

FOR SALE- Standalone Building \ Owner/User and/or Investment Opportunity

PACIFIC AVENUE PROFESSIONAL BLDG.

14416-14418 Pacific Ave. S. Tacoma, WA 98444



CCM Commercial

Commercial Real Estate Services

Cal C. Mitchell, **CCIM** \ Founder & Principal \ 425.922.2886 \ cal@ccmcommercial.com



[Aerial Map](#)

Commercial Retail Office & 2 Bedroom Apartment



PROPERTY ADDRESS

PROFESSIONAL AVENUE PROFESSIONAL BUILDING

14416–14418 Pacific Ave. S.
Tacoma, WA 98444

EXCLUSIVE LISTING BROKER



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TOURS & INQUIRIES

For ALL tours and inquiries, please text Cal C. Mitchell at 425.922.2886.
Please do not contact Tenants or Ownership directly.
No tours allowed without appointment and without Listing Agent present.

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PROPERTY DESCRIPTION



PACIFIC AVENUE PROFESSIONAL BUILDING is a rare, standalone building featuring both an Owner User Opportunity and Investment Opportunity. The property is ideal for many types of small businesses such as: Professional Services, Tax Service, Brokerage, Insurance, Hair and Nail Care Salon, Plumbing, HVAC, Construction Company, and Kitchen & Bath Remodeling to name a few. It's perfect for a business startup, or expanding your footprint. The space offers you and your clients/customers a professional atmosphere to grow your business.

The Property comes with a 1st Floor, 2,548 SF air conditioned retail space with a kitchen, 2 bathrooms, and 4 private offices. Also includes a fully leased 1,200 SF apartment upstairs that has it's own kitchen, 2 bedrooms, and 1 bathroom. There is 75 feet of frontage on Pacific Avenue South. 35,000 vehicles per day for high visibility. Seven (7) parking stalls. Flexible Terms.

PROPERTY DESCRIPTION

**For Sale, Standalone Building
Owner User and/or Investment Opportunity**

ASKING PRICE: \$600,000

- Standalone Building
- 3,748 SF Building
- 2 Stories
- 2,548 SF Rental Space
- Opportunity Zone
- AC Commercial Zoning City of Tacoma
- Lot Size: 6,720 SF / 0.1542 Acres
- Electrical Power 120/208 1 Phase
- Remodeled in 2016
- Lots of Extra Storage for Product & Inventory Needs
- Kitchen, 2 Baths, 4 Private Office, Storage — 1st Floor
- Kitchen, 1 Bath, 2 Bedrooms — 2nd Floor
- 1,200 SF Apartment Space Upstairs
- 75 Feet of Frontage on Pacific Ave. S.
- 35,000 Vehicles Per Day
- 7 Parking Stalls
- Zoning: AC
- APN Parcel # 983500-0-330
- Easy Access to HWY 512, SR-7 & I-5
- 7 Parking Stalls





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EARTHQUAKE - PR
1. SLEEPERS NOW
2. TURN OFF TRUCKS OFF
3. LOCK ENTRY GATES
4. UNPLUG COMPUTER DOWN
5. ELECTRONIC PROGRAM
6. FILL WATER BOTTLES, BUCK
7. FLASHLIGHTS
8. OK FOR CRITICAL CALLS





Four Private Offices





1200 SF Upstairs Apartment





MAJOR EMPLOYERS IN TACOMA

Tacoma is home to many major employers:



Logos shown are all registered trademarks of each respective company.

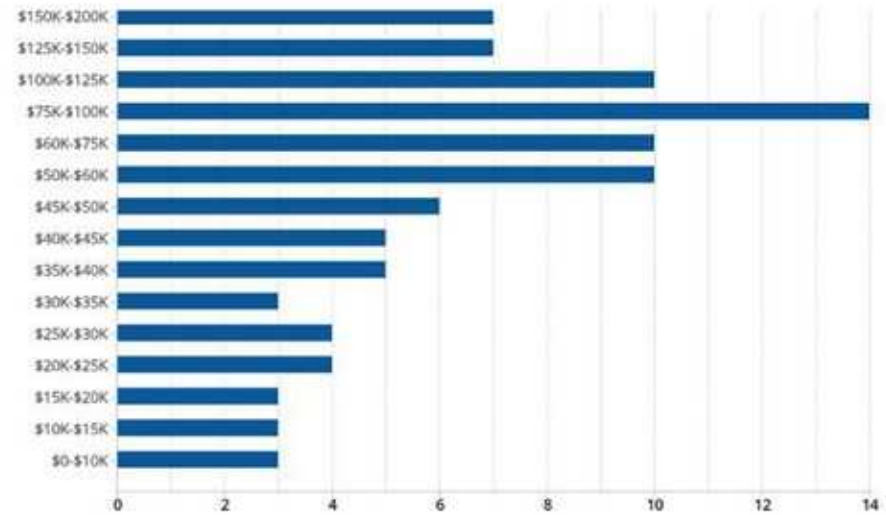
POPULATION

Estimated Population	35,660
Population Growth (since 2010)	3%
Population Density (ppl / mile)	5,102
Median Age	34.1

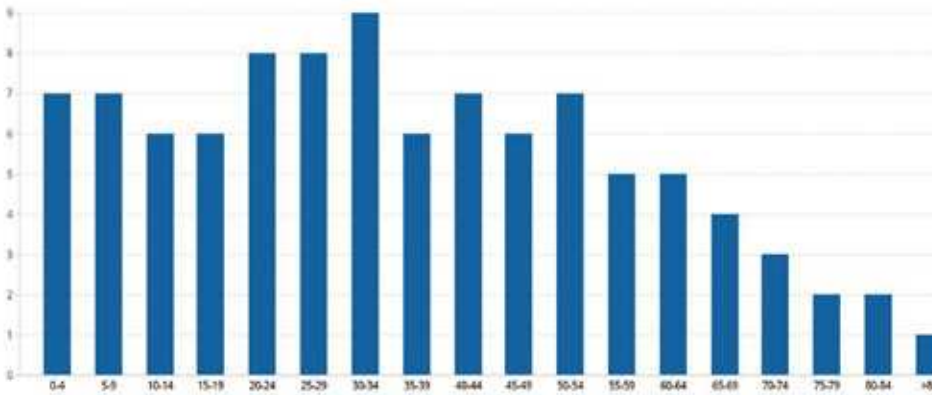
HOUSEHOLD

Number of Households	12,979
Household Size (ppl)	3
Households w/ Children	8,458

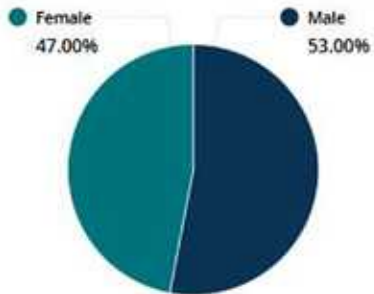
HOUSEHOLD INCOME



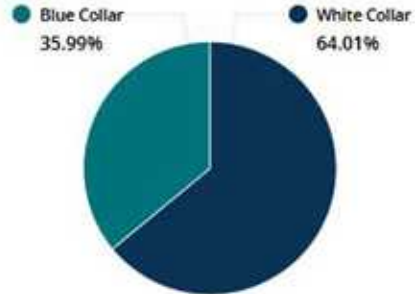
AGE



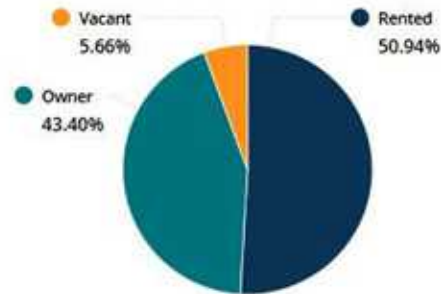
GENDER



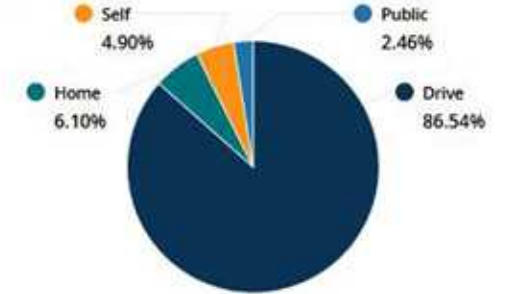
WORKFORCE



OCCUPANCY



COMMUTE METHOD



PACIFIC AVENUE PROFESSIONAL BLDG.

14416-14418 Pacific Ave. S. Tacoma, WA 98444 \ Office Spaces for Lease

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