

# 1502 6TH AVENUE

Tacoma, WA 98405



**CORNER LOT FOR SALE**

**0.37 ACRES AVAILABLE**

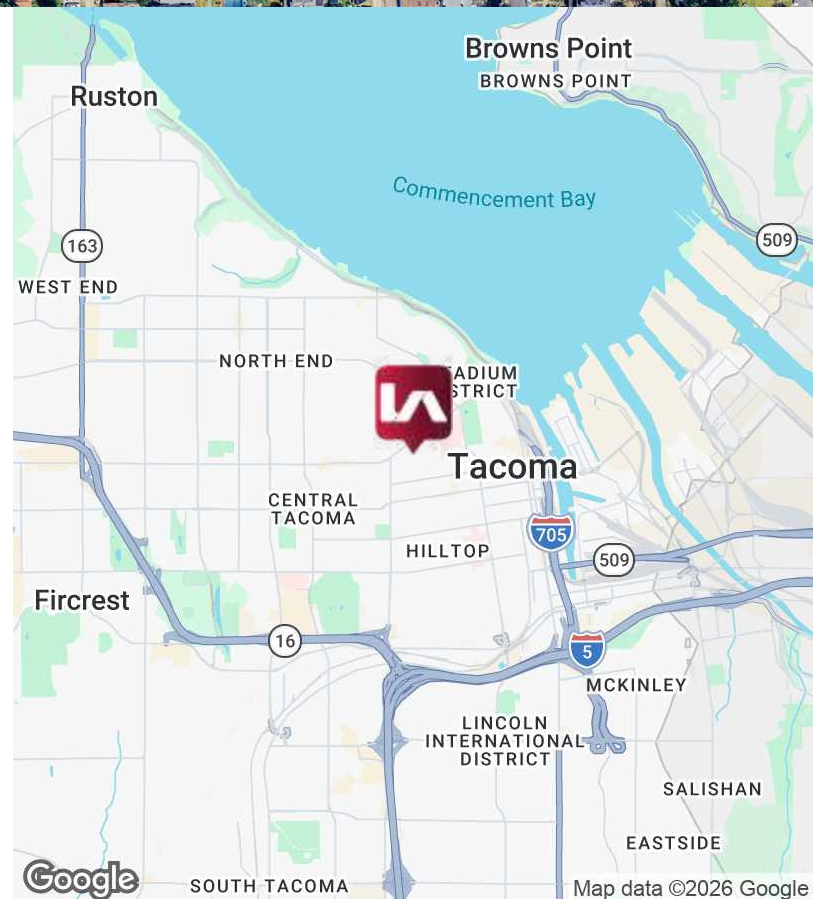
## LISTING INFORMATION

ADDRESS:	1502 6th Ave, Tacoma WA
SALE PRICE:	\$899,000
LOT SIZE:	16,117 SF
ZONING:	C-2 General Community Commercial

## COMMENTS

0.37 acre corner lot, zoned C-2 General Community Commercial with several permitted uses such as retail, office, multi-family, restaurant with drive-thru, service station, or self storage.

Located on 6th Avenue only a few blocks from MultiCare Tacoma General Hospital. Easy access to Hwy 16 and I-5 freeways, and public transit. Close proximity to Wright Park, Stadium Highschool, and 6th Avenue Business District, which boasts a dynamic collection of restaurants, bars, retail and live music.

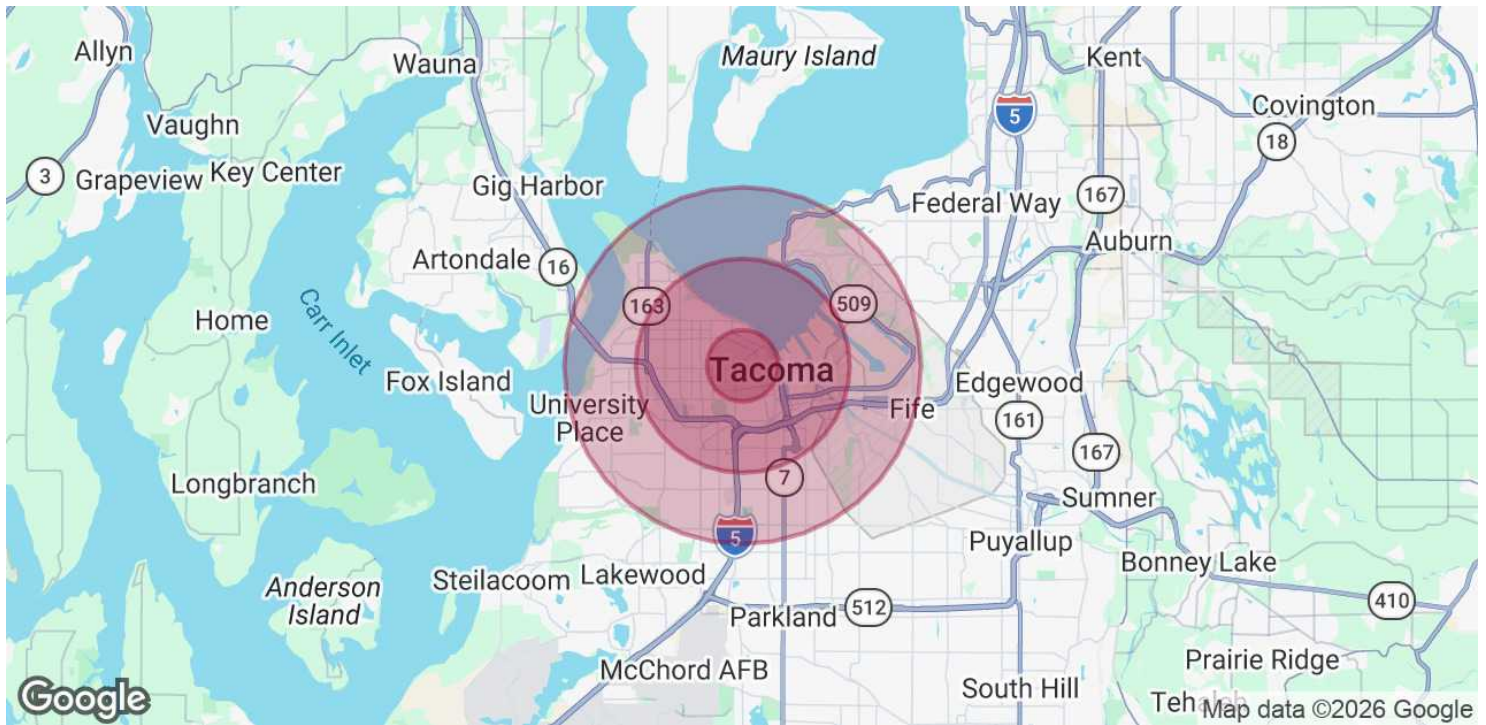


# 1502 6TH AVENUE

Tacoma, WA 98405



COMMERCIAL REAL ESTATE SERVICES



## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

TOTAL POPULATION	29,902	104,759	238,395
AVERAGE AGE	39	40	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	40	41	41

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

TOTAL HOUSEHOLDS	14,240	45,305	96,433
# OF PERSONS PER HH	2.1	2.3	2.5
AVERAGE HH INCOME	\$99,327	\$107,549	\$111,102
AVERAGE HOUSE VALUE	\$610,679	\$563,656	\$576,398

Demographics data derived from AlphaMap

## CONTACT

**Harrison Laird**

253.238.0044

hlaird@lee-associates.com

**John Bauder, CCIM**

253.238.0043

jbauder@lee-associates.com

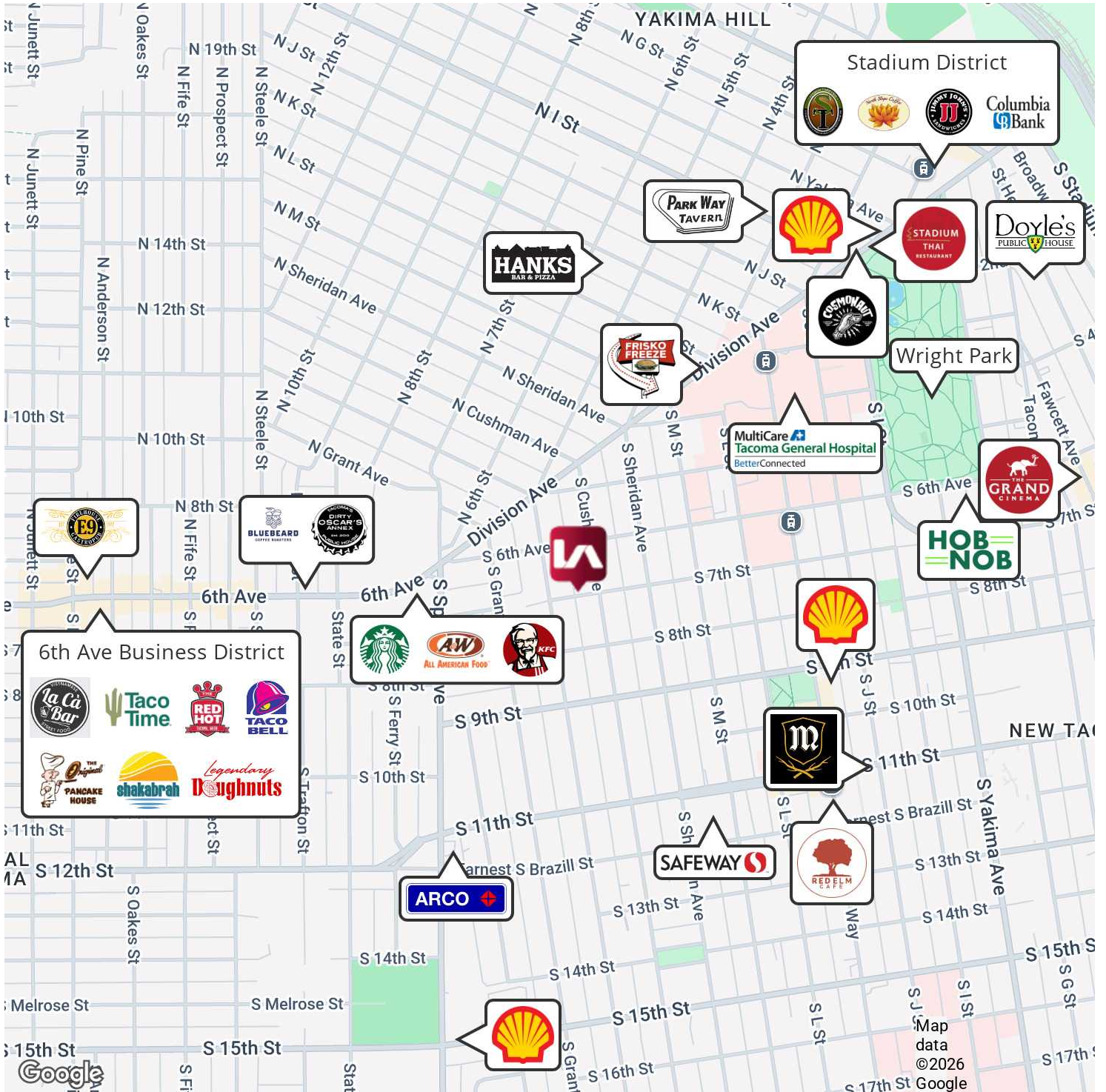
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

# 1502 6TH AVENUE

Tacoma, WA 98405



COMMERCIAL REAL ESTATE SERVICES



## CONTACT

**Harrison Laird**

253.238.0044

hlaird@lee-associates.com

**John Bauder, CCIM**

253.238.0043

jbauder@lee-associates.com

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.