

223
TACOMA
AVENUE



MEDICAL / OFFICE FOR SALE
PIERCE COUNTY MEDICAL SOCIETY BUILDING | TACOMA, WA

KYLE PROSSER

VICE PRESIDENT

D 253.283.0043

kprosser@lee-associates.com

THOMAS BROWN

PRINCIPAL

D 253.283.0044

tbrown@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

DOWNTOWN OWNER / USER ACQUISITION OPPORTUNITY

The Pierce County Medical Society Building is a $\pm 7,424$ SF brick building in the St. Helens District of downtown Tacoma, Washington. The building includes approximately 1,800 SF of daylight basement, 1,944 SF in garage parking and 2,700 SF surface parking along Court D. The building is on a 7,297 SF lot with 105' of frontage along Tacoma Avenue South.

The surrounding area is active with new and recently completed developments, both residential and commercial. The property is situated roughly 4 blocks from two of the newest Link Light Rail Stations, currently being constructed and set to deliver in 2022 as part of the Sounder Transit Hilltop Expansion Project.

This opportunity is perfect for an owner user or investor for the long term with the ability to go up on a multi-level development.

CURRENTLY LISTED AT \$1,100,000





LEE &
ASSOCIATES

PIERCE COUNTY MEDICAL SOCIETY BUILDING | TACOMA, WA

SURROUNDING DEVELOPMENT ACTIVITY

Significant development activity, including multifamily, senior living, retail and office projects, is underway in the immediately surrounding area.

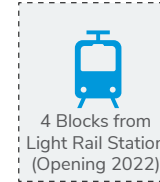
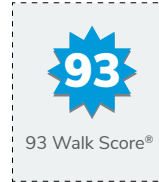
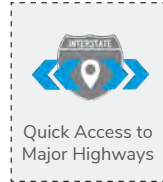


LOCATED IN TACOMA'S ST. HELENS DISTRICT

Tacoma's St. Helens District, a small, triangular district located between the Downtown Commercial Core and the Stadium District, and adjacent to Hilltop District's Tacoma General Hospital medical complex and the 27-acre arboretum, Wright Park.

The district's residential is a mix of new and historic buildings including condos, multifamily, single family and senior living. Retail is where St. Helens shines, serving as home to local favorites such as King's Books, Grand Cinema, Doyle's Public House, Pint & Pie, Odin Brewing, McMenamins Elk Temple, Artist & Craftsman Supply, The Matador, Wooden City, Opera Alley, Antique Row plus several seasonal festivals and events.

The St. Helens District has direct access on and off of I-705, which connects within minutes to I-5 north and south.



PROXIMITY | Subject Property

	2.0 Mile (Entrance)
	1.9 Mile (Exit)
	0.5 Mile (Entrance)
	0.6 Mile (Exit)

± PROXIMITY | Tacoma

SEATTLE	34 Miles (N)
OLYMPIA	31 Miles (S)
SEA-TAC AIRPORT	23 Miles (N)
JBLM	14 Miles (S)

ADJACENCIES

- Hilltop District
Includes Multicare Tacoma General Hospital, Mary Bridge Children's, Kaiser Permanente Tacoma Medical Center
- Stadium District
Includes Stadium Thriftway, Orange Theory, Rhein Haus, MudBay
- Theater District
Includes Pantages Theater, Rialto Theater, Theater on the Square, Symphony Tacoma, Tacoma City Ballet, Puget Sound Revels, Northwest Sinfonietta, Tacoma Opera

NEARBY & LIGHT RAIL ACCESSIBLE

The property is ±4 blocks from the S 4th Street and Stadium District Light Rail Stations, opening in 2022.

- Downtown / Financial District / CBD
Includes Pierce County Courts, Greater Tacoma Convention Center, Broadway Farmers' Market (May-September)
- Museum District
- Brewery District
- Tacoma Dome District
Sonder Train Connection



ABOUT TACOMA

218,000
Population

3RD
Largest City in Washington

HOME TO
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.

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

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

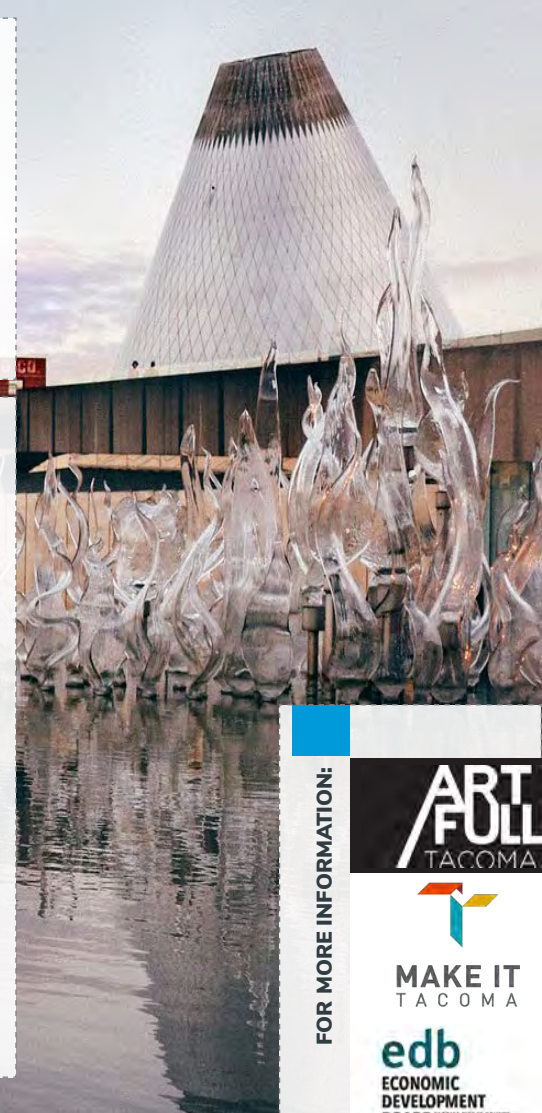
The University of Washington Tacoma's School of Engineering & Technology trains some of the best tech and computer science experts in the country. Tacoma's retention rate for programmers and tech workers is also significantly higher than the rest of the country.

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.



FOR MORE INFORMATION:

ART FULL TACOMA

MAKE IT TACOMA

edb
 ECONOMIC DEVELOPMENT BOARD
TACOMA PIERCE COUNTY WASHINGTON STATE, USA

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,881	77,401	209,175
AVERAGE AGE	36.6	34.1	34.7
TOTAL HOUSEHOLDS	8,301	32,280	82,786
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$39,082	\$52,620	\$59,995
AVERAGE HOUSE VALUE	\$240,780	\$265,222	\$264,934

* Demographic data derived from 2010 US Census



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

KYLE PROSSER

VICE PRESIDENT

D 253.444.3025

kprosser@lee-associates.com

THOMAS BROWN

PRINCIPAL

D 253.444.3024

tbrown@lee-associates.com



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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



We obtained the information included herein 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.