

FOR SALE

3710 Grandview Street
Gig Harbor, WA 98335



GRANDVIEW STREET OFFICE

Jamie Firth | Lisa Tallman

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

FOR SALE

▶▶ 1,920 SF + 960 SF FINISHED BASEMENT

PRICE: \$1,200,000

- Built – 1992, adjusted in 2000
- 0.257 Acre lot (11,209 SF)
- Located in the City of Gig Harbor
- *Please do not disturb tenant*
- Monument signage on Grandview St
- Great access to downtown Gig Harbor & Highway 16.
- Great investment or future owner/user opportunity!

Financial Analysis - Actual 2026

Income	Annual
Rent	\$54,025
NNN Reimbursement	\$12,070
Total Income:	\$66,095
Expenses	
Repairs, Maintenance, Insurance, Cam & Taxes	
Total Expenses:	\$12,070
NOI :	\$54,025

SUMMARY

 Leavitt Group

SPACE OCCUPIED
BY TENANT

TERMINATION DATE: 2027



DEMOGRAPHICS



POPULATION

Mile 1	Mile 3	Mile 5
6,493	28,070	66,749

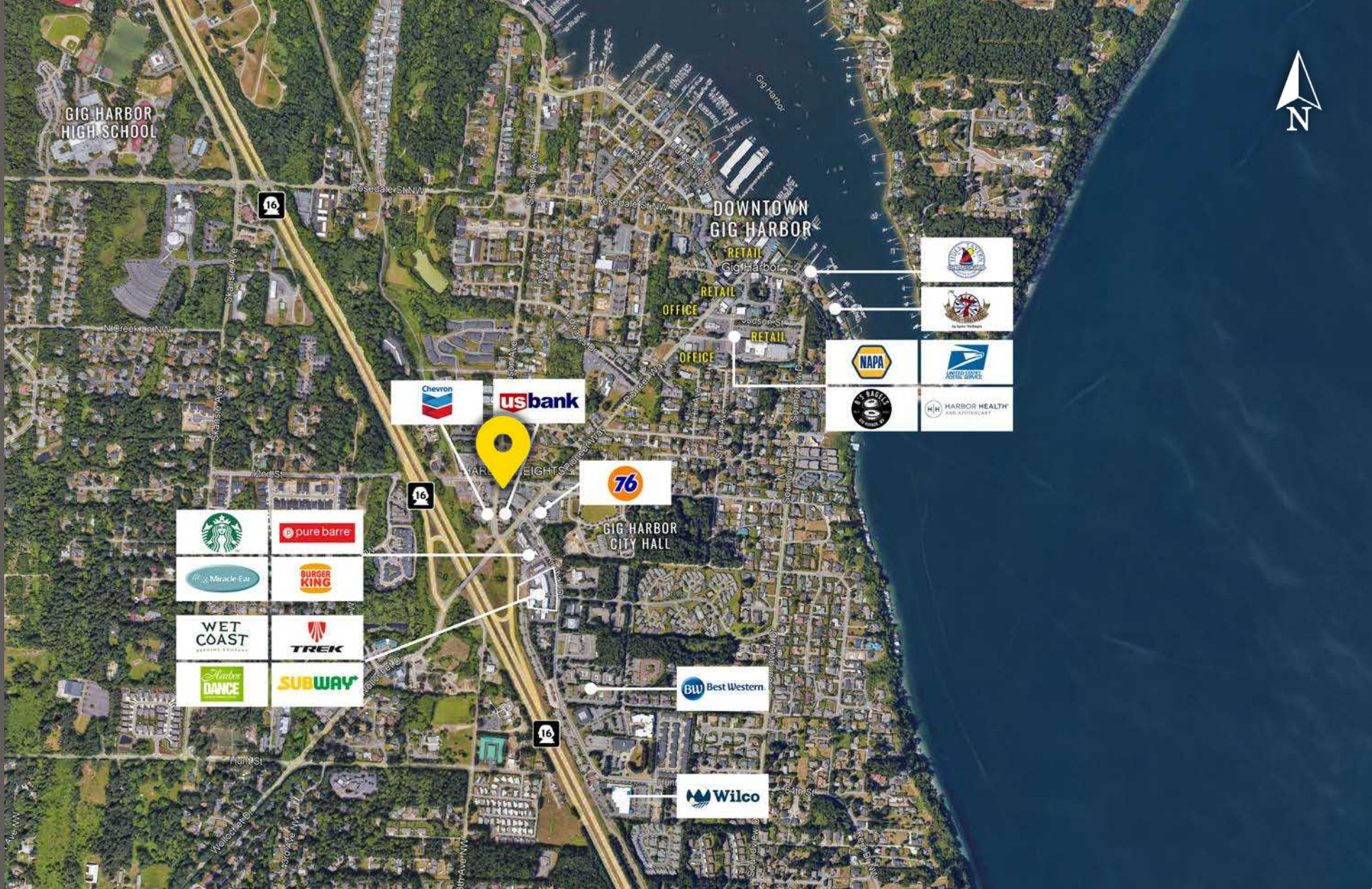
AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$161,387	\$184,562	\$180,615

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
6,319	21,781	42,610

LOCATION DETAILS



Downtown Gig Harbor Retail & Dining Nearby



Moments from Freeway Access



Bus Route 100 Service from Gig Harbor to Tacoma

LOCATION AERIAL



PURDY BRIDGE



TARGET	COSTCO WHOLESALE	SAFeway
THE HOME DEPOT	Office DEPOT	petco
the Y	STARBUCKS	McDonald's
MOD PIZZA	PIZZERIA UNO	QDOBA

VASHON ISLAND

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DOWNTOWN GIG HARBOR

STARBUCKS	pure barre
TREK	BURGER KING

Fred Meyer	PET SMART
Rite Aid	HOPS & DROPS
DQ	STARBUCKS

Wilco	
ULTA	ROSS DRESS FOR LESS
McDonald's	Goodwill

method/ten/cocktail	SAFeway	KOHL'S
Marshalls	HomeGoods	GALAXY THEATRES
Michaels	ACE Hardware	MultiCare
Panera BREAD	Applebees	CHIPOTLE

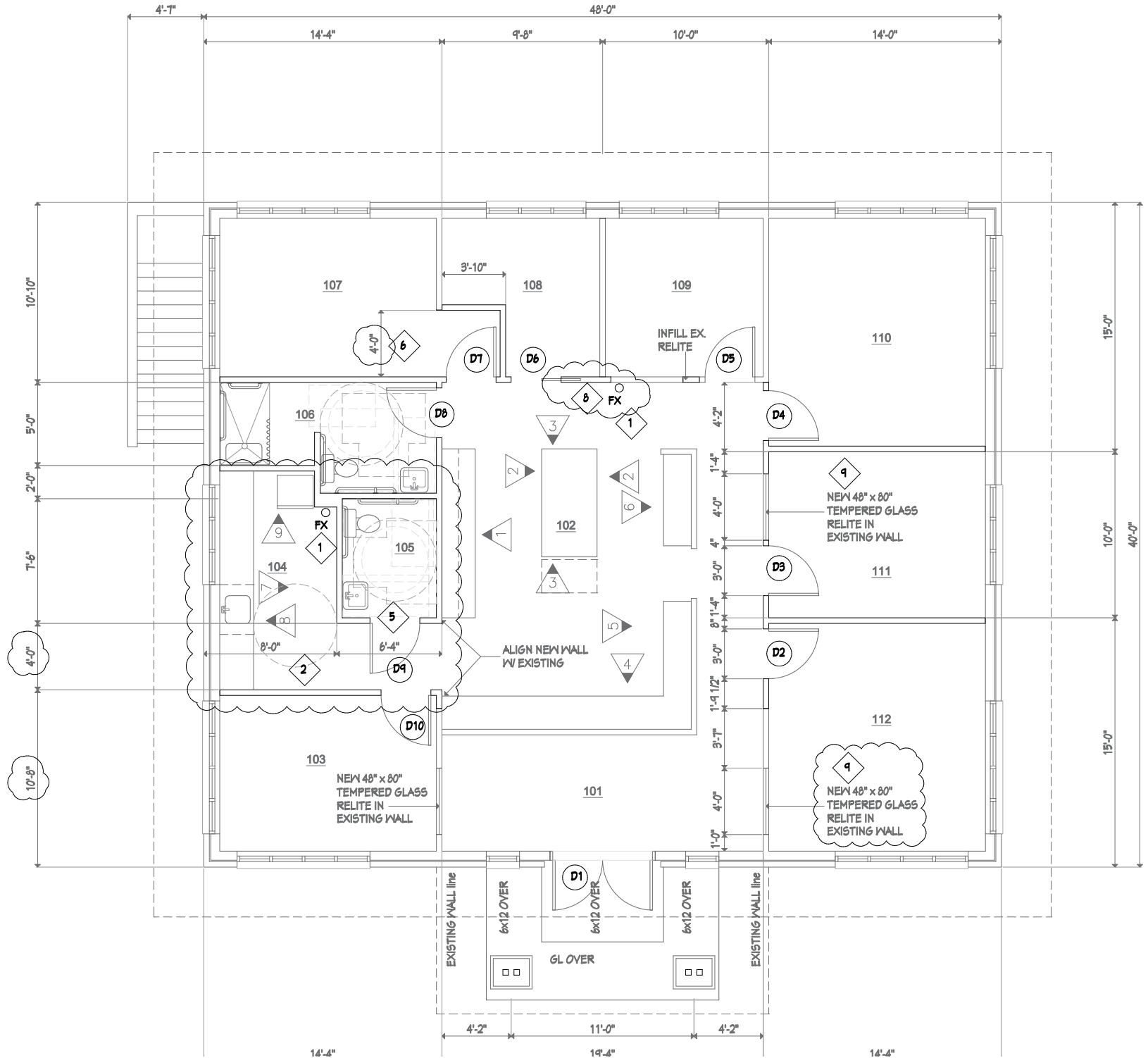
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TACOMA NARROWS BRIDGE

TACOMA

N Pearl St


FLOOR PLAN




TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


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