

3010
6TH AVENUE



TACOMA BIKE

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3012

INVESTMENT OPPORTUNITY

PRICE DROP

9,568 SF IN TACOMA'S 6TH AVE DISTRICT

3010-12 6TH AVENUE, TACOMA, WA 98405

AMANDA HAHNEMANN

SENIOR VICE PRESIDENT

D 206.773.2691

ahahnemann@lee-associates.com

KYLE PROSSER

PRINCIPAL

D 253.444.3025

kprosser@lee-associates.com

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PARCEL & PROPERTY DETAILS

PRICE DROP

LISTING PRICE \$1,800,000
CAP RATE 7.6%

Located at 3010 6th Ave, this property is superbly located for multiple uses, situated across from new multifamily development and many local retail and restaurant favorites.

The Tacoma Bike building represents a great investment opportunity for someone looking for long term cash flow. The site also sits in NCX zoning which allows for a future mixed use project.



Quick Access to Highway 16



Very Bikeable Bike Score®



Very Walkable Walk Score®



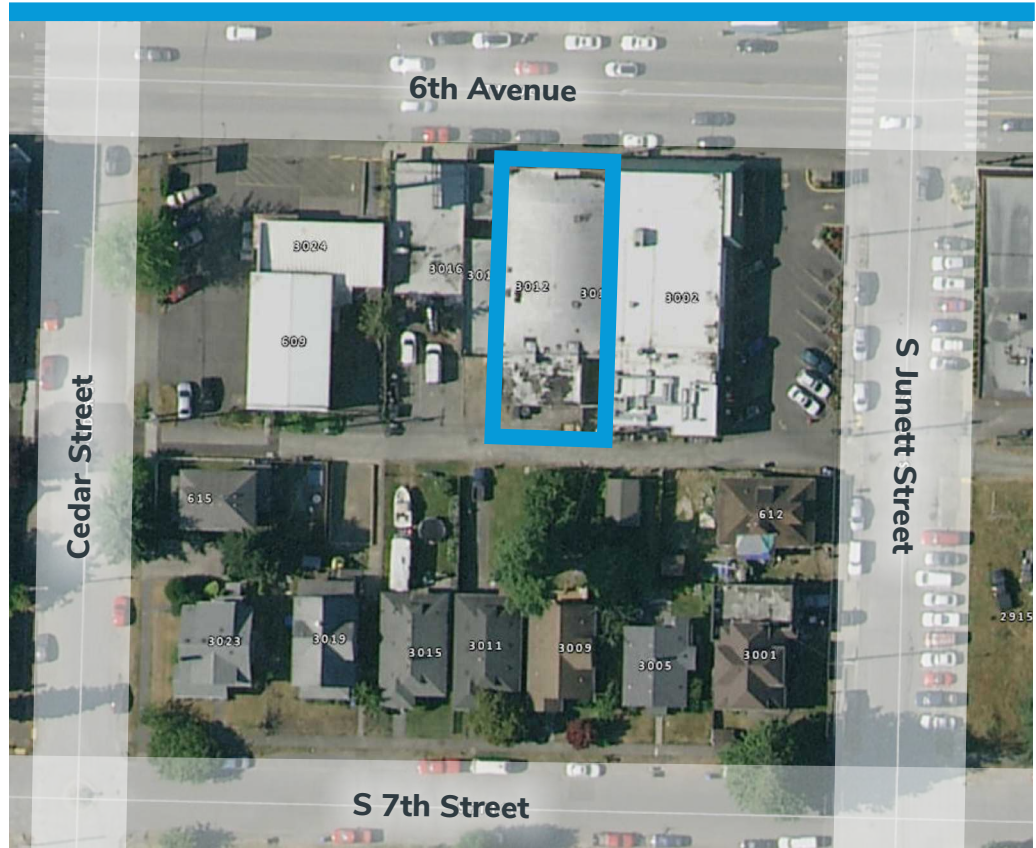
Lifestyle Hub

SITE DETAILS

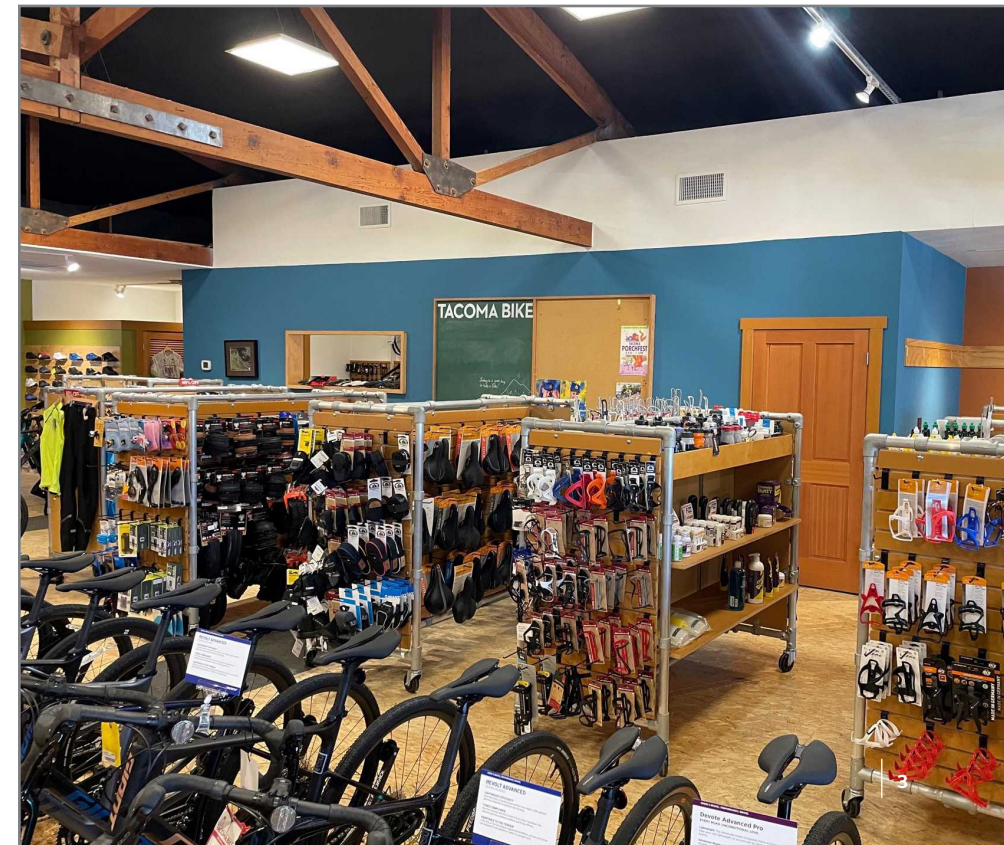
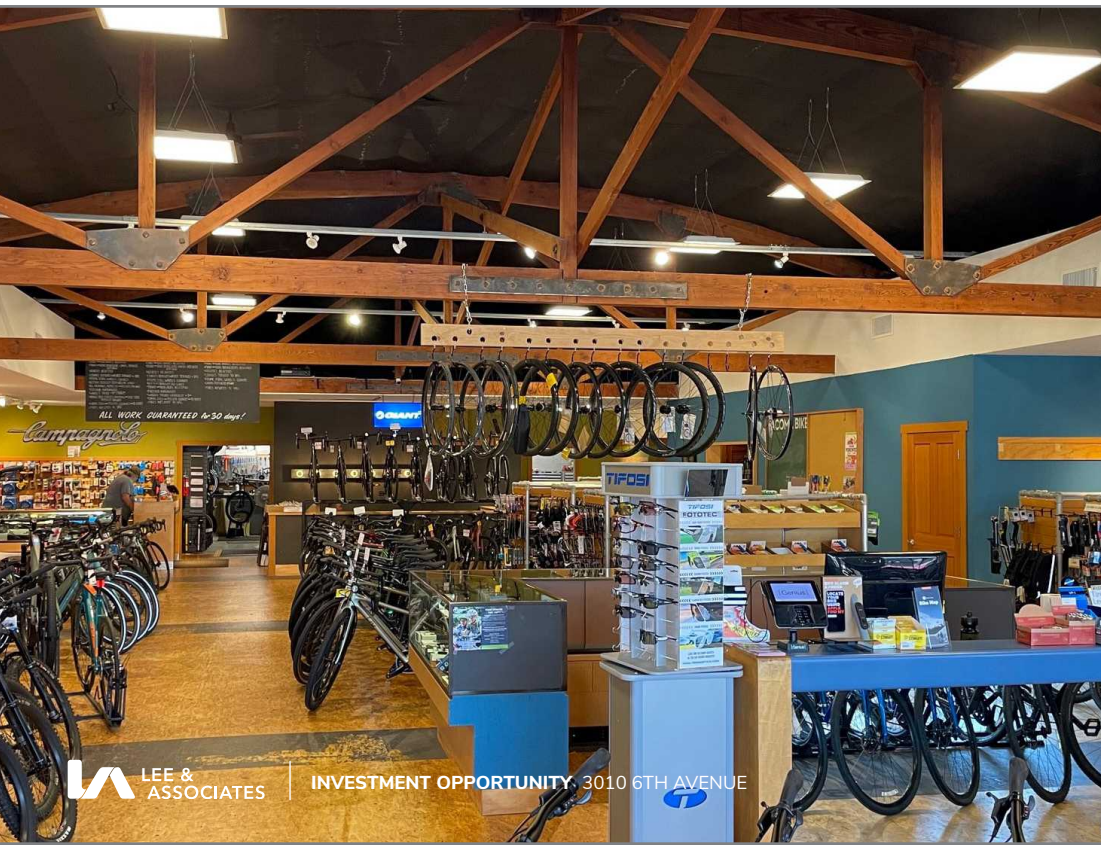
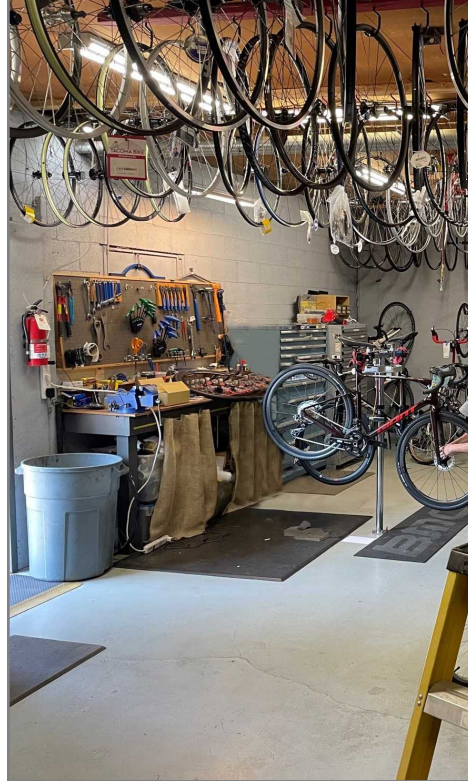
Parcel Number	3245002910
Lot Size	±6,000 SF
Frontage	50' along 6th Avenue
Zoning	NCX

BUILDING DETAILS

Building Size	9,568 SF
Rentable SF	9,568 SF
Tenancy	Single-Tenant, 100% leased to Tacoma Bike
Floors	2
Year Built	1950 (Renovated 2004)



Superbly located along Tacoma's vibrant 6th Avenue retail corridor, surrounded by the highest concentration of restaurants, coffee shops, bars and shopping in the city.





Easily one of Tacoma's most exciting and desirable neighborhoods, 6th Ave boasts a collection of places to eat & drink, retail, lodging, professional services, events and live music, and is a top destination for locals.

6TH AVENUE RETAIL CORRIDOR



LEGEND

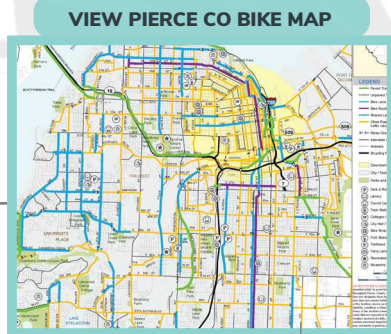
- Bike paths, lanes or preferred routes
- Light rail (current and underway)

PROXIMITY in minutes

University of Puget Sound 0.4 mile / 6 minute walk	1	6	1
Proctor Farmers Market 1.6 miles / 30 minute walk	6	15	8
Wright Park 1.6 miles / 30 minute walk	7	13	8
Stadium High School 1.8 miles / 34 minute walk	8	21	10
Downtown CBD 2.1 miles / 42 minute walk	9	16	11
Point Ruston 4.9 miles	12	45	25
Point Defiance 5.5 miles	14	40	32
Tacoma Comm. College 2.6 miles	7	17	15
UW Tacoma 2.6 miles	8	21	15
Seattle-Tacoma Int'l Airport 21.8 miles	32	100	-

Walk Score® **88** **VERY WALKABLE**
Most errands can be accomplished on foot

Bike Score® **74** **VERY BIKEABLE**
Biking is convenient for most trips.



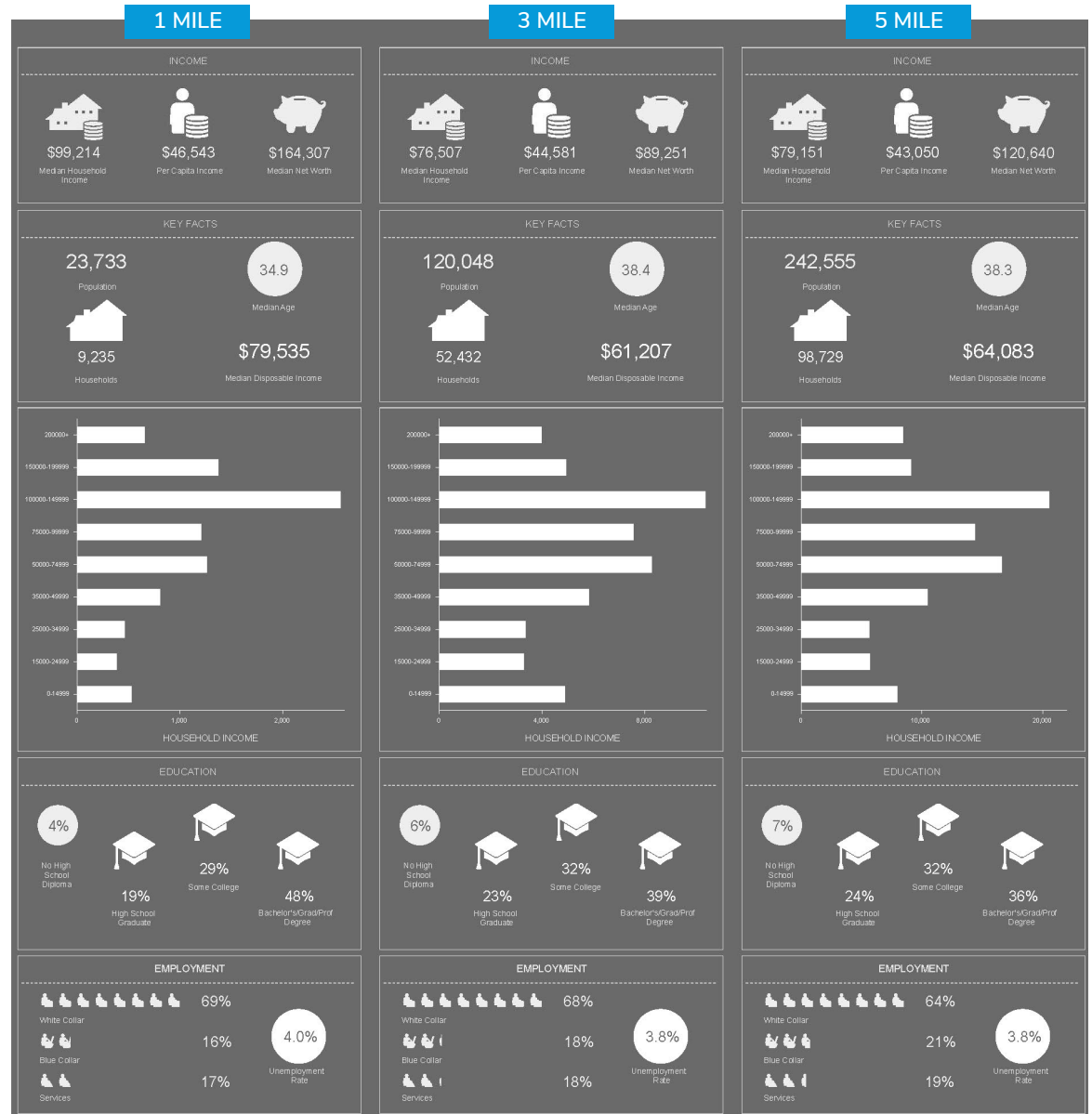
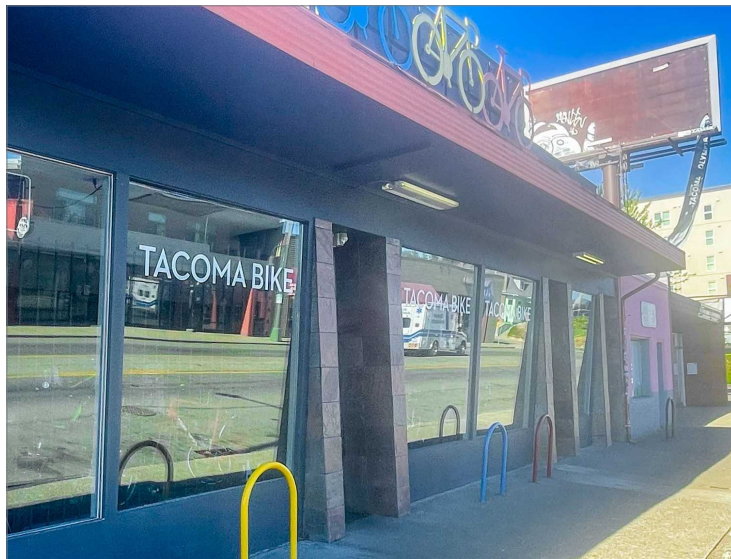
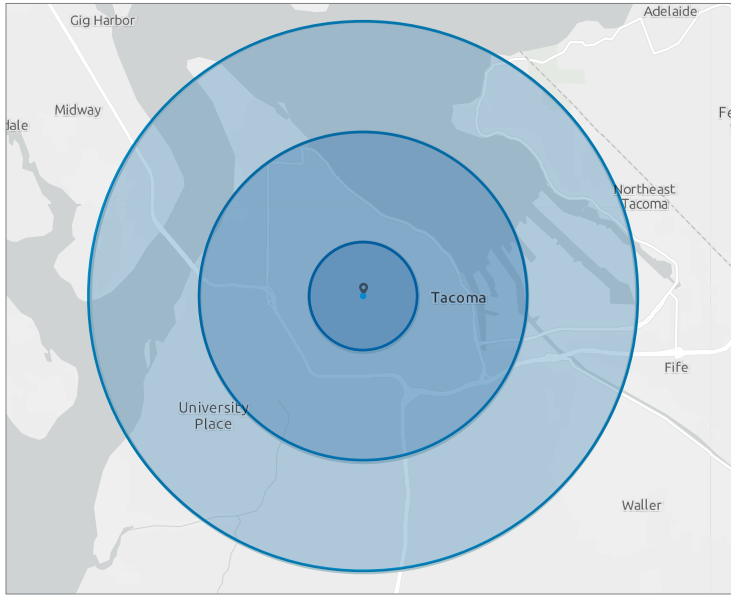
LOCATION

Central to so many of Tacoma's landmarks and notable locations — Point Defiance, Wright Park, 6th Ave, University of Puget Sound and the downtown, Hilltop and Stadium Districts — and benefitting from strong transit and master plan projects, it's clear why this location and surrounding neighborhoods are drawing strong retail demand and attention for new multifamily development projects.

This excellent location is connected to existing infrastructure for biking, transit and trails, and less than a 10-minute bike ride to the Sound Transit Light Rail Hilltop Extension project (2023 completion).



DEMOGRAPHICS



ABOUT TACOMA

218,000
Population

3RD
Largest City in Washington

HOMETO
4TH
LARGEST CONTAINER GATEWAY
In North America

NW SEAPORT ALLIANCE
SEATTLE + TACOMA

NEAR
4TH
LARGEST WORLDWIDE MILITARY BASE

JOINT BASE LEWIS-MCCHORD
Lakewood, WA

METRO PARKS TACOMA
NATIONALLY AWARDED PARKS & REC
2019 Gold Medal

American Academy
for Park & Recreation
Administration

NWSL & MSL



Home to 2019 FIFA World Cup Champions

Tacoma is consistently recognized as one of the most livable and walkable cities in America. Continuous investment with infrastructure improvements, a redeveloped waterfront and a thriving downtown are attracting people from all over the nation.

BUSINESS CLIMATE

- [Business Financing & Incentives](#)
- [Opportunity Zone Investment](#)
- [Regional Transportation Infrastructure](#)

Tacoma Link was the first modern electric light rail service in the state and takes riders from one end of downtown to the other—for free. Likewise, Sound Transit and Pierce Transit offer train, light rail and bus transportation throughout Pierce and King Counties, with route pick-ups about every 15-60 minutes.

MAJOR INDUSTRIES + STARTUP INCUBATORS

Maritime

Tacoma's 100+ year maritime history created 29K current jobs and a home to the seventh largest container port in the U.S., trading about \$46B in goods per year.

[Tacoma Maritime Innovation Incubator](#)

Tech

The University of Washington Tacoma's School of Engineering & Technology trains some of the best tech and computer science experts in the country. Tacoma's retention rate for programmers and tech workers is also significantly higher than the rest of the country.

Art

The nonprofit arts and culture sector is a \$64.72M industry in Tacoma, one that supports 1,735 full-time equivalent jobs and generates \$6.58 million in local and state government revenue. Nonprofit arts and culture organizations, which spend \$34.86 million annually, leverage a remarkable \$29.86 million in additional spending by arts and culture audiences (not including cost of event admission).

Healthcare

Some of Pierce County's largest employers include MultiCare Health System, CHI Franciscan Health and Joint Base Lewis-McChord. MultiCare will open its expanded Mary Bridge Children's Hospital Campus in Downtown Tacoma in 2024. The adjacent city of Lakewood, home to JBLM, contains the 120-acre Madigan Army Medical Center, the largest military hospital on the West Coast.

COST OF LIVING

	TACOMA	SEATTLE	WA	USA
OVERALL	113.3	172.3	118.7	100
GROCERY	101.2	108.7	101.1	100
HEALTH	83.8	85.2	83.8	100
HOUSING	134.0	309.0	164.9	100
MEDIAN HOME COST	309,900	714,400	381,300	231,200
UTILITIES	67.8	68.8	74	100
TRANSPORTATION	119.3	137.5		

Source: BestPlaces.Net

HIGHER EDUCATION













FOR MORE INFORMATION:





For more information, please contact one of the following individuals:

AMANDA HAHNEMANN
SENIOR VICE PRESIDENT
D 206.773.2691
ahahnemann@lee-associates.com

KYLE PROSSER
PRINCIPAL
D 253.444.3025
kprosser@lee-associates.com



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

950 Pacific Avenue, Suite 200 | Tacoma, WA 98402 | 253.383.8382 | lee-nw.com



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