

FOR SALE

2,058 SF OFFICE CONDO AVAILABLE FOR SALE

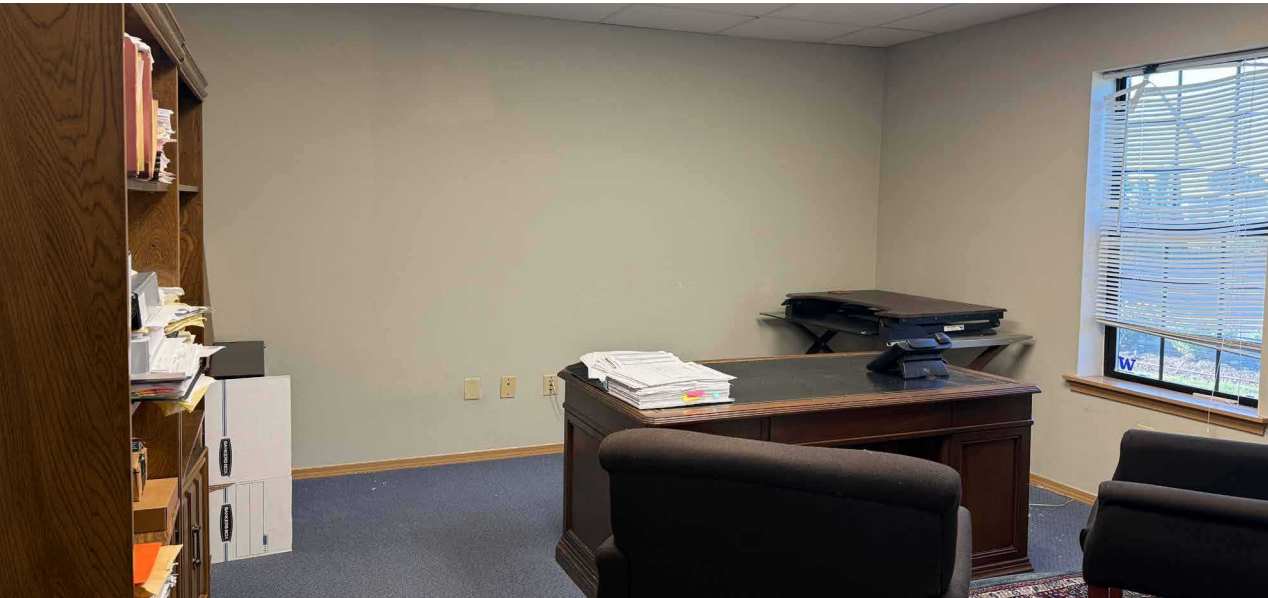
1919 N PEARL ST, SUITE B-3
TACOMA, WA

MERIT
B-2

GREEN & WILMOT,
PLLC
ATTORNEYS
B-3

KIDDER.COM

km Kidder
Mathews



Located along predominate Pearl Street - one of Tacoma's largest business districts.

YEAR BUILT	1993
YEAR RENOVATED	2008
TOTAL BUILDING SF	2,058 SF

PARKING

Ample free parking available on-site for staff and visitors. As well as, an additional parking easement on the neighboring lot.

2,058 SF

AVAILABLE

\$650,000

SALE PRICE

1919 N PEARL ST, SUITE B-3

ADDITIONAL
PARKING EASEMENT

 22,265+ VPD

 13,791+ VPD

N 21ST ST

N PEARL ST



AVAILABLE FOR SALE

KIDDER MATHEWS



LOCATED ALONG
PREDOMINATE
PEARL STREET



FLEXIBLE
2-STORY LAYOUT



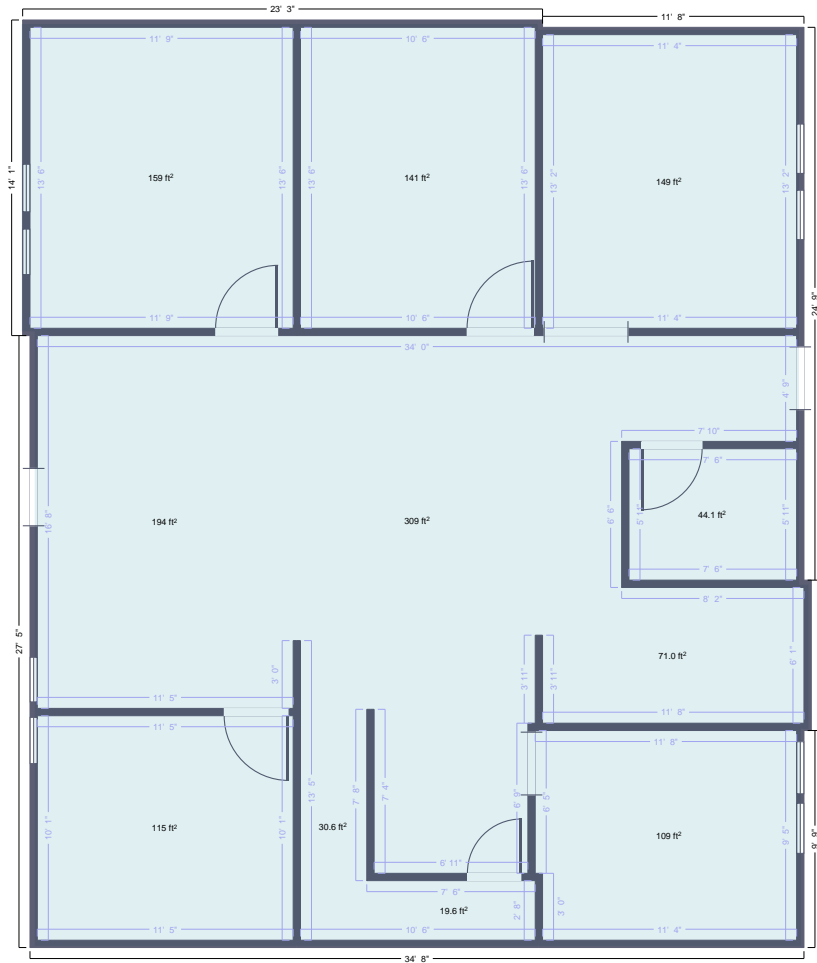
QUICK ACCESS
TO SR - 16



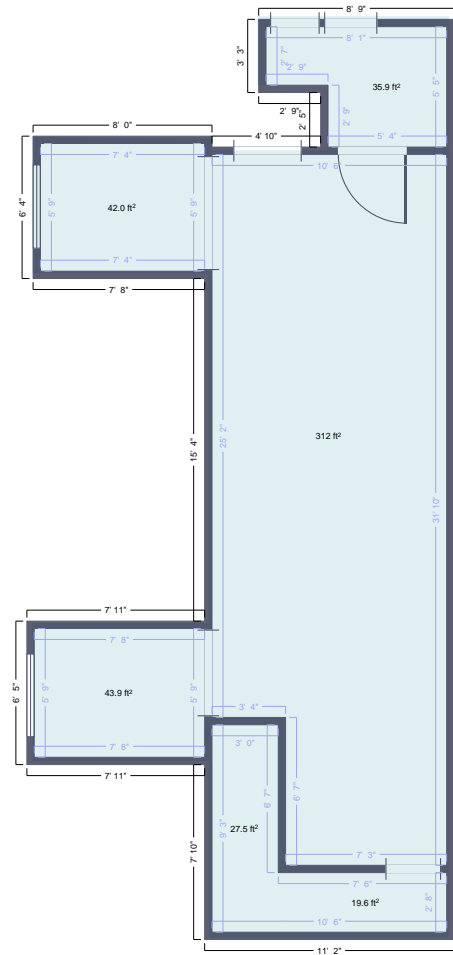
DEDICATED
SUITE ENTRANCE



FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

2,058 SF

AVAILABLE

\$650,000

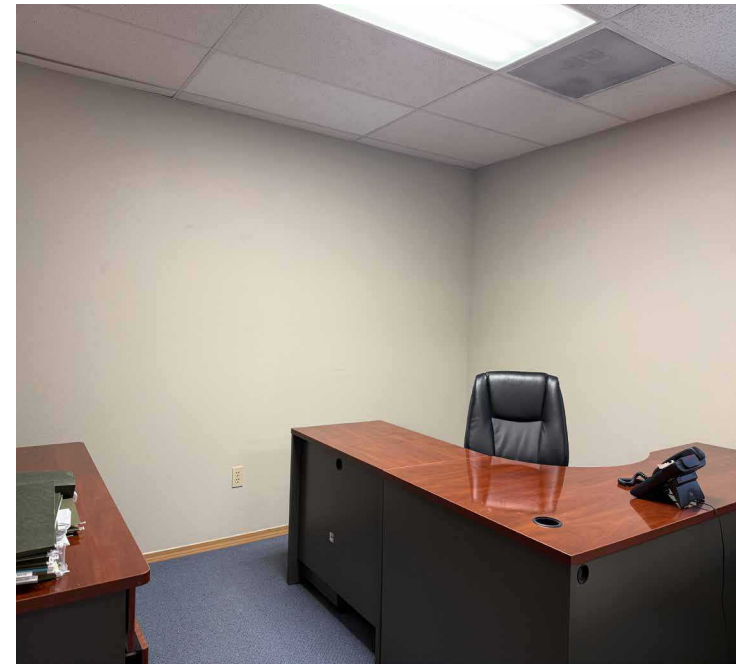
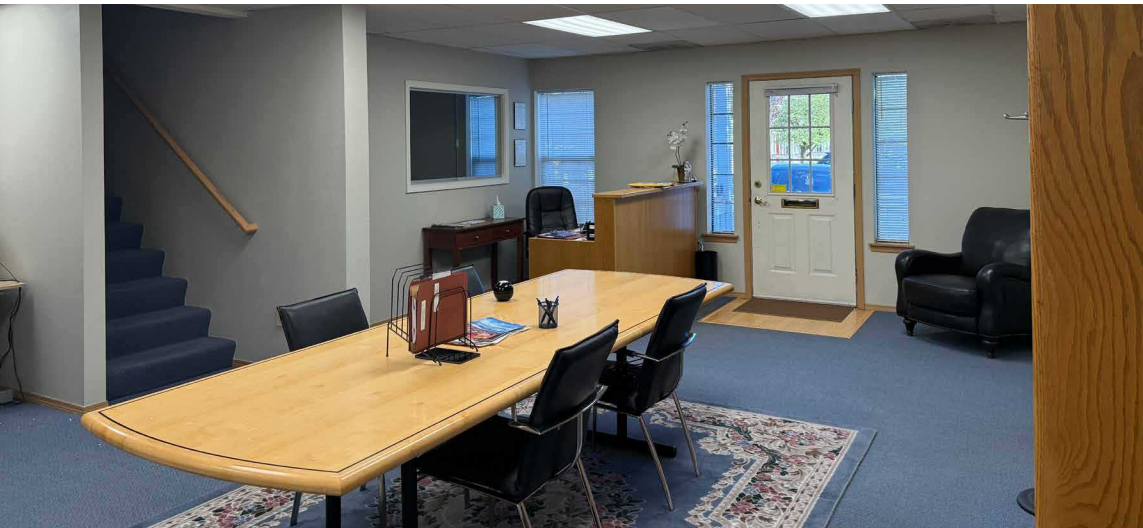
SALE PRICE

NOW

AVAILABLE

Dedicated suite entrance with in-suite restroom and kitchenette for added privacy and convenience.

Flexible layout featuring a private office, open workspace, and second floor for expansion.



HIGHLY- ACCESSIBLE LOCATION

Excellent access to WA-16 and I-5, providing quick routes to Downtown Tacoma and Gig Harbor

Walkable to a variety of retail and dining options along North Pearl Street

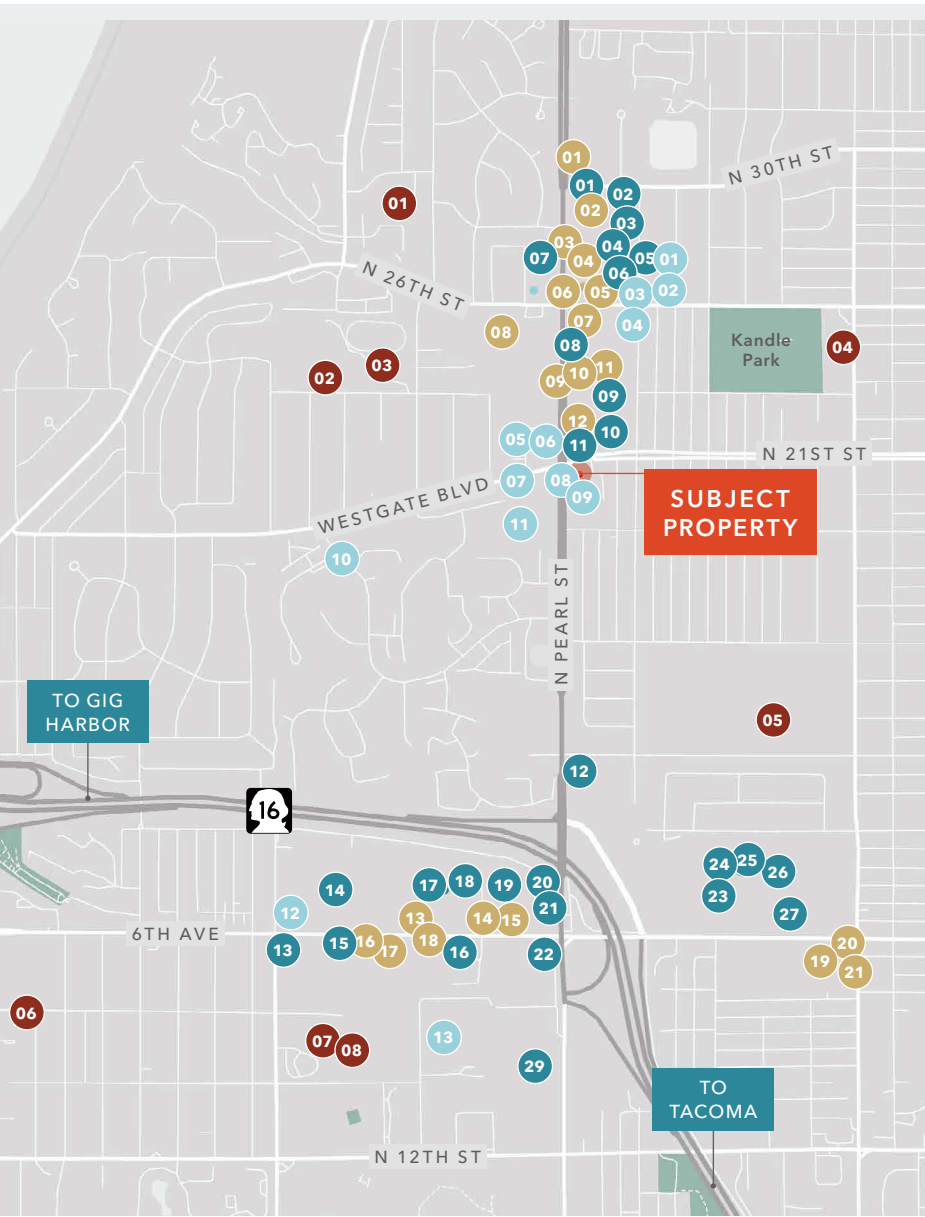
Located within minutes of major destinations including Point Ruston and the UW Tacoma campus

3 MIN
HIGHWAY 16

8 MIN
INTERSTATE 5



NEARBY AMENITIES



RESTAURANTS & BARS

- 01 Diary Queen
- 02 Subway
- 03 Starbucks
- 04 Taco Bell
- 05 Round Table
- 06 Habit Burger Grill
- 07 Taco Del Mar
- 08 Cooper's
- 09 Chipotle
- 10 Starbucks
- 11 Papa Murphy's
- 12 McDonald's
- 13 McDonald's
- 14 Panda Express
- 15 Carl's Jr.
- 16 Popeye's
- 17 Starbucks
- 18 Baskin-Robbins
- 19 Sonic
- 21 Dicky's
- 21 Pizza Hut

LIFESTYLE & FITNESS

- 01 Ace Hardware
- 02 Safeway
- 03 Xfinity Mobile
- 04 Anytime Fitness
- 05 Great Clips
- 06 Chase Bank
- 07 Wells Fargo
- 08 Club Pilates
- 09 Planet Fitness
- 10 Columbia State Bank
- 11 Bank of America
- 12 Discount Tire
- 13 Chase Bank
- 14 Grocery Outlet
- 15 Midas
- 16 O'Rielly
- 17 WinCo Foods
- 18 Dollar Tree
- 19 Pecto
- 20 LA Fitness
- 21 Firestone
- 22 T-Mobile
- 24 Curves for Women
- 25 Crunch
- 26 Harbor Freight Tools
- 27 Sola Salons
- 28 Les Schwab Tires
- 29 YMCA

MEDICAL

- 01 Elite Physical Therapy
- 02 Pearl Chiropractic
- 03 Puget Mental Care
- 04 Olympic Sports & Spine
- 05 Aesthetic Medicine MD
- 06 Advanced Women's Health
- 07 The Medicare Exchange
- 08 Westgate Dental Arts
- 09 Paul Sioda Dental
- 10 Tacoma Massage & bodywork
- 11 Pearl Place Medical
- 12 Touch the Soul Massage Therapy
- 13 Virginia Mason Franciscan Health Rehabilitation Hospital

SCHOOLS

- 01 Arcadia Learning Center
- 02 Tacoma Online High School
- 03 Skyline elementary School
- 04 Downing Elementary School
- 05 Dr. Dolores Silas High School
- 06 Geiger Montessori School
- 07 Tacoma Waldorf School
- 08 Hunt Middle School

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	15,875	96,375	203,938
2030 PROJECTION	15,665	97,427	208,838
2020 CENSUS	16,055	97,202	193,082
PROJECTED GROWTH 2025 - 2030	-0.3%	0.2%	0.5%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	43.7	40.0	38.9
% FEMALE	52.3%	50.4%	49.6%
% MALE	47.7%	49.6%	50.4%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	7,428	42,924	86,885
2030 PROJECTED	7,418	43,920	90,826
2020 CENSUS	7,549	42,165	81,318
GROWTH 2025 - 2030	0.0%	0.5%	0.9%
OWNER-OCCUPIED	53.5%	53.6%	48.5%
RENTER-OCCUPIED	46.5%	46.4%	51.5%

INCOME

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED INCOME	\$130,167	\$135,985	\$127,222
2030 PROJECTED HH INCOME	\$130,345	\$136,179	\$126,079
ANNUAL CHANGE 2025 - 2030	0.00%	0.00%	-0.2%

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	639	4,514	11,108
TOTAL EMPLOYEES	4,314	34,446	87,334
WHITE COLLAR WORKERS	4,795	34,769	68,246
BLUE COLLAR WORKERS	2,953	16,199	34,950

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	3.4%	3.1%	4.3%
HIGH SCHOOL DIPLOMA	21.4%	21.1%	22.7%
SOME COLLEGE	23.1%	20.2%	21.2%
ASSOCIATE	10.7%	8.7%	9.6%
BACHELOR'S	23.8%	26.8%	23.7%
GRADUATE	15.7%	18.8%	16.7%

Data Source: ©2023, Sites USA

1919 N PEARL,
SUITE B-3

GREEN & WILMOT,
PLLC
ATTORNEYS
B-3

Exclusively listed by

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