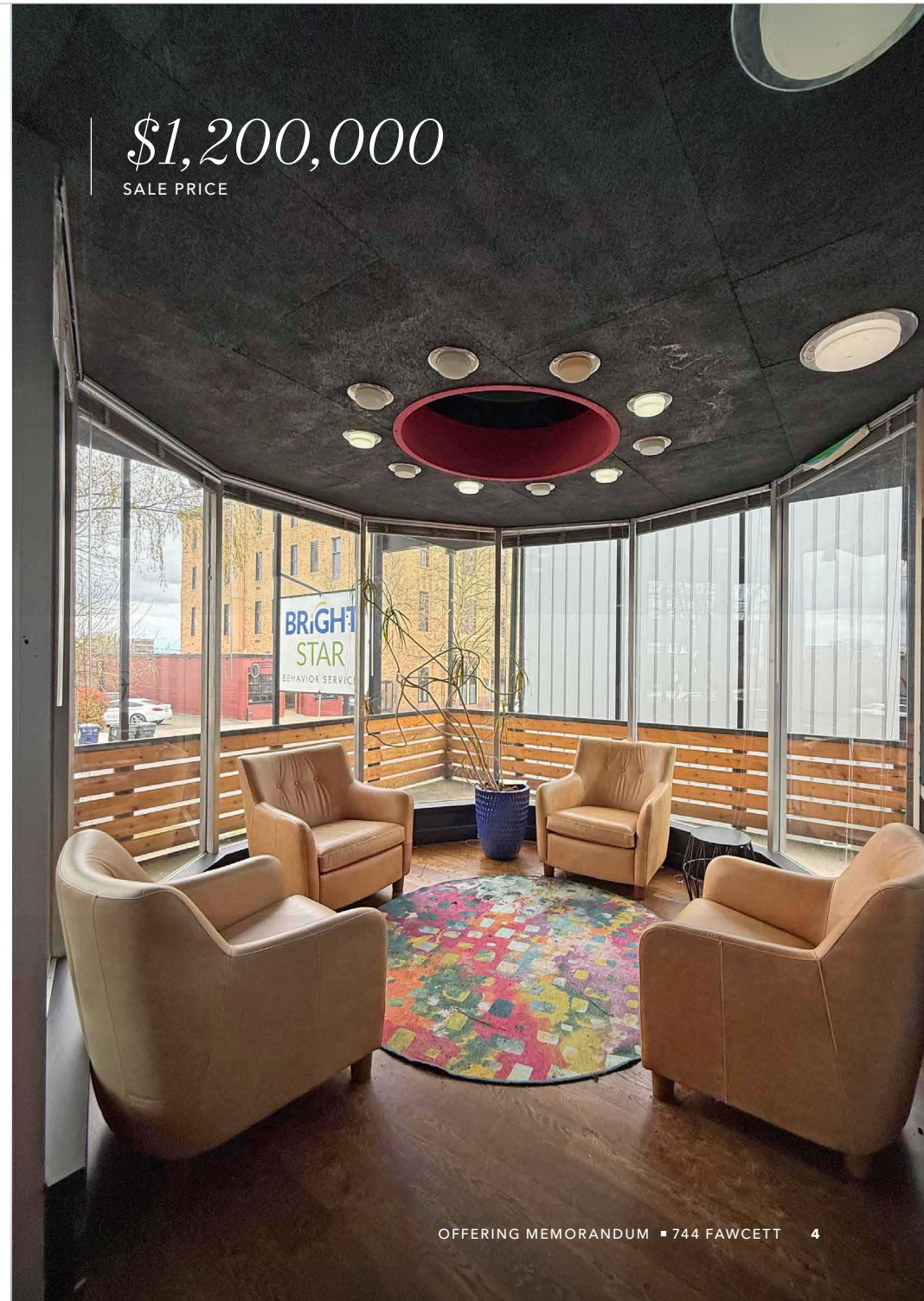
# OFFICE/RETAIL BUILDING WITH GATED PARKING

Kidder Mathews is proud to offer 744 Fawcett - a highly adaptable mixed-use property with diverse potential. Situated at the prominent corner of 7th and Fawcett in Downtown Tacoma, this 3,528-square-foot building presents a rare ownership opportunity in a prime urban location. The property features 11 secure, gated parking stalls on-site, along with abundant street parking, ensuring easy access for both clients and employees.

## PROPERTY OVERVIEW

ADDRESS	744 Fawcett Ave, Tacoma, WA 98402
EST. BUILDING SIZE	3,528 SF (with an additional 800 SF Rooftop Deck)
LAND SIZE	0.21 AC (9,000 SF)
ZONE	DCC
BUILT/RENOVATED	1958/1988/2021
PARCEL NO.	2007100020
ON SITE PARKING & GATES STALLS	11 stalls
STORIES	2

*\$1,200,000*  
SALE PRICE





FIRST FLOOR CLASS ROOM



ROOFTOP PATIO

## OPPORTUNITY HIGHLIGHTS

### LOCATION & ACCESS

744 Fawcett Ave is located in the heart of downtown Tacoma, offering excellent proximity to the city's business district, courthouses, and cultural attractions. The property is easily accessible via I-705 and I-5, with convenient connections to Pierce Transit bus lines and the Tacoma Link light rail. On-site and nearby parking options, along with pedestrian-friendly streets, make it a highly accessible location for both commuters and visitors.

### PARKING OPPORTUNITY

The building features an 11-stall surface parking lot that is fully enclosed by a secure fence, providing added safety, controlled access to the premises and convenient, on-site parking for tenants and visitors alike. Additionally, there is a large permit parking surface lot behind the building on Court E Street along with an abundance of free and metered street parking available in the surrounding area, particularly along Fawcett Avenue and Court E Street.

### RECENT IMPROVEMENTS

New roof in 2021

New 4 ton HVAC unit in 2021

Parking lot fence installed in 2023

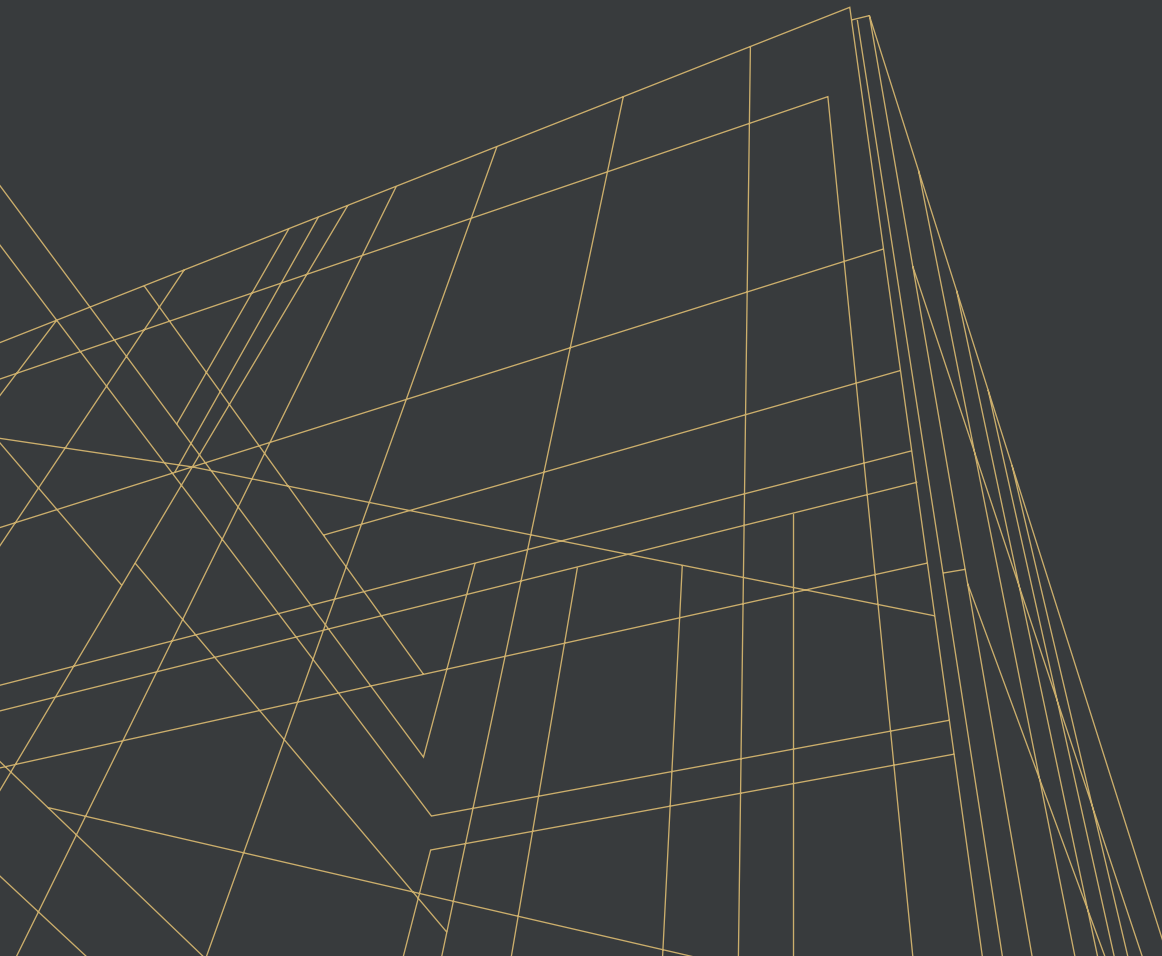
Outdoor rooftop deck installed in 2023

Repaved parking lot in 2022



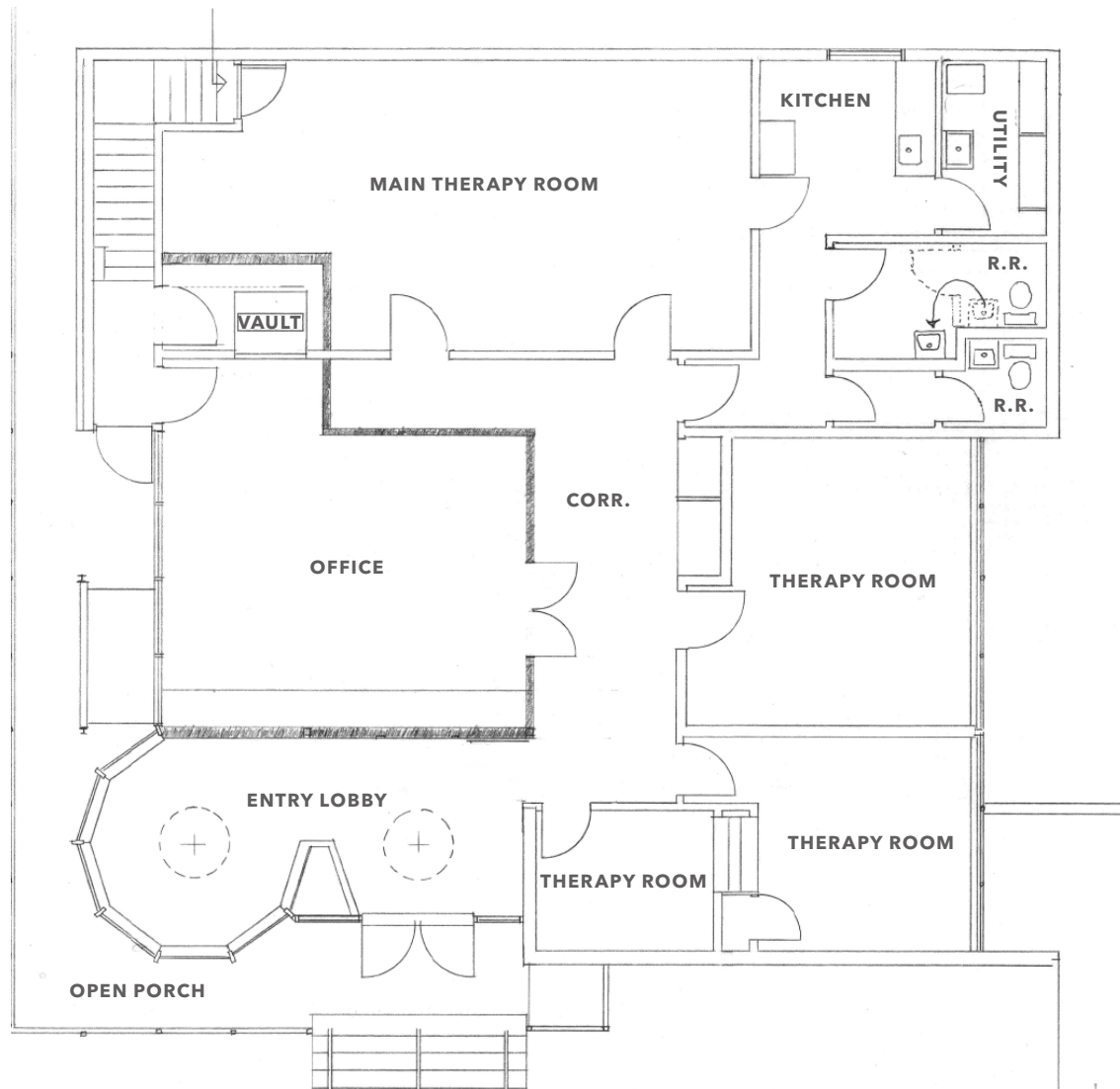
EXECUTIVE SUMMARY





# PROPERTY OVERVIEW

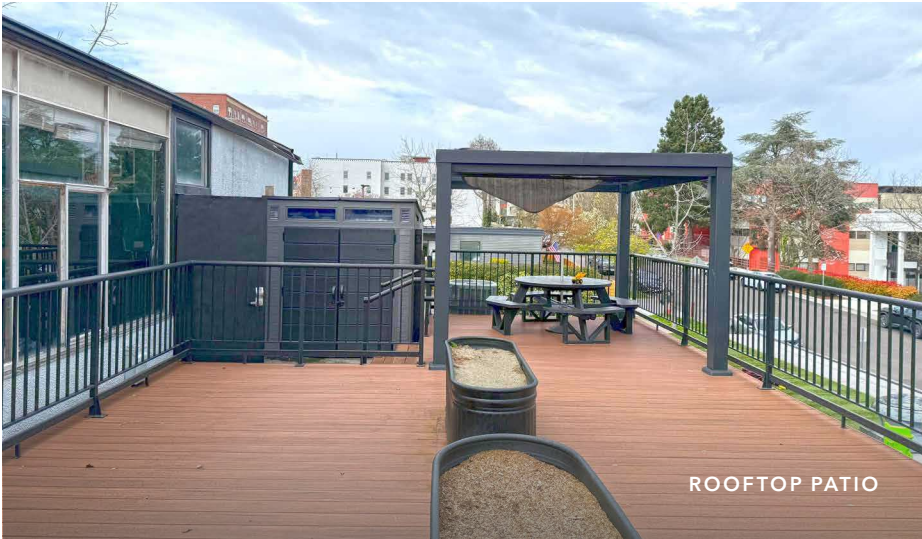
# MAIN 1ST FLOOR PLAN



# PROPERTY OVERVIEW



PLAYROOM



ROOFTOP PATIO



ENTRY HALLWAY



SECOND FLOOR CLASS ROOM

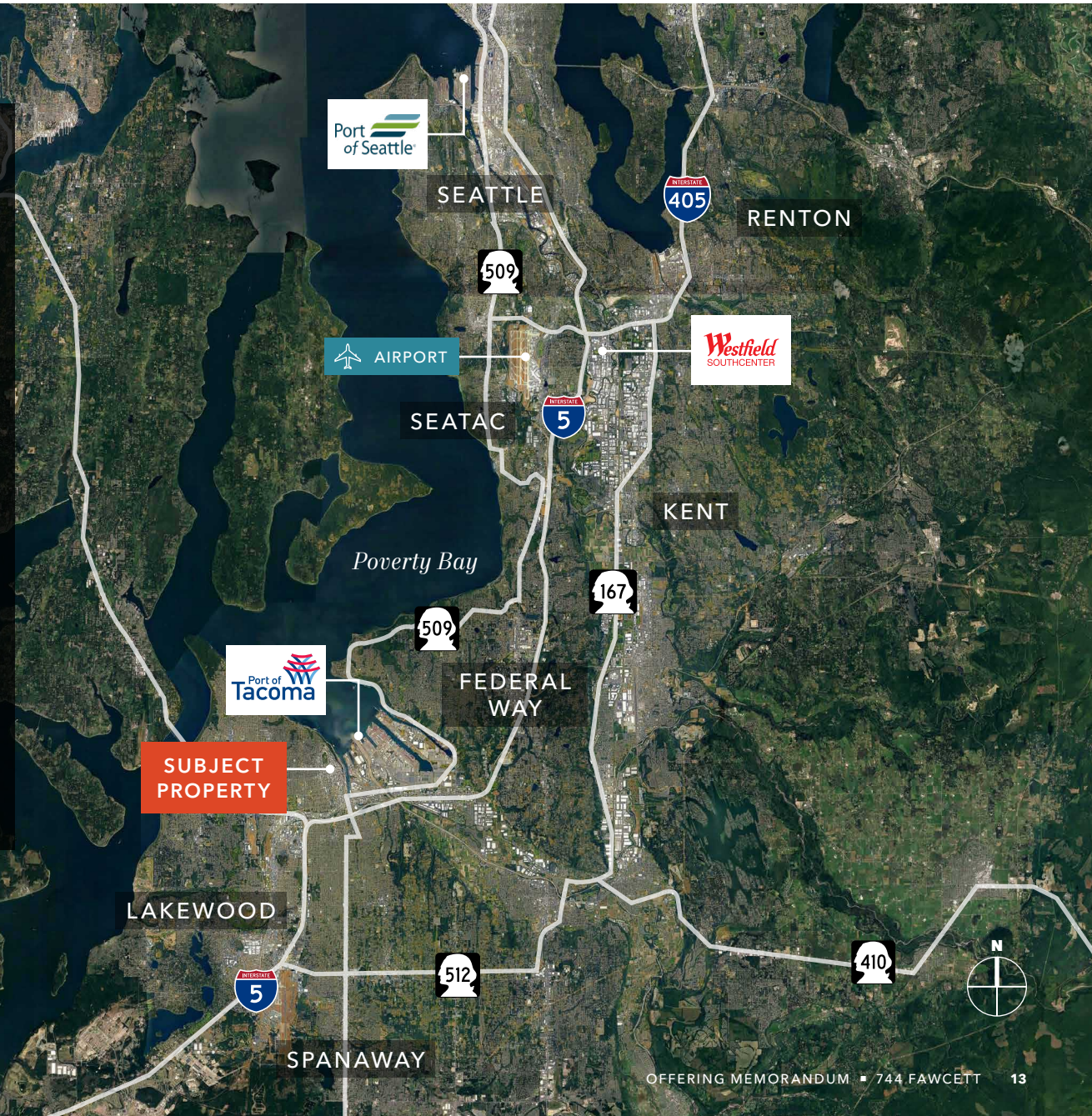
PROPERTY OVERVIEW



GATED PARKING

# DRIVE TIME

PORT OF SEATTLE	27 MINUTES
BELLEVUE	40 MINUTES
SEATTLE	40 MINUTES
RENTON	30 MINUTES
SOUTHCENTER MALL	24 MINUTES
SEA-TAC AIRPORT	24 MINUTES
KENT	26 MINUTES
FEDERAL WAY	20 MINUTES
GIG HARBOR	15 MINUTES
PORT OF TACOMA	10 MINUTES



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