

## RETAIL FOR SALE



# PAC AVE RETAIL/OFFICE BUILDING

4617 - 4619 Pacific Ave, Tacoma, WA 98408



### SUMMARY INFORMATION

<b>Sale Price:</b>	<b>\$450,000</b>
<b>Cap Rate:</b>	<b>3.69%</b>
<b>NOI:</b>	<b>\$16,616</b>
<b>Lot Size:</b>	<b>0.13 Acres</b>
<b>Year Built:</b>	<b>1952</b>
<b>Building Size:</b>	<b>2,550</b>
<b>Renovated:</b>	<b>1985</b>
<b>Zoning:</b>	<b>C2</b>
<b>Price / SF:</b>	<b>\$176.47</b>



### PROPERTY OVERVIEW

Great multi-tenant building located on high traffic, Pacific Avenue in Tacoma. The property is fully leased with 4 long-term tenants, renting at below market rents, who wish to stay, generating a steady stream of income. There is parking to the rear of the building, which can be accessed from an alley way.

**Don't miss out on this excellent opportunity to add this low hassle building to your portfolio!**

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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.

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## LOCATION OVERVIEW

The property is well situated with approximately 50 feet of frontage on Pacific Ave in Tacoma. This location receives traffic counts around 20,700 cars per day from 4 lanes of traffic with a turn lane in-between for easy access from either direction.

There is a wide variety of business in the area including T-Mobile, Rent-A-Center, and Wells Fargo, as well as locally owned businesses and restaurants. The Tacoma Mall is a short drive away and Pacific Ave is often used as an alternative to I-5 which has two access ramps nearby, one to the North and one to the South.



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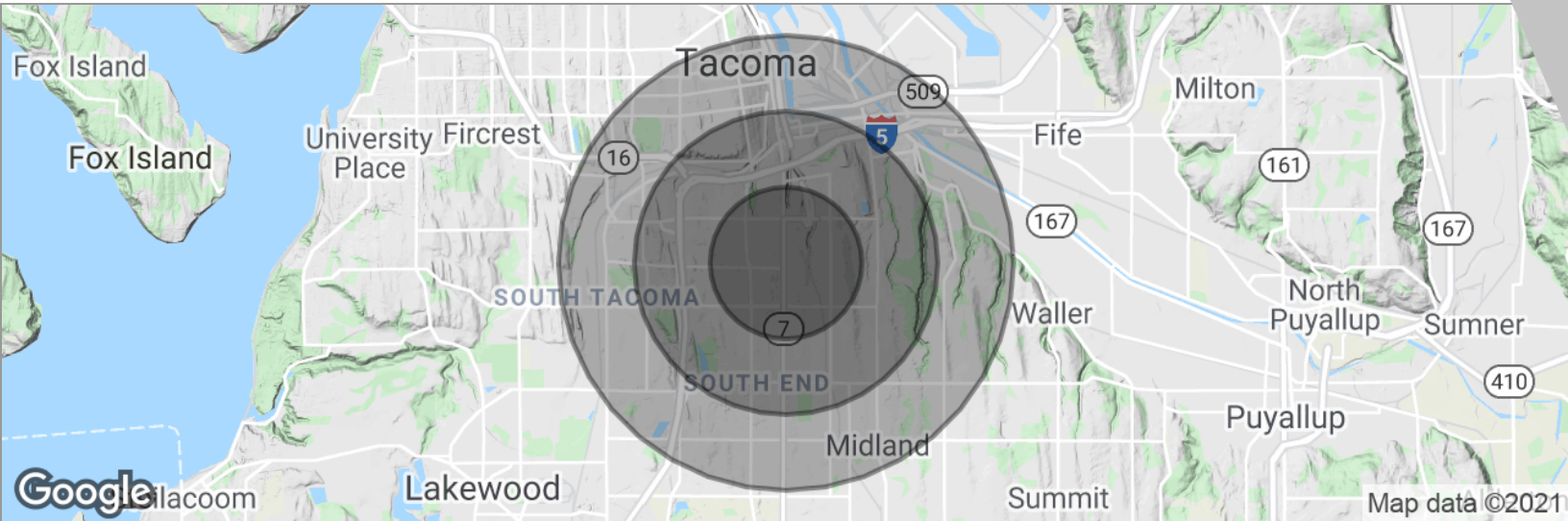
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	18,105	61,912	121,091
Median age	36.5	35.5	33.8
Median age (male)	33.3	34.1	32.5
Median age (Female)	38.3	36.2	34.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,901	23,259	43,875
# of persons per HH	2.6	2.7	2.8
Average HH income	\$64,167	\$57,216	\$52,031
Average house value	\$210,350	\$203,328	\$208,219

\* Demographic data derived from 2010 US Census

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