

# 1321

MARTIN LUTHER KING JR WAY  
TACOMA, WA

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
CAPITAL MARKETS



**FOR SALE: \$4,500,000 | OWNER-USER OR INVESTMENT OPPORTUNITY**

## THE OFFERING

Lee & Associates Commercial Real Estate Services LLC ("Lee & Associates") is pleased to present the opportunity to acquire **1321 Martin Luther King Jr Way**, a 26,100 SF 2-story + lower level office/retail building in Hilltop, Tacoma. The property is well suited for an owner-user or investor, featuring a fully built-out commercial-grade kitchen, numerous classrooms and boardrooms, and flexible banquet space. Located just two blocks from the Hilltop light rail station, the building offers excellent connectivity to major employment centers, public institutions, and a wide range of neighborhood amenities. The surrounding area has experienced rapid transformation, with 1,860 units delivered in a 0.5-mile radius.





## PROPERTY DESCRIPTION

1321 Martin Luther King Jr Way is a well-maintained 26,100 SF facility positioned prominently along the MLK corridor in Tacoma's Hilltop neighborhood. Originally constructed in 1997 and partially renovated in 2022, the building offers a functional mix of private offices, classrooms, meeting rooms, open gathering areas, and a large commercial-grade kitchen. The layout is efficient and adaptable, so a user can move in with limited upfront work and modify the space as their needs evolve. The property also benefits from gated surface parking, a dock-high loading door, and strong visibility along a transit-oriented corridor.



## PROPERTY DETAIL

<b>ADDRESS</b>	1321 M.L.K. Jr Way, Tacoma, WA 98405
<b>PARCELS</b>	2013210060, 2013210080, 2013210090
<b>YEAR BUILT</b>	1997 / 2022
<b>ZONING</b>	NCX
<b>BUILDING SIZE</b>	26,100 SF
<b>LAND SIZE</b>	19,500 SF / .45 AC
<b>KITCHEN</b>	Large Commissary Kitchen Certified by Pierce County
<b>STORIES</b>	Two Stories + Lower Level
<b>PARKING</b>	Gated surface parking with 8 striped stalls and one dock-high loading door

*1321 Martin Luther King Jr Way is a unique ownership opportunity for a nonprofit, educational user, religious organization, catering company, or business seeking long-term control in a rapidly improving Hilltop corridor location.*



33.0%



BACHELOR'S DEGREE OR HIGHER

74.2%



RENTER OCCUPIED HOUSING

36.6



MEDIAN AGE



## LOCATION

1321 Martin Luther King Jr Way is an attractive location for residents and businesses alike. Tacoma is a hub for diverse industries including healthcare, education, government, and aerospace, with major employers like Joint Base Lewis-McChord and MultiCare Health System. The city offers a lower cost of living compared to Seattle, while still providing access to high-paying jobs and quality education through institutions like the University of Washington Tacoma and Pacific Lutheran University. Public transportation is robust, with options like the Link Light Rail and Sound Transit, making commuting convenient. Tacoma's affordability, scenic charm, and strong community spirit make it a compelling choice for professionals, families, and entrepreneurs seeking a balanced lifestyle in the Pacific Northwest.

### FOR MORE INFORMATION

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