


FOR SALE

14423 PACIFIC AVE S

TACOMA, WA 98444



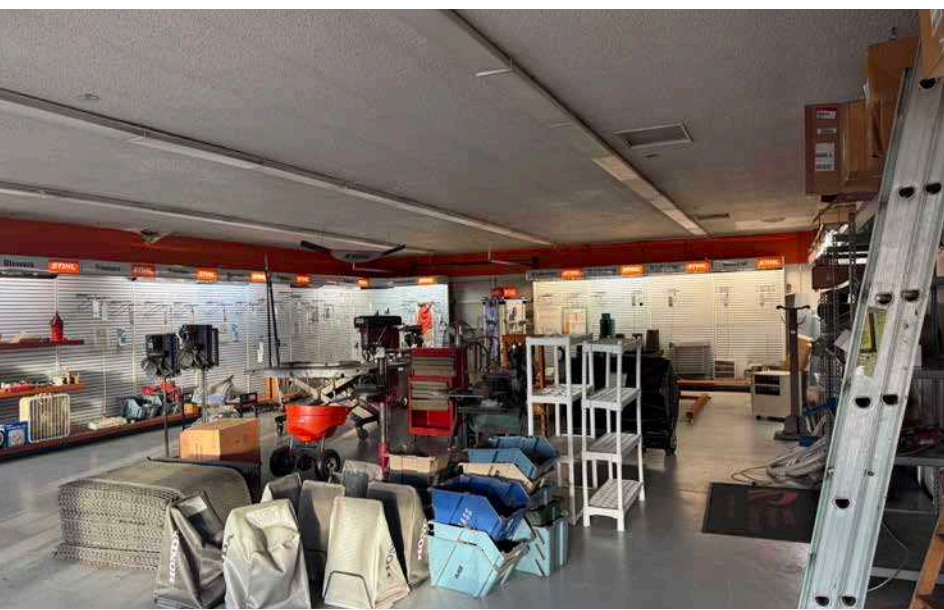
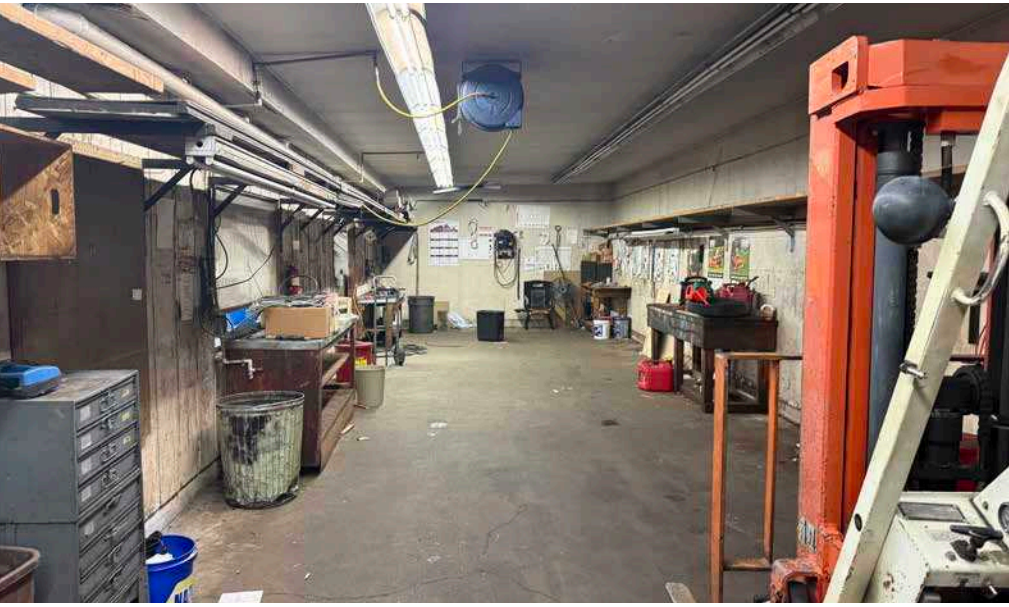


 **33,892+ VEHICLES**
Average Daily Traffic

**SUBJECT
PROPERTY**

PROPERTY TYPE	Commercial Retail
TAX PARCEL	0319212003
LAND AREA	0.63 AC (27,621 SF)
RETAIL BUILDING SF	6,875 SF
RESIDENTIAL BUILDING SF	1,250 SF
GARAGE	720 SF
YEAR BUILT	1952
PARKING RATIO	1.16/1,000 SF
PARKING SPACES	8 surface spaces
LOADING	2 drive-in on retail building; 1 drive-in on garage building
SIGNAGE	Branded awing signage in place
ZONING	Town Center (TCTR)
ZONING USES	This zone classification allows for a mix of high-density, multi-family residential, local retail, grocery, restaurants, office, civic uses, and other amenities and services in order to create a compact community with high-density housing within walking distance of goods, services, and amenities. The Towne Center should provide a sense of place within the community, conveniently accessible by multiple modes of transportation.
SALE PRICE	\$1,100,000





DEMOGRAPHICS

POPULATION

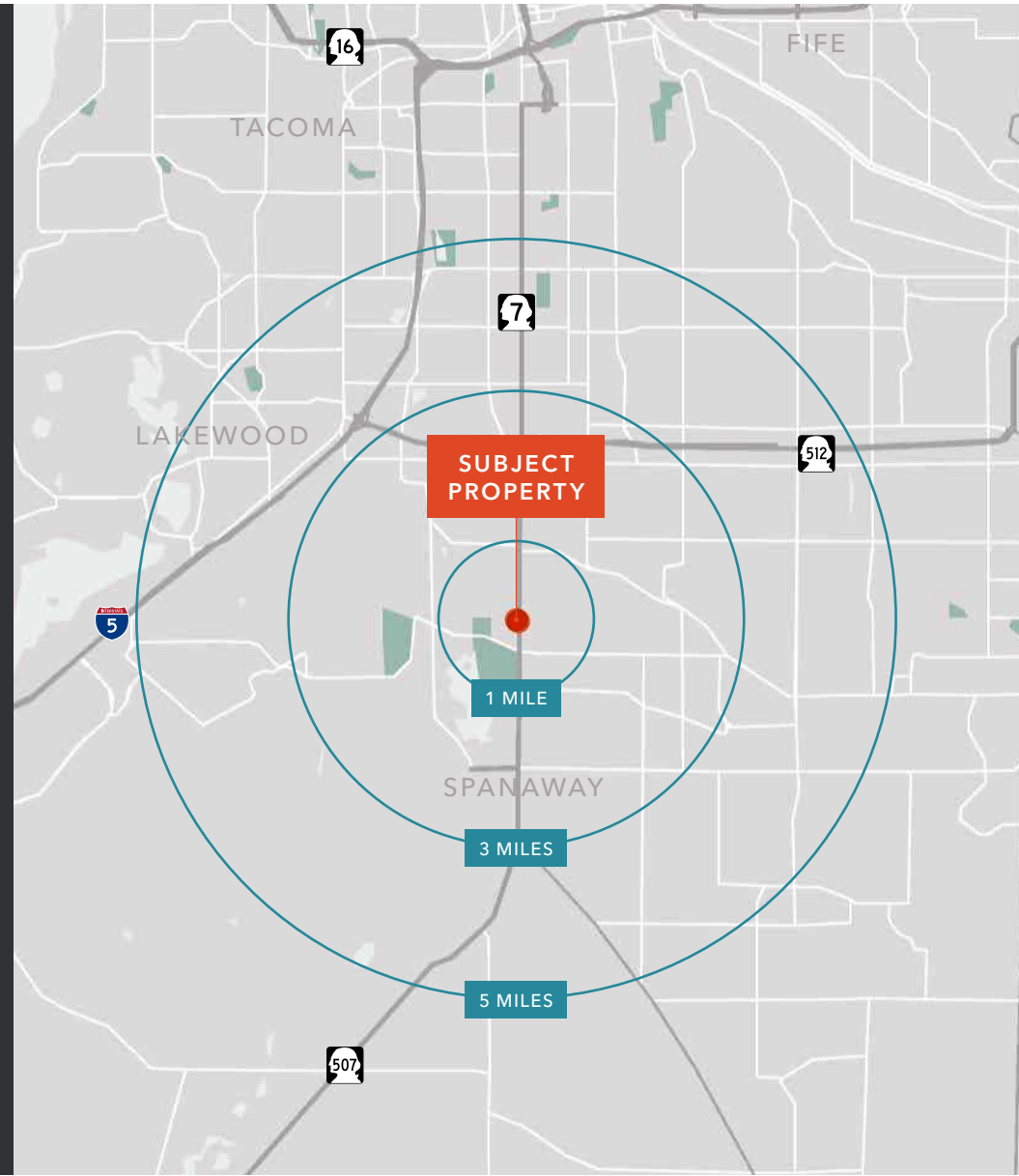
	1 Mile	3 Miles	5 Miles
2010 CENSUS	8,470	71,831	178,753
2020 CENSUS	7,864	63,475	153,466
2025 ESTIMATED	8,826	70,438	178,949
2030 PROJECTED	9,001	70,575	179,812

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.6	34.6	34.3
% FEMALE	50.1%	49.6%	49.8%
% MALE	49.9%	50.4%	50.2%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$97,356	\$89,093	\$87,696
2030 MEDIAN PROJECTED	\$97,943	\$89,321	\$87,766
2025 AVERAGE	\$111,920	\$108,917	\$111,030
2030 AVERAGE PROJECTED	\$112,680	\$109,294	\$111,303







Exclusively listed by

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