

7030 TACOMA MALL OFFICE BUILDING

7030 TACOMA MALL BLVD, TACOMA



\$1,900,000

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CONTACT

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EXECUTIVE SUMMARY

7030 Tacoma Mall Blvd is a three-story, masonry constructed multi-tenant office building totaling 10,680 square feet. Originally built in 1982 and renovated in 1998, the property supports a diverse tenant mix across three floors.

The property is comprised of two parcels, with the building situated on a 17,398 square foot parcel and an additional 20,636 square foot parcel dedicated to parking. The site is served by two clearly defined points of ingress and egress, creating a controlled and easy to navigate circulation pattern for both tenants and visitors.

A key feature of the property is its strong parking ratio of approximately 4.53 stalls per 1,000 square feet, supported by 49 surface stalls across both parcels. The parking layout is straightforward and functional, with the separate parking parcel providing additional capacity to accommodate peak demand.

The building is primarily configured with private offices, conference rooms, and support areas, with each floor featuring commonly shared restrooms. Overall, the property offers a well positioned multi-tenant office asset with solid construction, strong parking fundamentals, and an efficient, easy to use site layout.

The property also presents an attractive owner-user opportunity. A professional practice or community service organization could occupy one or more of the available vacant spaces while benefiting from in-place rental income with the flexibility to expand into additional suites over time as existing leases expire.

PROPERTY OVERVIEW

Address:	7030 Tacoma Mall Blvd, Tacoma, WA 98409
Building Size:	10,680 SF
Land Size:	38,034 SF (.87 Acre)
Parcel Numbers:	7850400143 & 7850400171
Sale Price:	\$1,900,000
Price Per SF:	\$188 PSF
No. of Floors:	3
Year Built:	1982/1998
Zoning:	C2-STGPD (General Community Commercial with South Tacoma Groundwater Protection District Overlay)

The offering presents a multi-tenant office building located along Tacoma Mall Boulevard within a well-established commercial corridor in Tacoma. The property consists of a three-story, masonry-constructed building totaling 10,680 square feet on a 0.87-acre site comprised of two parcels, including a separate dedicated parking parcel. Originally constructed in 1982 and renovated in 1998, the building provides a functional layout suited for a range of office users.

The property provides in-place income with additional upside through lease-up of currently vacant spaces. The multi-tenant layout, with shared common areas and restrooms on each floor, supports flexible occupancy and leasing. Surface parking offers a strong ratio, an important advantage for office users.

The asset is well suited for both investors seeking to grow income through lease-up and owner-users looking to occupy a portion of the building while benefiting from existing rental income, with the ability to further enhance value over time. Existing leases are structured on a modified gross basis, supporting streamlined management and straightforward accounting.



PROPERTY PHOTOS





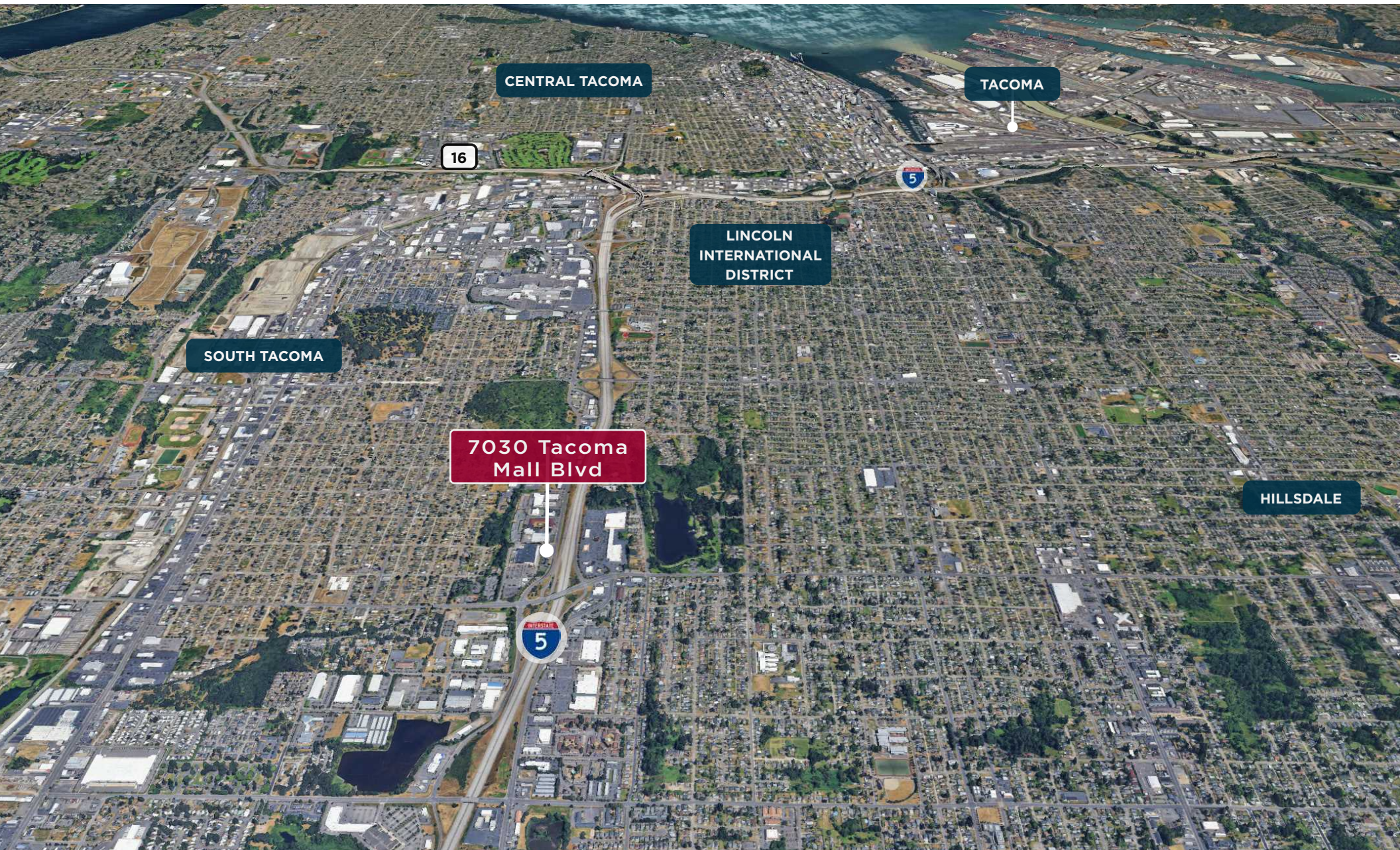
LOCATION

7030 Tacoma Mall Blvd is ideally positioned along Tacoma Mall Boulevard, one of Tacoma's primary commercial arterials, offering strong visibility and seamless connectivity to the area's core business and retail district. The property is located less than one mile from multiple access points to Interstate 5, providing efficient north-south access to Seattle, Tacoma, and the broader Puget Sound region.

The surrounding freeway network, including nearby connections to State Route 16 and State Route 512, supports convenient regional circulation and straightforward commuting from both Pierce and South King County. Tacoma Mall Boulevard serves as a direct feeder to Tacoma Mall, one of the region's dominant retail destinations, generating consistent traffic volumes and reinforcing the corridor's visibility and prominence.

This location offers an efficient and highly accessible setting for office users seeking immediate freeway access, strong arterial presence, and proximity to a dense mix of retail, dining, and service amenities.

The area functions as an established commercial hub anchored by a mix of national retailers, regional anchors, and local businesses, supporting a broad and consistent tenant base. This blend of retail and service activity, combined with the property's accessibility and practical layout, supports long-term usability and positions the asset to appeal to both investors and owner-users.



13

Minutes to Tacoma

30

Minutes to SeaTac International

40

Minutes to Seattle

.6

Miles to I-5

DEMOGRAPHICS

\$93K



Avg. HH
Income

\$919M



Retail
Spend

5-MILE

3-MILE

1-MILE



25%



Professional
Degrees

52K



Total
Employees



Based on 3-Mile Radius



		1-Mile	3-Mile	5-Mile
2025	Population	14,727	138,295	311,500
2025	Workday Population	5,116	52,303	152,888
2025	Households	5,217	51,434	120,929
2024	Average HH Income	\$104,710	\$93,257	\$98,911
2024	Median Age	37.9	36.7	37.1

Source: CoStar Demographics



SURROUNDING AMENITIES



RENT ROLL

Suite	Tenant	Lease Start	Lease Expiration	RSF	Status	IN-PLACE			PROFORMA		
						Monthly Rent	Annual Rent	Rent/SF /Yr	Monthly Rent	Annual Rent	Rent/SF /Yr
100	Vacant	—	—	1,648	Vacant	—	—	—	\$3,433	\$41,200	\$25.00
110 & 120	Afterflow Beauty Glow Lounge	5/1/2021	12/31/2027	1,912	Occupied	\$4,366	\$52,392	\$27.40	\$4,366	\$52,392	\$27.40
200	Vacant	—	—	1,998	Vacant	—	—	—	\$3,791	\$45,494	\$23.00
210	Laws & Associates CPAs	12/1/2018	12/31/2026	1,582	Occupied	\$2,545	\$30,540	\$20.71	\$2,545	\$30,540	\$20.71
300	UA of Plumbing & Pipefitters	2/1/2017	2/28/2031	2,771	Occupied	\$5,458	\$65,496	\$26.43	\$5,458	\$65,496	\$26.43
310A	Vacant	—	—	228	Vacant	—	—	—	\$550	\$6,600	\$28.95
310B	Strategem Financial LLC	4/1/2026	3/31/2029	281	Occupied	\$671	\$8,052	\$28.65	\$671	\$8,052	\$28.65
310C	Dirttek Disposal	10/1/2024	9/30/2027	280	Occupied	\$637	\$7,644	\$27.20	\$637	\$7,644	\$27.20

VALUE ANALYSIS

BUILDING SUMMARY

	IN-PLACE	PROFORMA
Total Rentable SF	10,680	10,680
Occupied SF	6,427	10,146 (95%)
Vacant SF (Vacancy Factor 5%)	3,676	534 (5% Vacancy Factor)
Occupancy Rate	63.6%	100.0%

INCOME & EXPENSE

Gross Scheduled Rent	\$164,124	\$257,418
Less: Vacancy Factor 5%	N/A	-\$12,871
Effective Gross Income	\$164,124	\$244,547
Operating Expenses	-\$76,514	-\$76,514
*Operating expenses include property taxes, insurance, management, maintenance, utilities		
Net Operating Income (NOI)	\$87,610	\$168,033
Sale Price	\$1,900,000	
Price Per SF	\$178.00	
Implied Cap Rate	4.61%	8.84%

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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